2006 Updated Urban Renewal Plan

Railroad Avenue Urban Renewal Project

McCall Redevelopment Agency

City of McCall, Idaho

Ordinance No. 578
Adopted Dec. 13, 1990
Effective Dec. 20, 1990, publication

Updated by Redevelopment Agency Resolution No. ___
Adopted _____________
Effective ____________________
Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>2006 UPDATED URBAN RENEWAL PLAN TEXT</strong></td>
<td>6</td>
</tr>
<tr>
<td>Overview of the Updated Urban Renewal Plan</td>
<td>7</td>
</tr>
<tr>
<td><strong>1990 URBAN RENEWAL PLAN TEXT</strong></td>
<td>11</td>
</tr>
<tr>
<td>MCCALL REDEVELOPMENT AGENCY</td>
<td>11</td>
</tr>
<tr>
<td><strong>SECTION 100 INTRODUCTION</strong></td>
<td>12</td>
</tr>
<tr>
<td>SECTION 101 Provisions Necessary to Meet State and Local Requirements</td>
<td>13</td>
</tr>
<tr>
<td>SECTION 101.1 Conformance with State of Idaho Urban Renewal Law of 1965, as Amended</td>
<td>13</td>
</tr>
<tr>
<td><strong>SECTION 200 DESCRIPTION OF PROJECT AREA</strong></td>
<td>13</td>
</tr>
<tr>
<td><strong>SECTION 300 PROPOSED REDEVELOPMENT ACTIONS</strong></td>
<td>14</td>
</tr>
<tr>
<td>SECTION 301 General</td>
<td>14</td>
</tr>
<tr>
<td>SECTION 302 Urban Renewal Plan Objectives</td>
<td>14</td>
</tr>
<tr>
<td>SECTION 303 Participation Opportunities and Agreement</td>
<td>15</td>
</tr>
<tr>
<td>SECTION 303.1 Participation Agreements</td>
<td>15</td>
</tr>
<tr>
<td><strong>SECTION 304 Cooperation with Public Bodies</strong></td>
<td>15</td>
</tr>
<tr>
<td><strong>SECTION 305 Property Acquisition</strong></td>
<td>16</td>
</tr>
<tr>
<td>SECTION 305.1 Real Property</td>
<td>16</td>
</tr>
<tr>
<td>SECTION 305.2 Personal Property</td>
<td>16</td>
</tr>
<tr>
<td><strong>SECTION 306 Property Management</strong></td>
<td>16</td>
</tr>
<tr>
<td><strong>SECTION 307 Relocation of Persons (Including Individuals and Families), Business Concerns, and Others Displaced By the Project</strong></td>
<td>16</td>
</tr>
<tr>
<td><strong>SECTION 308 Demolition, Clearance, and Building Site Preparation</strong></td>
<td>17</td>
</tr>
<tr>
<td>SECTION 308.1 Demolition and Clearance</td>
<td>17</td>
</tr>
<tr>
<td>SECTION 308.2 Preparation of Building Sites</td>
<td>17</td>
</tr>
<tr>
<td><strong>SECTION 309 Property Disposition and Development</strong></td>
<td>17</td>
</tr>
<tr>
<td>SECTION 309.1 Real Property Disposition and Development</td>
<td>17</td>
</tr>
<tr>
<td>SECTION 309.1(a) General</td>
<td>17</td>
</tr>
<tr>
<td>SECTION 309.1(b) Disposition and Development Documents</td>
<td>17</td>
</tr>
<tr>
<td>SECTION 309.1(c) Development by the Agency</td>
<td>18</td>
</tr>
<tr>
<td>SECTION 309.1(d) Development Plans</td>
<td>19</td>
</tr>
<tr>
<td><strong>SECTION 310 Personal Property Disposition</strong></td>
<td>19</td>
</tr>
<tr>
<td><strong>SECTION 311 Rehabilitation and Conservation</strong></td>
<td>19</td>
</tr>
<tr>
<td><strong>SECTION 312 Participation with Private Development</strong></td>
<td>19</td>
</tr>
<tr>
<td><strong>SECTION 400 USES PERMITTED IN THE PROJECT AREA</strong></td>
<td>20</td>
</tr>
<tr>
<td>SECTION 401 Redevelopment Plan Map and Development Strategy</td>
<td>20</td>
</tr>
<tr>
<td>SECTION 402 Designated Land Uses</td>
<td>20</td>
</tr>
<tr>
<td>SECTION 402.1 Commercial Uses</td>
<td>20</td>
</tr>
<tr>
<td>SECTION 402.2 Residential Uses</td>
<td>20</td>
</tr>
<tr>
<td><strong>SECTION 403 Other Land Uses</strong></td>
<td>20</td>
</tr>
<tr>
<td><strong>SECTION 403.1 Public Rights-of-Way</strong></td>
<td>20</td>
</tr>
</tbody>
</table>
ATTACHMENTS

1990 URBAN RENEWAL PLAN

Attachment No. 1  Description of Project Area and Revenue Allocation Area
Attachment No. 2  Revenue Allocation Area and Project Boundary Map
Attachment No. 3  Private Properties which may be Acquired by Agency
Attachment No. 4A Map Depicting Current Zoning within Revenue Allocation Area and Project Area
Attachment No. 4B Map Depicting Expected Land Uses within Revenue Allocation Area and Project Area

Introduction to Attachment No. 5

Attachment No. 5  Statement of Proposed Public Improvements, Costs, Revenues, Tax Impacts, and Financing Methods
Attachment No. 5A Net Value of Private Development in McCall Revenue Allocation Area
Attachment No. 5B Annual Tax Revenue Allocations for McCall Redevelopment Authority
Attachment No. 5C Impact of Revenue Allocations for McCall Redevelopment Authority

Attachment No. 6  Redevelopment Agency Resolution No. II Proposing the Urban Renewal Plan, Approved Oct. 25, 1990

Attachment No. 7  City Council Resolution No. 16-90 Determining the Railroad Avenue Area to be a Deteriorated Area

Attachment No. 8  Planning and Zoning Commission Resolution Recommending that the Railroad Avenue Renewal Plan Conforms to the Comprehensive Plan for the City of McCall, Approved Nov. 20, 1990, Res. No 1-90 P/Z

Attachment No. 9  City Council Ordinance No. 578 Approving the Railroad Avenue Urban Renewal Plan and Authorizing the City Clerk to Transmit a Copy of the Required Information to County and State Officials, Approved December 13, 1990, Date of Publication December 20, 1990
**2006 UPDATED URBAN RENEWAL PLAN**

Attachment No. 10  Updated Economic Feasibility Study
Attachment No. 10A  Updated Statement of Proposed Public Improvements, Costs, Revenues, Tax Impacts, and Financing Methods – Railroad Avenue Area
Attachment No. 10B  Net Value of Private Development – Railroad Avenue Area
Attachment No. 10C  Schedule of Private Development – Railroad Avenue Area
Attachment No. 10D  Revenue Allocation Area and Project Boundary Map with Scheduled Private Development
Attachment No. 10E  Annual Tax Revenue – Railroad Avenue Area
Attachment No. 10F  Impact of Revenue Allocation Financing on Valley County Taxing Entities – Railroad Avenue Area
Attachment No. 11  2006 Updated Plan Private Properties which may be Acquired by Agency
Attachment No. 12  Redevelopment Agency Resolution No. _____ Proposing the 2006 Updated Urban Renewal Plan, Railroad Avenue Urban Renewal Project, Approved _________
2006 UPDATED URBAN RENEWAL PLAN
FOR THE
RAILROAD AVENUE AREA
MCCALL REDEVELOPMENT AGENCY

TEXT
Overview of the Updated Urban Renewal Plan

This update to the Urban Renewal Plan for the Railroad Avenue Project adopted as City Ordinance No. 578 on December 13, 1990, effective when published on December 20, 1990 (the “1990 Plan”) provides current information about the economic feasibility of the Railroad Avenue Project (the “Project”) in the City of McCall (the “City”), County of Valley, State of Idaho, and information about properties to be acquired. This Updated Urban Renewal Plan for the Railroad Avenue Project (the “2006 Updated Plan”) consists of this Overview of the Updated Urban Renewal Plan, the text of the 1990 Plan, the attachments to the 1990 Plan, and the attachments specific to this 2006 Updated Plan.

The Overview of the Updated Urban Renewal Plan provides information about the background, purpose, and need for the 2006 Updated Plan.

1. The text of the 1990 Plan (Sections 100 through 1000) was reformatted and some typographic errors were corrected.

2. The attachments to the 1990 Plan consist of the following items:
   - Description of Project Area and Revenue Allocation Area (Attachment No. 1)
   - Revenue Allocation Area and Project Boundary Map (Attachment No. 2)
   - Private Properties which may be Acquired by Agency (Attachment No. 3)
   - Map Depicting Current Zoning Within Revenue Allocation Area and Project Area (Attachment No. 4A)
   - Map Depicting Expected Land Uses within Revenue Allocation Area and Project Area (Attachment No. 4B)
   - Introduction to Attachment No. 5
   - Statement of Proposed Public Improvements, Costs, Revenues, Tax Impacts and Financing Methods (Attachment No. 5)
   - Net Value of Private Development in McCall Revenue Allocation Area (Attachment No. 5A)
   - Annual Tax Revenue Allocations for McCall Redevelopment Authority (Attachment No. 5B)
   - Impact of Revenue Allocation Financing on Valley County Property Taxing Entities Tax Code Area 3-00 (Attachment No. 5C)
   - “Redevelopment Agency Resolution No. II Proposing the Urban Renewal Plan, Approved Oct. 25, 1990” (Attachment No. 6)
   - “City Council Resolution No. 16-90 Determining the Railroad Avenue Area to be a Deteriorated Area” (Attachment No. 7)
The term “Project” is used herein to describe the overall activities defined in this 2006 Updated Plan. Such activities include both private and public development of property within the Urban Renewal Area. The term “Project” refers to the specific activity or development identified in this 2006 Updated Plan.

The 1990 Plan was prepared at the direction of the McCall Redevelopment Agency (the “Agency”). The 1990 Plan was reviewed and recommended by the Agency, pursuant to the State of Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code (the “Law”), the Local Economic Development Act, Chapter 29, Title 50, Idaho Code (the “Act”), the Idaho Constitution, and all applicable local laws and ordinances.

The 1990 Plan and this 2006 Updated Plan are effective until 2020 (Section 800, Duration of this Plan). This is an update rather than an amendment to the 1990 Plan because the actions being proposed (the development of pedestrian access ways, improvements to Legacy Park and to Brown Park, and adding surface parking spaces) are the kinds of items specified in
Section 301, Proposed Redevelopment Actions, General; Section 308.2, Preparation of Building Sites; and Section 309.1(c) General Real Property Disposition and Development in the 1990 Plan and do not trigger Section 900, Procedure for Amendment. Since these actions are covered by the 1990 Plan, they can be authorized by resolutions from the Agency's Board of Directors under Section 504, Revenue Allocation Financing Provisions. That is, the Board of Directors is authorized to use Revenue Allocation funds for such urban renewal projects as the Agency may determine by resolution or resolutions of its Board of Directors.

This 2006 Updated Plan continues to provide the Agency with powers, duties, and obligations to implement and further the program generally formulated in the 1990 Plan for the redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project (the “Project Area”). The Agency retains all powers allowed by the Law and Act. Because of the long-term nature of this 2006 Updated Plan and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this 2006 Updated Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any area within the Project Area, nor does this 2006 Updated Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this 2006 Updated Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions (Section 100, Introduction).

Since adoption of the 1990 Plan, a number of streetscape improvements have been made; sewer and water lines have been connected to various properties; land transfers have been finalized; and some properties have been sold to private developers. Some of these activities were financed using a 20-year revenue bond issued in 1995. All of these activities have stimulated development. In addition, the City has adopted revised Zoning and Subdivisions Codes, design standards, and controls to ensure the proper development of both private and public areas with the Project Area.

The proposed development and redevelopment of the Project Area as described in this 2006 Updated Plan conforms to the new City of McCall Comprehensive Plan, July 2000 (hereafter, the “Comprehensive Plan”). The Comprehensive Plan includes and incorporates the Bike Path Master Plan, the Big Payette Lake Management Plan, the Parks and Recreation Master Plan, the Gem Community Economic Development Action Plan, and the Water System Master Plan, all of which are incorporated herein by reference as if set forth fully. The economic development analysis, capital improvement plan, historic resources inventory and preservation plan, transportation implementation plan, a shoreline management plan, a streetscape improvement plan, and a comprehensive plan for modifications to City parks and public buildings to ensure that all facilities are fully accessible which have been developed and adopted since the Comprehensive Plan, are incorporated herein by reference as if set forth fully.

The information in Attachments 10, 10A, 10B, 10C, 10D, 10E, 10F, and 11 provides current, updated information regarding those powers and provisions already in the 1990 Plan. These items are being presented in order to update the public on the nature of the financing but do not change any of the basic provisions of the 1990 Plan. Note that any tax increment
occurring after the end of this 2006 Updated Plan that exceeds the amount needed to repay the bonds will be refunded to the taxing districts on a pro rata basis.

Attachment Nos. 10, 10A, 10B, 10C, 10D, 10E, and 10F (which supplant the Introduction to Attachment No. 5 and Attachment Nos. 5, 5A, 5B, and 5C in the 1990 Plan) generally describe the overall Updated Project. They were developed as a result of a September 12-17, 2005, McCall Urban Renewal Plan Update, Community “Design Dialogue” Workshop (the “Design Dialogue Workshop”). The Agency sponsored the Design Dialogue Workshop sessions to ensure that this update of the 1990 Plan adequately responded to community ideas for potential urban renewal opportunities in the City. Nearly 150 people participated in meetings throughout the Design Dialogue Workshop week. In addition to this enthusiastic level of participation, the workshop was successful in engaging nearly 100 percent of the special interest groups and committees invited to participate. General public meetings held on Wednesday evening and Saturday (as an open house) during the workshop week provided opportunities for the community-at-large to get involved in the process and provide input and ideas. The sessions focused on setting a vision for future improvements in the City’s current urban renewal district and provided an opportunity to receive public input on other potential urban renewal districts that could be formed in the City along with ideas for needed improvements in those potential districts. (These potential urban renewal districts will be addressed in separate documents.)

Attachment No. 11 (which supplants Attachment No. 3 in the 1990 Plan) provides current information about the private properties which may be acquired by the Agency.

Because of the changing nature of the Project Area, the 2006 Updated Plan, by necessity, must be dynamic and flexible. The Agency anticipates that the 2006 Updated Plan will be further updated or modified as circumstances warrant. All updates or modifications shall be made in accordance with Section 50-2008(c) of the Idaho Code and this 2006 Updated Plan as applicable.

No update or modification will be deemed effective if it is in conflict with this 2006 Updated Plan. These documents are purposely flexible. Prior to the adoption of any proposed modification to these documents, the Agency shall notify the City and publish a public notice of such proposed update or modification at least thirty (30) days prior to the consideration of such proposed update or modification, thus providing the City and any other interested person or entity an opportunity to comment on said proposed update or modification. The Agency shall consider any such comments and determine whether to adopt the update or modification. The planning documents apply to redevelopment activity within the Project Area as described herein. In the event of any conflict between this 2006 Updated Plan and the appended documents, the provisions of this 2006 Updated Plan shall control. The Agency will encourage projects with those activities that comply with the Law and the Act and meet the overall objectives of this 2006 Updated Plan.
1990 URBAN RENEWAL PLAN
FOR THE
RAILROAD AVENUE AREA
MCCALL REDEVELOPMENT AGENCY

TEXT
SECTION 100 INTRODUCTION

This is the Urban Renewal Plan (the “Plan”) for the Railroad Avenue Project (the “Project”) in the City of McCall (the “City”), County of Valley, State of Idaho, and consists of the Text, the Description of Project Area and Revenue Allocation Area (Attachment No. 1), the Revenue Allocation Area and Project Boundary Map (Attachment No. 2), the Private Properties which may be Acquired by Agency (Attachment No. 3), the Map Depicting Current Zoning Within Revenue Allocation Area and Project Area (Attachment No. 4A), the Map Depicting Expected Land Uses within Revenue Allocation Area and Project Area (Attachment No. 4B), the Introduction to Attachment No. 5, the Statement of Proposed Public Improvements, Costs, Revenues, Tax Impacts and Financing Methods (Attachment No. 5), Net Value of Private Development in McCall Revenue Allocation Area (Attachment No. 5A), Annual Tax Revenue Allocations for McCall Redevelopment Authority (Attachment No. 5B), Impact of Revenue Allocation Financing on Valley County Property Taxing Entities Tax Code Area 3-00 (Attachment No. 5C).

This Plan was prepared by the McCall Redevelopment Agency (the “Agency”) pursuant to the State of Idaho Urban Renewal Law (Chapter 20, Title 50, Idaho Code), the Local Economic Development Act (Chapter 29, Title 50, Idaho Code), the Idaho Constitution, and all applicable local laws and ordinances.

The proposed redevelopment of the Project Area as described in this Plan conforms to the General Plan for McCall, as amended, and adopted by the City Council on August 2, 1976 (Ord. 352).

This Plan provides the Agency with powers, duties, and obligations to implement and further the program generally formulated in this Plan for the redevelopment, rehabilitation, and revitalization of the area within the boundaries of the Project (the “Project Area”). The specification of Agency powers and duties in this Plan is intended to be explanatory, not limiting. The Agency retains all powers allowed by law, whether specified herein or not. Because of the long-term nature of this Plan, and the need to retain in the Agency flexibility to respond to market and economic conditions, property owner and developer interests, and opportunities from time to time presented for redevelopment, this Plan does not present a precise plan or establish specific projects for the redevelopment, rehabilitation, and revitalization of any area within the Project Area, nor does this Plan present specific proposals in an attempt to solve or alleviate the concerns and problems of the community relating to the Project Area. Instead, this Plan presents a process and a basic framework within which specific plans will be presented, specific projects will be established, and specific solutions will be proposed, and by which tools are provided to the Agency to fashion, develop, and proceed with such specific plans, projects, and solutions.

The purpose of the Urban Renewal law will be attained through and the major goals of this Plan are:

- The elimination of environmental deficiencies in the Project Area, including, among others, obsolete and aged building types, substandard streets, and deteriorated and inadequate public improvements, including certain streets and roadways.
• The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area.

• The replanning, redesign, and development of undeveloped areas which are stagnant or improperly utilized.

• The development and strengthening of tourist/visitor/convention and related commercial functions in the Project Area.

• The strengthening of the economic base of the Project Area and the community by the installation of needed site improvements to stimulate new commercial expansion, employment, and economic growth.

• The provision of adequate land for parks and open spaces.

• 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.

• The strengthening of the tax base by encouraging private development, thus increasing the assessed valuation of properties within the Revenue Allocation Area and the Project Area as a whole, and benefiting the various taxing districts in which the Urban Renewal Area is located.

SECTION 101 Provisions Necessary to Meet State and Local Requirements

SECTION 101.1 Conformance with State of Idaho Urban Renewal Law of 1965, as Amended

(a) The laws of the State of Idaho require that an Urban Renewal Plan be prepared by the McCall Redevelopment Agency for an area certified as an Urban Renewal Area by the McCall City Council. The Railroad Avenue Area was certified by the Council by Resolution on October 25, 1990.

(b) In accordance with the Idaho Urban Renewal Law of 1965 this Plan was submitted to the Planning Commission of the City of McCall. After consideration of the Plan, the Commission filed a Resolution with the City Council stating that this Plan is in conformity with the Comprehensive Plan, City of McCall.

SECTION 200 DESCRIPTION OF PROJECT AREA

The boundaries of the Project Area and of the Revenue Allocation Area are described in Attachment No. 1, which is attached hereto and incorporated herein by reference, and are shown on the “Revenue Allocation Area and Project Boundary Map,” attached hereto as Attachment No. 2 and incorporated herein by reference.
SECTION 300  PROPOSED REDEVELOPMENT ACTIONS

SECTION 301  General
The Agency proposes to eliminate and prevent the spread of blight and deterioration in the Project Area by:

1. The acquisition of certain real property;
2. The demolition or removal of certain buildings and improvements;
3. The provision for participation by property owners within the Project Area;
4. The management of any property acquired by and under the ownership and control of the Agency;
5. The provision for relocation assistance to displaced Project occupants, as required by federal law;
6. The installation, construction, or reconstruction of streets, utilities, parking facilities, recreation and park amenities, and other public improvements.
7. The disposition of property for uses in accordance with this Plan;
8. The redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
9. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
10. The assembly of adequate sites for the development and construction of commercial facilities; and,
11. To the extent allowed by law, the lending or investing of federal funds to facilitate redevelopment.

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.

SECTION 302  Urban Renewal Plan Objectives
Urban Renewal action is necessary in the Project Area to combat problems of physical blight and economic obsolescence.

The Project Area consists of an area northeast of the current McCall Central Business District. The area has a history of a slow-growing tax base primarily attributed to: inadequate street and storm drain improvements; poorly maintained properties; inadequate public park areas; undeveloped properties; inconsistent and diverse property ownership; and other deteriorating factors.

Hence, the Urban Renewal Plan for the Project Area is a proposal for major street, storm drain, and park improvements to provide an improved environment for new and rehabilitated commercial and residential facilities, to eliminate unsafe conditions, and to
otherwise prevent the extension of blight and deterioration and reverse the deteriorating action of the area.

SECTION 303 Participation Opportunities and Agreement

SECTION 303.1 Participation Agreements

The Agency may enter into an owner participation agreement with any existing or future owner of property, in the event the property owner seeks and/or receives assistance from the Agency in the redevelopment of the property. In that event, the Agency may allow for an existing or future owner of property to remove his property and/or structure from future Agency acquisition subject to entering into an owner participation agreement.

Each structure and building in the Project Area to be rehabilitated or 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 following standards:

(a) Executed owner participation agreement to meet conditions described below.

(b) Any such property within the Project shall be required to conform to all applicable provisions, requirements, and regulations of this Plan. 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 which will continue throughout an estimated useful life for a minimum of twenty (20) years.

(c) All such buildings or portions of buildings which are to remain within the Project Area shall be rehabilitated in conformity with all applicable codes and ordinances of the City of McCall.

(d) Any new construction shall also conform to all applicable provisions, requirements, and regulations of this Plan.

(e) Any new construction shall also conform to all applicable codes and ordinances of the City of McCall.

In such 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.

SECTION 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 may impose on all public bodies the planning and design controls contained in this Plan to insure 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.

The Agency specifically intends to cooperate to the extent allowable by law with the City of McCall for the acquisition of property and the construction of public improvements.

SECTION 305 Property Acquisition

SECTION 305.1 Real Property

Only as specifically authorized herein, the Agency may acquire, but is not required to acquire, real property located in the Project Area where it is determined that the property is needed for construction of public improvements and as otherwise allowed by law. The acquisition shall be by any means authorized by law (including, but not limited to, the Idaho Urban Renewal Law, the Local Economic Development Law, and the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970). The Agency is authorized to acquire either the entire fee or any other interest in real property less than a fee.

The Agency is authorized by this Plan to acquire the properties identified in Attachment No. 3 hereto. Otherwise, Agency acquisition of any other real property shall be accomplished only following a formal amendment to this Plan that will include an exhibit identifying the property to be acquired.

It is in the public interest and is 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 which cannot be acquired by gift, devise, exchange, purchase, or any other lawful method.

SECTION 305.2 Personal Property

Generally, personal property shall not be acquired. However, where necessary in the execution of this Plan, and where allowed by law, the Agency is authorized to acquire personal property in the Project Area by any lawful means, including eminent domain.

SECTION 306 Property Management

During such time as 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.

SECTION 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 CFR, Part 42, implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. The Agency may also undertake relocation activities for those not entitled to benefit under federal law as the Agency may deem appropriate.
SECTION 308  Demolition, Clearance, and Building Site Preparation

SECTION 308.1  Demolition and Clearance
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.

SECTION 308.2  Preparation of Building Sites
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. In connection therewith, the Agency may cause, provide for, or undertake the installation or construction of streets, utilities, parks, playgrounds, parking facilities, and other public improvements necessary to carry out this Plan.

SECTION 309  Property Disposition and Development

SECTION 309.1  Real Property Disposition and Development

SECTION 309.1(a)  General
For the purposes of this Plan, the Agency is authorized to sell, lease, 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 Section 50-2011 and as otherwise allowed by law. To the extent permitted by law, the Agency is authorized to dispose of real property by negotiated lease, sale, or transfer without public bidding.

All purchasers or lessees of property acquired from the Agency shall be obligated to use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

SECTION 309.1(b)  Disposition and Development Documents
To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property sold, leased, or conveyed by the Agency, as well as all property subject to participation agreements, 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, 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.

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, 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.

In addition, the following requirements and obligations shall be included in the agreement:

That the Developers, their successors, and assigns agree:

1. That a plan and time schedule for the proposed development shall be submitted to the McCall Redevelopment Agency.

2. 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.

3. That the building of improvements will be commenced and completed as jointly scheduled and determined by the McCall Redevelopment Agency and the Developer(s).

4. That there will be no discrimination against any person or group of persons because of age, race, sex, creed, color, national origin or ancestry, in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the premises or any improvements erected or to be erected thereon, therein conveyed; nor will the Developer himself or any person claiming under or through him establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, sublessees, or vendees in the premises or any improvements therein conveyed. The above provision will be perpetual and will be appended to the land disposed of within the Urban Renewal Project Area by the McCall Redevelopment Agency.

5. That the site and construction plans will be submitted to the Agency for review as to conformity with the provisions and purposes of this Urban Renewal Plan.

6. That at the discretion of the Agency a bond or other surety will be provided acceptable to the Agency to ensure performance under the contract of the sale.

7. That consideration will be given to businesses in the Project Area for lease or purchase of appropriate facilities.

8. 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 20 years.

All such buildings or portions of buildings which are to remain within the Project Area shall be reconstructed in conformity with all applicable codes and ordinances of the City of McCall.

SECTION 309.1(c) Development by the Agency
To the extent now or hereafter permitted by law, the Agency is authorized to pay for, develop, or construct any publicly owned building, facility, structure, or other improvement within the Project Area for itself or for any public body or entity.
The Agency may also prepare properties for development by renovation or other means as allowed by law. The Agency may also as allowed by law assist in the development of private projects.

In addition to the public improvements authorized under Idaho Code Section 50-2007, the Agency is authorized to install and construct, or to cause to be installed and constructed, within the Project Area for itself or for any public body or entity, public improvements and public utilities, including, but not limited to, the following: (1) utilities; (2) parks, plazas, and pedestrian paths; (3) playgrounds; (4) parking facilities; (5) landscaped areas; (6) street improvements; (7) lakefront improvements; and (8) storm drains.

SECTION 309.1(d) Development Plans
All development plans (whether public or private) prepared, pursuant to disposition and development or owner participation agreements, shall be submitted to the Agency for approval and architectural review. All development in the Project Area must conform to those standards specified in Section 404, infra.

SECTION 310 Personal Property Disposition
For the purposes of this Plan, the Agency is authorized to lease, sell, exchange, transfer, assign, pledge, encumber, or otherwise dispose of personal property which is acquired by the Agency.

SECTION 311 Rehabilitation and Conservation
The Agency is authorized to rehabilitate, renovate, and conserve, or to cause to be rehabilitated, renovated, and conserved, any building or structure in the Project Area owned by the Agency for preparation of redevelopment and disposition. The Agency is also authorized and directed to advise, encourage, and assist in the rehabilitation and conservation of property in the Project Area not owned by the Agency. The Agency is also authorized to acquire, restore, rehabilitate, move, and conserve buildings of historic or architectural significance.

As necessary in carrying out this Plan, the Agency is authorized to move, or to cause to be moved, any substandard structure or building, or any structure or building which can be rehabilitated, to a location within or outside the Project Area.

SECTION 312 Participation with Private Development
Under the Idaho Urban Renewal Law the Agency has the authority to lend or invest funds obtained from the federal government for the purposes of the Urban Renewal 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 Community Development Block Grant Program.

Under those regulations the Agency may participate with the private sector in the development and financing of those private projects which 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 of support, for any other activity necessary or appropriate to carry out an economic development project.

SECTION 400 USES PERMITTED IN THE PROJECT AREA

SECTION 401 Redevelopment Plan Map and Development Strategy
The “Description of Project Area and Revenue Allocation Area” and “Revenue Allocation Area and Project Boundary Map,” attached hereto as Attachment Nos. 1 and 2 and incorporated by reference, describe the location of the Project Area Boundaries. The proposed land uses to be permitted in the Project Area for all land public and private—are depicted in Attachment No. 4B.

SECTION 402 Designated Land Uses

SECTION 402.1 Commercial Uses
The areas designated in Attachment No. 4B for commercial uses shall be used for the commercial uses set forth and described in the McCall City Zoning ordinance.

SECTION 402.2 Residential Uses
The areas designated in Attachment No. 4B for Single Family and Multi-Family Residential uses shall be used for such residential uses as are allowed by the McCall City Zoning Ordinance.

SECTION 403 Other Land Uses

SECTION 403.1 Public Rights-of-Way
The major public streets within the Project Area include 3rd and 4th Streets, E. Lake Street, Roosevelt and Railroad Avenues; Pine, Fir, Spruce, and Hemlock Streets; and Davis Avenue.

Additional public streets, alleys, and easements may be created in the Project Area as needed for proper development. Existing streets, alleys, and easements may be abandoned, closed, expanded, or modified as necessary for proper development of the Project, in conjunction with any applicable policies and standards of the City of McCall regarding changes to dedicated rights-of-way.

Any changes in the existing interior or exterior street layout shall be in accordance with the objectives of this Plan and the City’s design standards; 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 pedestrian and 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 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.

SECTION 403.2 Other Public, Semi-Public, Institutional, and Nonprofit Uses

The Agency is also authorized to permit the maintenance, establishment, or enlargement of public, semi-public, institutional, or nonprofit uses, including park and recreational facilities; educational, fraternal, and employee facilities; philanthropic, religious, and charitable institutions; utilities; governmental facilities; and facilities of other similar associations or organizations. All such uses shall, to the extent possible, conform to the provisions of this Plan applicable to the uses in the specific area involved. The Agency may impose such other reasonable requirements and/or restrictions as may be necessary to protect the development and use of the Project Area.

SECTION 403.3 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 McCall City Code.

SECTION 404 General Controls and Limitations

All real property in the Project Area, under the provisions of either a disposition and development agreement or 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.

SECTION 404.1 Construction

All construction in the Project Area shall comply with all applicable state and local laws and codes in effect from time to time. 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.

SECTION 404.2 Rehabilitation and Retention of Properties

Any existing structure within the Project Area, subject to either a disposition and development agreement or owner participation agreement, approved by the Agency for retention and rehabilitation, shall be repaired, altered, reconstructed, or rehabilitated in such
a manner that it will be safe and sound in all physical respects and be attractive in
appearance and not detrimental to the surrounding uses.

SECTION 404.3 Limitation on Type, Size, Height of Building
Except as set forth in other sections of this Plan, the type, size, and height of buildings shall
be as limited by applicable federal, state, and local statutes, ordinances, and regulations.

SECTION 404.4 Open Spaces, Landscaping, Light, Air, and Privacy
The issues of open space, landscaping, light, air, and privacy shall be governed by
applicable federal, state, and local ordinances and such additional restrictions which might
be legally imposed by the Agency.

SECTION 404.5 Signs
All signs shall conform to City sign ordinances as they now exist or are hereafter amended,
and to such additional standards as might be legally imposed by the Agency.

SECTION 404.6 Utilities
The Agency shall require that all utilities be placed underground whenever physically and
economically feasible.

SECTION 404.7 Nondiscrimination and Nonsegregation
There shall be no discrimination or segregation based upon race, color, creed, religion, sex,
marital status, national origin, or ancestry permitted in the sale, lease, sublease, transfer,
use, occupancy, tenure, or enjoyment of property in the Project Area.

SECTION 404.8 Subdivision of Parcels
Any parcel in the Project Area shall be subdivided only in compliance with the City
subdivision ordinance.

SECTION 404.9 Minor Variations
Under exceptional circumstances, the Agency is authorized to permit a variation from the
limits, restrictions, and controls established by this Plan. In order to permit such variation,
the Agency must determine that:

a. The application of certain provisions of this Plan would result in practical difficulties
or unnecessary hardships inconsistent with the general purpose and intent of this
Plan;

b. There are exceptional circumstances or conditions applicable to the property or to
the intended development of the property which do not apply generally to other
properties having the same standards, restrictions, and controls;

c. Permitting a variation will not be materially detrimental to the public welfare or
injurious to property or improvements in the area; and

d. Permitting a variation will not be contrary to the objectives of this Plan.
No variation shall be granted which changes a basic land use or which permits other than a minor departure from the provisions of this Plan, without amendment of this Plan. In permitting any such variation, the Agency shall impose such conditions as are necessary to protect this public peace, health, safety, or welfare and to assure compliance with the purposes of this Plan. Any variation permitted by the Agency hereunder shall not supersede any other approval required under City codes and ordinances.

SECTION 405 Design for Development
Within the limits, restrictions, and controls established in this Plan, and to the extent allowed by law, the Agency is authorized to establish heights of buildings, land coverage, setback requirements, design criteria, traffic circulation, traffic access, and other development and design controls necessary for proper development of both private and public areas within the Project Area. Any development must also comply with the City of McCall zoning ordinance regarding heights, setbacks, and other like standards.

In the case of property which is the subject of a disposition and development or participation agreement with the Agency, no new improvement shall be constructed, and no existing improvement shall be substantially modified, altered, repaired, or rehabilitated, except in accordance with this Plan. Under those agreements the architectural, landscape, and site plans shall be submitted to the Agency and approved in writing by the Agency. One of the objectives of this Plan is to create an attractive and pleasant environment in the Project Area. Therefore, such plans shall give consideration to good design, open space, and other amenities to enhance the aesthetic quality of the Project Area. The Agency shall not approve any plans that do not comply with this Plan.

In the event the Agency adopts design standards or controls, those provisions will thereafter apply to each site or portion thereof in the Project Area. Those controls and standards will be implemented through the provisions of any disposition and development agreement or owner participation agreement or by appropriate covenants appended to the land and instruments of conveyance executed pursuant thereto. These controls are in addition to any standards 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.

SECTION 500 METHODS OF FINANCING THE PROJECT

SECTION 501 General Description of the Proposed Financing Method
The Agency is authorized to finance this Project with financial assistance from the City, State of Idaho, federal government, interest income, Agency bonds, donations, loans from private financial institutions, the lease or sale of Agency-owned property, 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, borrow funds, and create indebtedness in carrying out this Plan. The principal and interest on such advances, funds, and indebtedness may be paid from any other 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.

SECTION 502 Revenue Bond Funds
As allowed by law and subject to such restrictions as are imposed by law, the Agency is authorized to issue 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 shall be liable on the bonds by reason of their issuance.

SECTION 503 Other Loans and Grants
Any other loans, grants, guarantees, or financial assistance from the United States, the State of Idaho, or any other public or private source will be utilized if available.

SECTION 504 Revenue Allocation Financing Provisions
The Agency hereby adopts revenue allocation financing provisions as authorized by Chapter 29, Title 50, Idaho Code (the “Act”), effective retroactively to January 1, 1990. These revenue allocation provisions shall apply to all taxing districts in which the Revenue Allocation Area is located. 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 Urban Renewal Project.

The Agency, acting by one or more resolutions adopted by its Board of Directors, is hereby authorized to apply all or any portion of the revenues allocated to the Agency pursuant to the Act to pay such costs as are incurred or to pledge all or any portion of such revenues to the repayment of any moneys borrowed, indebtedness incurred, or bonds issued by the Agency to finance or to refinance the Project Costs (as defined in Idaho Code Section 50-2903[11]) of one or more urban renewal projects.

Upon enactment of an ordinance by the governing body of the City of McCall, Idaho, 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 Section 50-2908. The Agency shall use such funds solely in accordance with Idaho Code Section 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 of Directors.

A statement listing proposed public improvements and facilities, an economic feasibility study, estimated project costs, fiscal impact upon other taxing districts, and methods of financing project costs required by Idaho Code Section 50-2905 is included in Attachment No. 5 to this Plan. This statement necessarily incorporates estimates and projections based on the Agency’s present knowledge and expectations. The Agency is hereby authorized to modify the presently anticipated urban renewal projects and use of revenue allocation financing of the related Project Costs if the Board of Directors of the Agency deems such modification necessary or convenient to effectuate the general objects of the Plan.
SECTION 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 blight. Actions by the City shall 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 (by conditional use permits or other means) 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. Preservation of historical sites.
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 completion of any other proceedings necessary to carry out the Project.
I. Administration of Community Development Block Grant and other state and federal 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.

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

SECTION 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.

The provisions of this Plan or other documents entered into pursuant to this Plan may also be enforced by court litigation instituted by either the Agency or the City. Such remedies may include, but are not limited to, specific performance, damages, reentry, injunctions, or
any other remedies appropriate to the purposes of this Plan. In addition, any recorded provisions which are expressly for the benefit of owners of property in the Project Area may be enforced by such owners.

SECTION 800  DURATION OF THIS PLAN

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 may be made effective for thirty (30) years from the date of adoption of this Plan by the City Council.

SECTION 900  PROCEDURE FOR AMENDMENT

The Urban Renewal Plan may be further modified at any time by the McCall Redevelopment Agency provided that, if modified after disposition of real property in the Project Area, the modifications must be consented to by the Developer or Developers or his successor or successors of such real property whose interest is substantially affected by the proposed modification. Where the proposed modification will substantially change the Plan, the modifications must be approved by the City Council in the same manner as the original Plan. Substantial changes for City Council approval purposes shall be regarded as revisions in project boundaries, land uses permitted, land acquisition, and other changes which will violate the objectives of this Plan.

SECTION 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.
1990 URBAN RENEWAL PLAN
FOR THE
RAILROAD AVENUE AREA
MCCALL REDEVELOPMENT AGENCY

ATTACHMENTS
Attachment No. 1  Description of Project Area and Revenue Allocation Area

The project Area and Revenue Allocation Area consist of all property enclosed within the following boundaries:

BEGINNING at the Southeast Corner of the intersection of Third Street and East Park Street, thence running Northeasterly along the South side of East Park Street to the East side of Fourth Street extended, thence Northwesterly along the East side of Fourth Street to the South side of Lenora Street, thence Northeasterly along the South side of Lenora Street to the East side of McCall Avenue extended, thence Northeasterly along the East side of Pine Street to the East side of Roosevelt Avenue, thence Northeasterly along the East side of Roosevelt Avenue to the South side of Hemlock Street, thence Southeasterly along the South side of Hemlock Street to the East side of Davis Avenue, thence Northerly along the East side of Davis Avenue to the North side of Lawrence Drive, thence Easterly a distance of approximately two hundred feet (200') along the North side of Lawrence Drive, thence Northeasterly on a straight line to the Southeast Corner of Lot 3 of Fairway Subdivision, as the same is platted of record with the Office of Recorder for Valley County, thence Northwesterly on a straight line to the Southeast corner of Lot 2, Block 9 of the Amended Davis Beach Tracts, as the same is platted of record with the Office of Recorder for Valley County, thence Northerly along the extended Eastern lot lines of Lot 2, Block 9 of said Amended Davis Beach Tracts a distance of approximately two hundred and fifty feet (250') to the North side of Lick Creek Road, thence Westerly along the North side of Lick Creek Road to the Northwest corner of the intersection of Davis Avenue and Lick Creek Road, thence Southerly along the West side of Davis Avenue to its intersection with the North boundary of the “spur” of the abandoned Union Pacific Railroad Right-of-way (hereinafter “Right-of-way”), thence Northwesterly following and along the said boundary of the Right-of-way to the Northeast corner of the Right-of-way, thence Westerly along the boundary of said Right-of-way a distance of seventy-five feet (75') more or less to the Northwest corner of the Right-of-way (which is also the Eastern side of McCall Avenue), thence Westerly along said Right-of-way boundary extended to the West side of McCall Avenue, thence Southerly along the West side of McCall Avenue to the Section line common to Section 4 and 9, Township 18 North, Range 3 East, B.M., thence Westerly along said Section line to the Northeast corner of Block I of Sunset Subdivision, as the same is platted of record with the office of Recorder of Valley County, thence Southwesterly along said Eastern boundary of Block I of the Subdivision to the Northeast corner of said Lot 6, Block I, of the Subdivision, thence Northwesterly along the Northern boundary of said Lot to the Northwest corner of said Lot 6, thence Southwesterly along the Western boundary of said Lot 6 to the Southwest corner of said Lot 6, thence on a straight line to the Northeast corner of Lot 8, Block II, of said Sunset Subdivision, thence along the Northern boundary of said Lot 8 to the meander line of Big Payette Lake, thence Southerly along said meander line to the extended East side of Third Street, thence Southerly along the East side of Third Street to the POINT OF BEGINNING.
In the event of any conflict between this description and Attachment No. 2 (“Revenue Allocation Area and Project Boundary Map”) to this Plan, the Map shall control as to Project and Revenue Allocation Area Boundaries.
Attachment No. 3 Private Properties which may be Acquired by Agency

A. “Group A” Properties (necessary for Boulevard construction) =

1. Abandoned Union Pacific Railroad Right-of-Way, currently owned by the Kalman Trust, c/o Sam Kalman, Trustee, 3132 Laguna Street, San Francisco, California, 94123, from 1st Street to its Northern extensions;

2. Property owned by Robert J. Mandery, of P. O. Box 852, McCall, Idaho, located in Section 9, Township 18 North, Range 3 East, B.M., West of Davis Street (Valley County Assessor Parcel No. M00000091100);

3. Property owned by the Douglas F. and Elizabeth C. Manchester Trust, c/o Douglas Manchester, Trustee, 750 “B” Street, Suite 3401, San Diego, California, 92101, located in Section 9, Township 18 North, Range 3 East, B.M., North of Hemlock Street, between the abandoned Union Pacific Railroad Right-of-Way and Davis Street (Valley County Assessor Parcel No. M00000091095);

4. Property owned by Jean Odmark, P. O. Box 28, McCall, Idaho, located North of Hemlock Street, between the abandoned Union Pacific Right-of-Way and Davis Street (Valley County Assessor Parcel Nos. M00000091110);

B. “Group B” Properties (necessary for Davis Avenue improvement) =

1. A portion of the Aspen Village Condominium platted Common Area, located in Section 9, Township 18 North, Range 3 East, fronting on the East side of Davis Street;

2. A portion of the property owned by California Liquid Gas Corp., located in Section 9, Township 18 North, Range 3 East, fronting on the East side of Davis Street (Valley County Assessor’s Parcel No. M00000090296);

3. A portion of the property owned by Landmark Management Corp., located in Section 9, Township 18 North, Range 3 East, fronting on the East side of Davis Street, Valley County Assessor’s Parcel No. M00000090180);

C. “Group C” Properties (for possible future acquisition) =

1. Property owned by David and Anne Byars, P. 0. Box 1586, McCall, Idaho, 83638, West of Roosevelt Street, constituting a portion of Lot Nos. 15, 16 and the North 8 feet (8’) of Lot 17 in Block 9 of the McCall First Addition (Valley County Assessor’s Parcel Nos. M0172009016A and M0172009017C);

2. Property owned by Harold and Wanda Metcalf, P. 0. Box 1202, McCall, Idaho, West of Roosevelt Street, constituting a portion of Lot No. 17, Block 9, McCall First Addition (Valley County Assessor’s Parcel No. M017200901713);
3. Property owned by Terry and Cindi Metcalf, of P. O. Box 1202, McCall, Idaho, West of Roosevelt Street, constituting a portion of Lot No. 18, Block 9, McCall First Addition (Valley County Assessor’s Parcel No. M0172009018A);

4. Property owned by Jack and Doris Jeffries, of P. O. Box 309, McCall, Idaho, West of Roosevelt Street, constituting a portion of Lot Nos. 19 and 20, Block 9, McCall First Addition (Valley County Assessor’s Parcel No. M0172009020B)
**Introduction to Attachment No. 5**

The Plan and attachments incorporate estimates and projections based on the Agency’s present knowledge and expectations. The Agency may modify the project if the Board of Directors deems such modifications necessary to effectuate the Plan. This plan proposes certain public improvements, including the proposed Third Street to Davis Avenue connector, bike path and sewer and water improvements, which will facilitate development in the Revenue Allocation Area.

The Attachments, with their various estimates and projections, constitute an economic feasibility study. Costs and revenues are analyzed; and, the analysis shows the need for approximately $3,100,000.00 in capital funds during the initial years of the project. Multiple financing sources, including a proposed 20-year revenue allocation bond issue, are shown. Since the proposed bond term of 20 years is well within current market parameters, the conclusion is that the project is feasible.

The information contained in these Attachments assumes certain projected actions. First, the Agency has projected a bond term of twenty (20) years with the bonds issued in 1991. The bond term will be finally determined by the marketability of the bonds. The bonds may, in fact, be issued over several years. Under the provisions of the Act, the revenue allocation may continue until the bond debt is satisfied. Second, the total amount of bonded indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. Should all of the development take place as projected, bonded indebtedness would be extinguished by 2006, with the possibility of earlier payoff dependent upon the bond sale documents and legal obligations therein. 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 bonds may continue for their full term.

The focus of the Attachments is the financing of the proposed public improvements. Multiple financing sources, including City, federal/state, and Agency funds, are shown. The proposed timing of 1991 and 1992 for most of these public improvements may very well have to be modified depending upon the availability of some of the funds and the Agency’s ability to sell an initial issue of notes or bonds.

Attachment No. 5A, *Net Value of Private Development in McCall Revenue Allocation Area*, lists estimated increases in tax assessments resulting from new development. The total $12,000,000.00 figure under hotel development represents the proposed Payette Lake Lodge development, while all of the other figures are projections of anticipated development which would occur in response to the project and the public improvements.

Attachment No. 5B, *Annual Tax Revenue Allocations for McCall Redevelopment Authority*, illustrates how the project’s new development would generate net revenue to the Agency.

Attachment No. 5C, *Impact of Revenue Allocation Financing on Valley County Property Taxing Entities Tax Code Area 3-00, (Distribution Percentages per 1990 Tax Levy Rates)*, shows the estimated impact of revenue allocation financing on all taxing districts in which the revenue allocation area is located. This Attachment should be read in conjunction with Attachment Nos. 5A and 5B, which show how the revenue estimates were generated.

**INTRODUCTION TO ATTACHMENT NO. 5**
Attachment No. 5  Statement of Proposed Public Improvements, Costs, Revenues, Tax Impacts, and Financing Methods

I. COSTS

A. Land Acquisition:
1. “Group A” Properties (necessary for Boulevard construction) $1,360,000.00
2. “Group B” Properties (necessary for Davis Avenue improvement) $  84,000.00
3. “Group C” Properties (for future possible acquisition) $ 137,100.00
4. Contingency Land Acquisition Fund $ 150,000.00
   Subtotal = $1,731,100.00

B. Public Improvements
1. Planning and Design $ 125,000.00
2. Storm Drainage $  80,000.00
3. Street Construction and Improvements (including bike path) $ 612,250.00
4. Water System Improvements $ 250,000.00
5. Sewer System Improvements $ 200,000.00
6. Park Improvements $ 100,000.00
7. Additional Public Parking Facilities $  50,000.00
   Subtotal = $1,417,250.00

   Land Acquisition & Public Improvements Subtotal = $3,148,350.00

C. Other Costs:
1. Debt Service on Bonds (20 years at average of 7.85%) $ 2,731,880.00
2. Administration (20 years at average of $50,000.00/year) $ 1,000,000.00
3. Unspecified Project Costs/Future Redevelopment Projects $ 4,509,474.00
   Subtotal = $ 8,241,354.00

   Total Costs = $11,389,704.00
### II. REVENUES:

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>A. Revenue Allocation Bond Proceeds</td>
<td>$ 1,350,000.00</td>
</tr>
<tr>
<td>B. Idaho Community Development Block Grant</td>
<td>$ 500,000.00</td>
</tr>
<tr>
<td>C. City Sewer Enterprise Funds</td>
<td>$ 200,000.00</td>
</tr>
<tr>
<td>D. City Capital Improvement Funds</td>
<td>$ 250,000.00</td>
</tr>
<tr>
<td>E. Park Bond Acquisition Funds</td>
<td>$ 150,000.00</td>
</tr>
<tr>
<td>F. Proceeds of Sale of Unused Right-of-Way Property</td>
<td>$ 500,000.00</td>
</tr>
<tr>
<td>G. Proceeds of Sale/Development of Other Acquired Property</td>
<td>$ 100,000.00</td>
</tr>
<tr>
<td>H. L &amp; W C F Grant</td>
<td>$ 110,000.00</td>
</tr>
<tr>
<td><strong>Subtotal =</strong></td>
<td><strong>$ 3,160,000.00</strong></td>
</tr>
<tr>
<td>I. Projected Revenue Allocation Funds (Per attachment No. 5B)</td>
<td></td>
</tr>
<tr>
<td>1. Required for Bond Debt Service</td>
<td>$ 2,731,880.00</td>
</tr>
<tr>
<td>2. Available for Administration and Unspecified Project Costs</td>
<td>$ 5,497,824.00</td>
</tr>
<tr>
<td><strong>Subtotal =</strong></td>
<td><strong>$ 8,229,704.00</strong></td>
</tr>
<tr>
<td><strong>Total Revenue =</strong></td>
<td><strong>$11,389,704.00</strong></td>
</tr>
</tbody>
</table>
### Attachment No. 5A  Net Value of Private Development in McCall Revenue Allocation Area ($000,000)

<table>
<thead>
<tr>
<th>Year</th>
<th>Hotel</th>
<th>Commercial</th>
<th>Residential</th>
<th>Year Total</th>
<th>Cumulative</th>
</tr>
</thead>
<tbody>
<tr>
<td>1991</td>
<td>5.60</td>
<td>0.58</td>
<td></td>
<td>6.18</td>
<td>6.18</td>
</tr>
<tr>
<td>1992</td>
<td>6.40</td>
<td>4.19</td>
<td></td>
<td>10.59</td>
<td>16.77</td>
</tr>
<tr>
<td>1993</td>
<td>0.31</td>
<td>2.00</td>
<td></td>
<td>2.31</td>
<td>19.08</td>
</tr>
<tr>
<td>1994</td>
<td>1.26</td>
<td>2.00</td>
<td></td>
<td>3.26</td>
<td>22.34</td>
</tr>
<tr>
<td>1995</td>
<td>1.92</td>
<td></td>
<td>1.92</td>
<td>24.26</td>
<td></td>
</tr>
<tr>
<td>1996</td>
<td>0.32</td>
<td></td>
<td>0.32</td>
<td>24.58</td>
<td></td>
</tr>
<tr>
<td>1997</td>
<td>0.32</td>
<td></td>
<td>0.32</td>
<td>24.90</td>
<td></td>
</tr>
<tr>
<td>1998</td>
<td>0.32</td>
<td></td>
<td>0.32</td>
<td>25.22</td>
<td></td>
</tr>
<tr>
<td>1999</td>
<td>0.32</td>
<td></td>
<td>0.32</td>
<td>25.54</td>
<td></td>
</tr>
<tr>
<td>2000</td>
<td>0.32</td>
<td></td>
<td>0.32</td>
<td>25.86</td>
<td></td>
</tr>
</tbody>
</table>

**TOTALS** | 12.00 | 6.34 | 7.52 | 25.86 |
Attachment No. 5B  Annual Tax Revenue Allocations for McCall Redevelopment Authority

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Tax Year</th>
<th>Estimated Valuation</th>
<th>Tax Levy Rate</th>
<th>Gross Revenue</th>
<th>School Payment</th>
<th>Net Revenue to Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>1992</td>
<td>1993</td>
<td>$ 6,180,000</td>
<td>0.01390</td>
<td>$ 85,914</td>
<td>$22,248</td>
<td>$63,666</td>
</tr>
<tr>
<td>1993</td>
<td>1994</td>
<td>16,770,000</td>
<td>0.014458</td>
<td>242,461</td>
<td>60,372</td>
<td>182,089</td>
</tr>
<tr>
<td>1994</td>
<td>1995</td>
<td>19,080,000</td>
<td>0.015036</td>
<td>286,887</td>
<td>68,688</td>
<td>218,199</td>
</tr>
<tr>
<td>1995</td>
<td>1996</td>
<td>22,340,000</td>
<td>0.015637</td>
<td>349,331</td>
<td>80,424</td>
<td>268,907</td>
</tr>
<tr>
<td>1996</td>
<td>1997</td>
<td>24,260,000</td>
<td>0.016262</td>
<td>394,516</td>
<td>87,336</td>
<td>307,180</td>
</tr>
<tr>
<td>1997</td>
<td>1998</td>
<td>24,580,000</td>
<td>0.016912</td>
<td>415,697</td>
<td>88,488</td>
<td>327,209</td>
</tr>
<tr>
<td>1998</td>
<td>1999</td>
<td>24,900,000</td>
<td>0.017588</td>
<td>437,941</td>
<td>89,640</td>
<td>348,301</td>
</tr>
<tr>
<td>1999</td>
<td>2000</td>
<td>25,220,000</td>
<td>0.018292</td>
<td>461,324</td>
<td>90,792</td>
<td>370,532</td>
</tr>
<tr>
<td>2000</td>
<td>2001</td>
<td>25,540,000</td>
<td>0.019024</td>
<td>485,873</td>
<td>91,944</td>
<td>393,929</td>
</tr>
<tr>
<td>2001</td>
<td>2002</td>
<td>25,860,000</td>
<td>0.019785</td>
<td>511,640</td>
<td>93,096</td>
<td>418,544</td>
</tr>
<tr>
<td>2002</td>
<td>2003</td>
<td>26,377,000</td>
<td>0.020576</td>
<td>542,733</td>
<td>94,957</td>
<td>447,776</td>
</tr>
<tr>
<td>2003</td>
<td>2004</td>
<td>26,905,000</td>
<td>0.021399</td>
<td>575,740</td>
<td>96,858</td>
<td>478,882</td>
</tr>
<tr>
<td>2004</td>
<td>2005</td>
<td>27,443,000</td>
<td>0.022255</td>
<td>610,744</td>
<td>98,795</td>
<td>511,949</td>
</tr>
<tr>
<td>2005</td>
<td>2006</td>
<td>27,992,000</td>
<td>0.023145</td>
<td>647,875</td>
<td>100,772</td>
<td>547,103</td>
</tr>
<tr>
<td>2006</td>
<td>2007</td>
<td>28,552,000</td>
<td>0.024071</td>
<td>687,275</td>
<td>102,787</td>
<td>584,488</td>
</tr>
<tr>
<td>2007</td>
<td>2008</td>
<td>29,123,000</td>
<td>0.025034</td>
<td>729,065</td>
<td>104,843</td>
<td>624,222</td>
</tr>
<tr>
<td>2008</td>
<td>2009</td>
<td>29,705,000</td>
<td>0.026035</td>
<td>773,370</td>
<td>106,938</td>
<td>666,432</td>
</tr>
<tr>
<td>2009</td>
<td>2010</td>
<td>30,299,000</td>
<td>0.027076</td>
<td>820,376</td>
<td>109,076</td>
<td>711,300</td>
</tr>
<tr>
<td>2010</td>
<td>2011</td>
<td>30,905,000</td>
<td>0.028159</td>
<td>870,254</td>
<td>111,258</td>
<td>758,996</td>
</tr>
</tbody>
</table>

$8,229,704

1. Based on values from Attachment No. 5A until 2001 and assumes a ~ 2% annual increase from the year 2001 on. Includes estimate of increase in assessed value of real and personal property over amount and base assessment roll of January 1, 1990.

2. Uses actual 1990 rate and assumes average 4% increase for 1991 and each year thereafter.

3. Estimated valuation times tax levy rate.

4. Estimated valuation times 0.0036 as specified by statute.
Attachment No. 5C  Impact of Revenue Allocation Financing on Valley County Taxing Entities – Tax Code Area 3-00 (Distribution Percentages Per 1990 Tax Levy Rates)

<table>
<thead>
<tr>
<th>Year</th>
<th>Project Revenue</th>
<th>Valley County</th>
<th>McCall City</th>
<th>School District No. 421</th>
<th>McCall Memorial Hospital</th>
<th>McCall Cemetery</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>100%</td>
<td>24.91%</td>
<td>29.14%</td>
<td>39.08%</td>
<td>6.59%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>$85,914</td>
<td>$21,402</td>
<td>$25,035</td>
<td>$33,576</td>
<td>$5,661</td>
</tr>
<tr>
<td>1993</td>
<td></td>
<td>$242,461</td>
<td>$60,398</td>
<td>$70,653</td>
<td>$94,754</td>
<td>$15,978</td>
</tr>
<tr>
<td>1994</td>
<td></td>
<td>$286,887</td>
<td>$71,464</td>
<td>$83,599</td>
<td>$112,116</td>
<td>$18,905</td>
</tr>
<tr>
<td>1995</td>
<td></td>
<td>$349,331</td>
<td>$87,019</td>
<td>$101,795</td>
<td>$136,519</td>
<td>$23,020</td>
</tr>
<tr>
<td>1996</td>
<td></td>
<td>$394,516</td>
<td>$98,274</td>
<td>$114,962</td>
<td>$154,177</td>
<td>$25,999</td>
</tr>
<tr>
<td>1997</td>
<td></td>
<td>$415,697</td>
<td>$103,551</td>
<td>$121,135</td>
<td>$162,454</td>
<td>$27,394</td>
</tr>
<tr>
<td>1998</td>
<td></td>
<td>$437,940</td>
<td>$109,091</td>
<td>$127,616</td>
<td>$171,147</td>
<td>$28,860</td>
</tr>
<tr>
<td>1999</td>
<td></td>
<td>$461,324</td>
<td>$114,916</td>
<td>$134,430</td>
<td>$180,286</td>
<td>$30,401</td>
</tr>
<tr>
<td>2000</td>
<td></td>
<td>$485,873</td>
<td>$121,031</td>
<td>$141,584</td>
<td>$189,879</td>
<td>$32,019</td>
</tr>
<tr>
<td>2001</td>
<td></td>
<td>$511,640</td>
<td>$127,450</td>
<td>$149,092</td>
<td>$199,949</td>
<td>$33,717</td>
</tr>
<tr>
<td>2002</td>
<td></td>
<td>$542,733</td>
<td>$135,194</td>
<td>$158,153</td>
<td>$212,100</td>
<td>$35,767</td>
</tr>
<tr>
<td>2003</td>
<td></td>
<td>$575,740</td>
<td>$143,417</td>
<td>$167,770</td>
<td>$224,999</td>
<td>$37,942</td>
</tr>
<tr>
<td>2004</td>
<td></td>
<td>$610,744</td>
<td>$152,137</td>
<td>$177,970</td>
<td>$238,679</td>
<td>$40,248</td>
</tr>
<tr>
<td>2005</td>
<td></td>
<td>$647,875</td>
<td>$161,385</td>
<td>$188,790</td>
<td>$253,190</td>
<td>$42,695</td>
</tr>
<tr>
<td>2006</td>
<td></td>
<td>$687,275</td>
<td>$171,201</td>
<td>$200,271</td>
<td>$268,588</td>
<td>$45,291</td>
</tr>
<tr>
<td>2007</td>
<td></td>
<td>$729,065</td>
<td>$181,611</td>
<td>$212,449</td>
<td>$284,919</td>
<td>$48,045</td>
</tr>
<tr>
<td>2008</td>
<td></td>
<td>$773,370</td>
<td>$192,647</td>
<td>$225,360</td>
<td>$302,233</td>
<td>$50,965</td>
</tr>
<tr>
<td>2009</td>
<td></td>
<td>$820,376</td>
<td>$204,356</td>
<td>$239,058</td>
<td>$320,603</td>
<td>$54,062</td>
</tr>
<tr>
<td>2010</td>
<td></td>
<td>$870,254</td>
<td>$216,781</td>
<td>$253,592</td>
<td>$340,095</td>
<td>$57,350</td>
</tr>
<tr>
<td>2011</td>
<td></td>
<td>$9,929,015</td>
<td>$2,473,325</td>
<td>$2,893,314</td>
<td>$3,880,263</td>
<td>$654,319</td>
</tr>
<tr>
<td>TOTALS</td>
<td></td>
<td>$9,929,015</td>
<td>$2,473,325</td>
<td>$2,893,314</td>
<td>$3,880,263</td>
<td>$654,319</td>
</tr>
</tbody>
</table>

ATTACHMENT NO. 5C
ATTACHMENT NO. 6

RESOLUTION NO. [illegible]

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF
THE MCCALL REDEVELOPMENT AGENCY OF THE CITY
OF MCCALL, IDAHO, PROPOSING THE RAILROAD
AVENUE URBAN RENEWAL PLAN, WHICH PLAN INCLUDES
REVENUE ALLOCATION FINANCING PROVISIONS;
AUTHORIZING THE EXECUTIVE DIRECTOR AND THE
SECRETARY TO TAKE APPROPRIATE ACTION; AND
PROVIDING AN EFFECTIVE DATE

THIS RESOLUTION made on the date hereinafter set forth by
the McCall Redevelopment Agency, an independent public body,
corporate and politic, authorized under the authority of the
Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title
50, Idaho Code, and the Local Economic Development Act, as
amended, Chapter 29, Title 50, Idaho Code, a duly-created and
functioning Urban Renewal Agency for McCall, Idaho, hereinafter
referred to as the "Agency".

WHEREAS, on May 10, 1990, the City of McCall empowered an
Urban Renewal Agency, pursuant to Chapters 20 and 29, Title 50,
Idaho Code;

WHEREAS, by Ordinance No. 567, the City of McCall appointed
the City Council of McCall as the Board of Commissioners of the
McCall Urban Renewal Agency, which name has since been changed to
the McCall Redevelopment Agency;

WHEREAS, the Agency has prepared the Railroad Avenue Urban
Renewal Plan (the "Plan");

WHEREAS, such Plan will be tendered to the McCall Planning
and Zoning Commission and to the City Council of the City of
McCall for their consideration and review as required by the
Urban Renewal Law of 1965, as amended, and the Local Economic
Development Act:
WHEREAS, the legislature of the State of Idaho has enacted the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, authorizing certain Urban Renewal Agencies to adopt revenue allocation financing provisions as part of their urban renewal plans;

WHEREAS, the Plan prepared by this Agency does include revenue allocation financing provisions;

WHEREAS, it is necessary and in the best interest of the citizens of the City of McCall, Idaho, to approve the Plan to adopt, as part of the Plan, revenue allocation financing provisions that will help finance urban renewal projects to be completed in accordance with the Plan, (as now or hereafter amended), in order: to encourage private development in the urban renewal area; to prevent and arrest decay of the McCall area due to inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues in the urban renewal area in order to facilitate the long-term growth of their common tax base; to encourage private investment within the City of McCall; and to further the public purposes of the McCall Redevelopment Agency; and,

WHEREAS, the Board of Commissioners of the Agency finds that the equalized assessed evaluation of the taxable property in the revenue allocation area described in Attachments 1 and 2 of the Plan is likely to increase as a result of initiation of urban renewal projects in accordance with the Plan.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the McCall Redevelopment Agency, McCall, Idaho:

1. That the Board proposes and recommends that the Plan, a copy of which is attached hereto as Exhibit 1 and incorporated herein by reference, be adopted by the McCall City Council.

2. That the Plan and Urban Renewal Project shall not be deemed planned or initiated unless the City Council has, by Resolution, determined such area to be a deteriorated area, or deteriorating area or a combination thereof, and designated such

ATTACHMENT NO. 6
area as appropriate for an urban renewal project. In the event no such Resolution is adopted, then the Plan shall be deemed null and void.

3. That this Resolution constitutes the necessary action for the Agency under the Urban Renewal Law and the Economic Development Act, and that the Plan includes a statement listing:
   a) The kind, number, and location of all proposed public works or improvements within the revenue allocation area;
   b) An economic feasibility analysis;
   c) A detailed list of estimated project costs;
   d) A fiscal impact statement showing the impact of the revenue allocation financing, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property within the revenue allocation area;
   e) A description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.

4. The Chairman, Executive Director and staff of the Agency are hereby authorized and directed to take all steps necessary and appropriate to submit the proposed Plan for approval by the City of McCall including, but not limited to, the preparation of the Notice of Public Hearing and submission of the Plan to the various taxing entities as required by Idaho Code Section 50-2008, and 50-2906.

5. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this 25th day of October, 1990.

Gary Yankoven, Chairman

ATTEST:

Secretary

ATTACHMENT NO. 6
ATTACHMENT NO. 7

RESOLUTION NO. 16-90

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCCALL, IDAHO, DETERMINING THE RAILROAD AVENUE AREA TO BE A DETERIORATED AND DETERIORATING AREA AS DEFINED BY IDAHO CODE SECTION 50-2018(h), (i) AND 50-2903(6); FORWARDING A PROPOSED PLAN FOR AN URBAN RENEWAL PROJECT WITHIN SUCH AREA TO THE MCCALL PLANNING AND ZONING COMMISSION FOR ITS RECOMMENDATIONS AS TO THE CONFORMITY OF THE PLAN WITH THE COMPREHENSIVE PLAN FOR THE CITY OF MCCALL; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, On May 10, 1990, by means of Resolution No. 6-90, the City of McCall empowered an Urban Renewal Agency, pursuant to Chapters 20 and 29, Title 50, Idaho Code;

WHEREAS, by Ordinance No. 567, the City of McCall appointed the McCall City Council as the Board of Commissioners of the McCall Urban Renewal Agency, which Agency the City of McCall desires to rename to the McCall Redevelopment Agency;

WHEREAS, the Agency has examined the Railroad Avenue area for the purpose of determining whether such area is a deteriorated or deteriorating area as defined under Idaho Code Sections 50-2018(h) and (i), and 50-2903(6);

WHEREAS, the Agency has received a report dated September 11, 1990 from Harlan W. Mann, consultant for Torrey Enterprises, Inc., regarding the eligibility of the Railroad Avenue area as a deteriorated and/or deteriorating area and has conducted its own evaluation of such area;

WHEREAS, the Agency has adopted and approved a Report on Railroad Avenue Urban Renewal Plan, dated October 25, 1990;

WHEREAS, pursuant to Idaho Code Section 50-2008, an urban renewal project may not be planned or initiated unless the local governing body has, by Resolution, determined such area to be a
deteriorated area or deteriorating area, or a combination thereof, and has designated such area as appropriate for an urban renewal project;

NOW, THEREFORE, be it resolved by the Mayor and Council of the City of McCall as follows:

1. That the urban renewal project area and revenue allocation area identified in Attachments No. 1 and No. 2 to the Plan (hereinafter the "area") has the following characteristics:
   (a) There are a substantial number of deteriorated or deteriorating structures within the area.
   (b) There is a predominance of defective or inadequate street layout in the area. There is no direct and adequate route from downtown McCall and Third Street northeastly through the area and, in particular, to the substantial parcels of undeveloped, commercially zoned property within the area.
   (c) Various sections of the project area streets, including Railroad Avenue, Roosevelt, Fir, Spruce, Hemlock, and Davis, are in a deteriorated condition. Virtually none of the project area streets, except Third Street, have sidewalks that are needed to assure safe pedestrian traffic. In addition, the lack of a curb and gutter system in the project area results in unsafe conditions for vehicular traffic because of uncontrolled street access.
   (d) The sanitary sewer system and water delivery systems in the project area are currently inadequate and, hence, result in unsanitary and unsafe conditions.
   (e) There is a diversity of property ownership and lot layout in the area, exemplified by commercially-zoned property in areas that were previously subdivided into thirty-foot (30') lots, multiple ownership of lots in a single block or half-block area, making it difficult to assemble suitable development parcels.
(f) Lot layout in the project area is inadequate in relation to size, accessibility and usefulness. Particularly in the area of the former Union Pacific Railroad property, there is a wide variety of lot sizes and shapes and parcels of property without no adequate street access.

(g) The area lacks adequate on-street or off-street parking facilities for the public and private development which has occurred and which would be contemplated under current zoning.

2. That, as a result of these conditions, there are large parcels of property within the area which are vacant, under-utilized, and under-developed. Additionally, such conditions arrest the sound growth of the community and constitute an economic liability. Downtown expansion has been hampered by the area's inadequate public infrastructure. The area generates more demands for municipal services than it can pay for through property and other taxes; and, the conditions create a menace or danger to the public welfare, in terms of fire protection, safety of pedestrians and vehicular traffic, and impact on users of the sewer and water systems.

3. That the area is determined to be a deteriorated area as defined in Idaho Code Section 50-2903(6)(b) and (c), and a deteriorating area as defined in Idaho Code Section 50-2018(i).

4. That, based on the conditions described above, and pursuant to Idaho Code Section 50-2008(a), the area is determined to be appropriate for an urban renewal project containing revenue allocation financing provisions.

5. That, upon its preparation and receipt, the Railroad Avenue Urban Renewal Plan shall be submitted to the McCall Planning and Zoning Commission for its review and recommendation as to the conformity of the Plan with the Comprehensive Plan of the City of McCall, which recommendations shall be submitted to the McCall City Council within thirty (30) days after the Commission's receipt thereof.
6. That the McCall Urban Renewal Agency is renamed the McCall Redevelopment Agency.

7. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this 25th day of October, 1990.

[Signature]
JOHN ALLEN Mayor

ATTEST:

[Signature]
Arthur J. Schmidt
City Clerk
ATTACHMENT NO. 8

RESOLUTION NO. 1-90 P/L

RESOLUTION OF THE MCCALL PLANNING AND ZONING COMMISSION RELATING TO THE RAILROAD AVENUE URBAN RENEWAL PLAN FOR THE CITY OF MCCALL

WHEREAS, the McCall Redevelopment Agency ("Agency") has submitted a proposed Urban Renewal Plan containing revenue allocation provisions, entitled the "Railroad Avenue Urban Renewal Plan, City of McCall, Idaho", (the "Plan") to the City of McCall;

WHEREAS, the City Council of the City of McCall has referred the Plan to the McCall Planning and Zoning Commission for review and recommendation concerning the conformity of said Plan with the Comprehensive Plan for the City of McCall;

WHEREAS, the McCall Planning and Zoning Commission met on November 20, 1990, to consider the Plan; and,

WHEREAS, the McCall Planning and Zoning Commission has reviewed said Plan in relation to the Comprehensive Plan for the City of McCall.

NOW, THEREFORE, BE IT RESOLVED by the Planning and Zoning Commission of the City of McCall, Idaho:

1. That the said Plan is consistent with and in conformity with the Comprehensive General Plan for the City of McCall;

2. That the Chairman of the Planning and Zoning Commission be and hereby is authorized and directed to provide the McCall City Council with a copy of this Resolution and any accompanying staff report relating to the said Plan.
3. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this 20th day of November, 1990.

GARY PATTR, Chairman

ATTEST:

[Signature]

Secretary
ORDINANCE NO. 578

AN ORDINANCE APPROVING THE RAILROAD AVENUE URBAN RENEWAL PLAN, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS; MAKING CERTAIN FINDINGS OF FACT; AUTHORIZING THE CITY CLERK TO TRANSMIT A COPY OF THIS ORDINANCE AND OTHER REQUIRED INFORMATION TO COUNTY AND STATE OFFICIALS; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, on or about May 10, 1990, by and through Resolution No. 6-90, the City of McCall empowered an Urban Renewal Agency, pursuant to Chapters 20 and 29, Title 50, Idaho Code;

WHEREAS, by Ordinance No. 567, the City of McCall appointed the City Council of the City of McCall as the Board of Commissioners of the McCall Urban Renewal Agency, since renamed the McCall Redevelopment Agency;

WHEREAS, the McCall Redevelopment Agency, (hereinafter the "Agency") has embarked on an Urban Renewal Project to redevelop a portion of the City of McCall pursuant to the Idaho Urban Renewal Act of 1965, as amended, Chapter 20, Title 50, Idaho Code (the "Urban Renewal Act"), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code (the "Economic Development Act");

WHEREAS, by Resolution No. II, dated October 25, 1990, the Board of Commissioners of the McCall Redevelopment Agency proposed for review and approval to the City of McCall the Railroad Avenue Urban Renewal Plan, (hereinafter "the Plan") which Plan contains revenue allocation financing provisions;

WHEREAS, by Resolution No. 16-90, dated October 25, 1990, the City of McCall, by and through the Mayor and City Council, determined the Railroad Avenue project and revenue allocation area to be a deteriorated and deteriorating area as defined by Idaho Code Sections 50-2108(h), and (i), and 50-2903(6)(b), and

ATTACHMENT NO. 9
(c), and forwarded the Plan to the McCall Planning and Zoning Commission for its review and recommendation as to the Plan's conformity with the Comprehensive Plan for the City of McCall;

WHEREAS, the Plan has been referred to the McCall Planning and Zoning Commission as required by Idaho Code 50-2008;

WHEREAS, a Notice of Public Hearing on the Plan was caused to be published by the City Administrator of the City of McCall, in the Central Idaho Star News, as required by Idaho Code 50-2008 and 50-2906;

WHEREAS, the property within the project area which is contemplated by the Agency for acquisition is to be redeveloped for predominantly non-residential uses under the Plan;

WHEREAS, the Plan presented by the Agency contains a revenue allocation financing provision;

WHEREAS, as required by Idaho Code Section 50-2906, the said newspaper notice, together with copies of the Plan and recommendations of the Redevelopment Agency were transmitted to the governing bodies of all taxing districts which levy taxes upon property located within the revenue allocation area, including the City of McCall; the McCall-Donnelly School District; the McCall Memorial Hospital District; the Valley County Commissioners; and, the McCall Cemetery District.

WHEREAS, it is necessary and in the best interests of the citizens of the City of McCall, Idaho, to adopt the Plan, including revenue allocation financing provisions in order: to encourage private development in the urban renewal area; to prevent and arrest decay of the area due to the inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues in the urban renewal area in order to facilitate the long-term growth of their common tax base; to encourage private investment within the City of McCall; and, to further the public purposes of the Agency.

BE IT ORDAINED by the Mayor and Council of the City of McCall, Idaho:

ATTACHMENT NO. 9
Section One: It is hereby found and determined that:

(a) The project area as defined in the Plan is a
deteriorated or a deteriorating area as defined in the Urban
Renewal Act and the Economic Development Act, and qualifies as an
eligible urban renewal area under the Urban Renewal Act;

(b) The rehabilitation, conservation, and redevelopment of
the urban renewal area pursuant to the Plan is necessary in the
interest of the public health, safety, and welfare of the
residents of the City of McCall, Idaho:

(c) There continues to be a need for the Agency to function
in the City of McCall;

(d) The Plan conforms to the Comprehensive Plan for the
City of McCall;

(e) The Plan gives consideration to the provision of
adequate park and recreational areas and facilities that may be
desirable for neighborhood improvement and addresses the health,
safety, and welfare of the residents residing within the urban
renewal area and the City of McCall;

(f) The Plan will afford maximum opportunity, consistent
with the sound needs of the City of McCall as a whole, for the
rehabilitation and redevelopment of the urban renewal area by
private enterprise;

(g) A feasible method exists for the relocation of any
families or persons who will be displaced from the urban renewal
area in decent, safe and sanitary alternative accommodations
within their means and without undue hardship to such persons;

(h) The redevelopment of the project area, and the
acquisition of property by the Agency for predominantly
non-residential uses is necessary for the proper development of
the community in accordance with sound planning standards and
local community objectives.

Section Two: Based on the foregoing, the Plan, a copy of
which is attached hereto, is hereby approved.

Section Three: No direct or collateral action attacking the
Plan shall be brought prior to the effective date of this
Ordinance or after the lapse of thirty (30) days from and after
the effective date of the Ordinance adopting this Plan.

Section Four: Upon the effective date of this Ordinance, the
City Clerk is authorized and directed to transmit to the County
Auditor and Tax Assessor of Valley County, and to the appropriate
officials of the McCall-Donnelly School District, the
McCall Memorial Hospital District, the McCall Cemetery District,
the City of McCall, and the State Tax Commission, a copy of this
Ordinance, a copy of the description of the boundaries of the
revenue allocation area, and a map indicating the boundaries of
such area.

Section Five: The City hereby approves and adopts the
following statement of policy relating to the appointment of City
Council members as members of the Agency's Board of
Commissioners: If any City Council members continue to serve on
the Board, they are not acting in an ex-officio capacity, but
rather as private citizens who, although they are also members of
the City Council, are exercising their independent judgment as
private citizens when they sit on the Board. Except for the
powers to appoint and terminate Board members and to adopt the
Plan, the City Council recognizes that they have no power to
control the powers or operations of the Agency, and that the City
of McCall, by law, has no liability therefor.

Section Six: This Ordinance shall be in full force and
effect from and after its passage, execution and publication in
the manner required by law, and shall have the retroactive
effects allowed and contemplated by the Economic Development Act.

Section Seven: The provisions of this Ordinance are
severable and if any provision of this Ordinance or the
application of such provision to any person or circumstance is
declared invalid for any reason, such declaration shall not
affect the validity of the remaining portions of this Ordinance.
PASSED AND APPROVED this 13th day of December, 1990.

ATTEST:

JORN ALLEN, Mayor

City Clerk

ATTACHMENT NO. 9
Attachment No. 10 Updated Economic Feasibility Study

The 2006 Updated Plan and Attachment Nos. 10A through 10F incorporate estimates and projections based on the Agency’s present knowledge and expectations. The Agency may modify the Project if the Board of Directors deems such modification necessary to effectuate the Plan. This Plan proposes certain short-term public improvements that will facilitate development in the Revenue Allocation Area. These improvements include:

1. Waterfront Connectivity and Enhanced Lake Access – Legacy Park to Brown Park
2. Legacy Park Enhancements
3. Phase One Parking Improvements (Approximately 150 Surface Stalls)

Attachment Nos. 10A through 10F, with their various estimates and projections, constitute an economic feasibility study. Costs and revenues are analyzed, and the analysis in Part II of Attachment No. 10A shows the need for approximately $3,950,000 in capital funds during the initial years of the Project. One financing source, a proposed 20-year revenue allocation bond issue, is shown. Since the proposed bond term of 20 years is well within current market parameters, the conclusion is that the Project is feasible.

The information contained in Attachment Nos. 10A through 10F assumes certain projected actions. First, the Agency has projected a bond term of twenty (20) years with the bonds issued in 2006. The bond term will be finally determined by the marketability of the bonds. The bonds may, in fact, be issued over several years. Under the provisions of the Act, the revenue allocation may continue until the bond debt is satisfied. Second, the total amount of bonded indebtedness and the amount of revenue generated by revenue allocation is dependent upon the extent and timing of private development. Development under construction and or permitted will support the proposed bond indebtedness of $3,950,000 (as shown in Part II.A.1 of Attachment No. 10A), with indebtedness to be retired by approximately 2026, with the possibility of earlier payoff dependent upon the bond sale documents and legal obligations therein. 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 bonds may continue for their full term.

The focus of Attachment Nos. 10A through 10F is the financing of the proposed public improvements developed as a result of a September 12-17, 2005, McCall Urban Renewal Plan Update, Community “Design Dialogue” Workshop (the “Design Dialogue Workshop”). The Agency sponsored the Design Dialogue Workshop sessions to ensure that this update of the 1990 Plan adequately responded to community ideas for potential urban renewal opportunities in the City. Nearly 150 people participated in meetings throughout the Design Dialogue Workshop week. In addition to this enthusiastic level of participation, the workshop was successful in engaging nearly 100 percent of the special interest groups and committees invited to participate. General public meetings held on Wednesday evening and Saturday (as an open house) during the workshop week provided opportunities for the community-at-large to get involved in the process and provide input and ideas. The sessions focused on setting a vision for future improvements in the City’s current urban renewal district and provided an opportunity to receive public input on other potential urban renewal districts that could be formed in the City along with ideas for needed
improvements in those potential districts. (These potential urban renewal districts will be addressed in separate documents.).

Attachment Nos. 10, 10A, 10B, 10C, 10D, 10E, and 10F (which supplant the Introduction to Attachment No. 5 and Attachment Nos. 5, 5A, 5B, and 5C in the 1990 Plan) generally describe the overall Updated Project. The proposed timing of 2006 and 2007 for most of these public improvements depends upon the availability of the funds and the Agency’s ability to sell an issue of notes or bonds. The timing would be modified to reflect the effects of these constraints.

- **Attachment No. 10A, Statement of Proposed Public Improvements, Costs, Revenues, Tax Impacts, and Financing Methods – Railroad Avenue Area.** This attachment summarizes the projected costs for “All Proposed Potential Improvements and Land Acquisition” (Part I) and the projected revenue and costs based on the projected revenue for the “Proposed Improvements and Land Acquisition Selected by the McCall Urban Renewal Agency” (Part II). One financing source (revenue allocation bond proceeds) has been identified.

- **Attachment No. 10B, Net Value of Private Development – Railroad Avenue Area.** This attachment lists estimated increases in tax assessments resulting from the new development itemized in Attachment No. 10C. The “Cumulative” values in Attachment No. 10B are used as the base for projecting the “Estimated Valuation” in Attachment No. 10E assuming a 3 percent annual increase from 2006 on.

- **Attachment No. 10C, Schedule of Private Development – Railroad Avenue Area.** This attachment lists the names, estimated net values, and scheduled year for completing construction of those properties that have permits, are under construction, or are likely to be developed.

- **Attachment No. 10D, Revenue Allocation Area and Project Boundary Map with Scheduled Private Development.** This attachment shows the boundary of the Project Area and the locations of those properties scheduled for private development that are listed in Attachment No. 10C.

- **Attachment No. 10E, Annual Tax Revenue Allocations – Railroad Avenue Area.** This attachment illustrates how the Project’s new development would generate net revenue to the Agency. This includes the Estimated Valuation of private development (assuming a 3 percent annual increase from 2006 on); the Tax Levy Rate (based on the actual 2005 rate with no increase in the future); the Gross Revenue (the estimated valuation multiplied by the tax levy rate); a deduction from the gross revenue for School Payments (the estimated valuation multiplied by 0.0036 as specified by statute); a deduction from the gross revenue for payments to retire the Existing Revenue Bond in 2015; the Starting Balance (as of September 2005) and Net Revenue to the Agency; and the Additional Bond Capacity support for each year assuming a Bond Rate of 5 percent (which is only a projection and will vary with the Bond Rate).

- **Attachment No. 10F, Impact of Revenue Allocation Financing on Valley County Taxing Entities – Railroad Avenue Area.** This attachment shows the estimated impact of revenue allocation financing on all taxing districts in which the revenue allocation area is located. This attachment should be read in conjunction with Attachment
Nos. 10B, 10C, 10D, and 10E, which show how the revenue estimates were generated. Attachment No. 10F includes the Project Net Revenue (the same as the Net Revenue to Agency less the Starting Balance as of September 2005 from Attachment No. 10E) and calculations of how it might have been distributed to Valley County taxing entities if it was not allocated for the Railroad Avenue Urban Renewal Project under the 2006 Updated Plan. The revenue allocation percentages for 2005 were used to estimate the impact of financing the Railroad Avenue Urban Renewal Project on the Valley County Commissioners (23.55 percent), City of McCall (51.84 percent), McCall Rural Fire District (14.78 percent), McCall Memorial Hospital District (9.63 percent), and McCall Cemetery District (0.20 percent) taxing entities.
# Updated Statement of Proposed Public Improvements, Costs, Revenues, Tax Impacts, and Financing Methods - Railroad Avenue Area

## I. ALL PROPOSED POTENTIAL IMPROVEMENTS AND LAND ACQUISITION

### A. Projected Costs

1. **Land Acquisition as Defined by the McCall Urban Renewal Agency:**
   - Miscellaneous Acquisition for Parking or Other Community Improvements: $2,000,000
   
   **Subtotal:** $2,000,000

2. **Public Improvements as Defined by the 2005 Design Dialogue Workshop:**
   - Parking Structure Between Fir and Pine: $6,000,000
   - Waterfront Connectivity and Enhanced Lake Access - Legacy Park to Brown Park: $1,700,000
   - Waterfront Connectivity and Enhanced Lake Access - Art Roberts to Legacy Park: $700,000
   - Conference Center - Capital Construction Support: $2,000,000
   - Conference Center - Operations Support (Per Year): $50,000
   - Additional Parking on McCall Hotel Site - Capital Construction Support: $800,000
   - Street System Circulation Improvements and Streetscape Enhancements: $8,500,000
   - Legacy Park Enhancements: $500,000
   - Brown Park Enhancements: $90,000
   - Pine Street Park: $80,000
   - Spruce Street Hill Climb Park: $75,000
   - Way Finding and Signing Improvements: $375,000
   
   **Subtotal:** $20,870,000

   **Land Acquisition and Public Improvements Total:** $22,870,000

## II. PROPOSED IMPROVEMENTS AND LAND ACQUISITION SELECTED BY THE MCCALL URBAN RENEWAL AGENCY

### A. Projected Revenue

1. Revenue Allocation Bond Proceeds: $3,950,000
2. Code Required Payment for Parking Stalls: $0

   **Total:** $3,950,000

### B. Projected Costs Based on Projected Revenue

1. **Land Acquisition:**
   - Miscellaneous Acquisition for Parking or Other Community Improvements: $1,000,000
   
   **Subtotal:** $1,000,000

2. **Public Improvements:**
   - Waterfront Connectivity and Enhanced Lake Access - Legacy Park to Brown Park: $1,700,000
   - Legacy Park Enhancements: $500,000
   - Phase One Parking Improvements (around 150 Surface Stalls): $750,000

   **Subtotal:** $2,950,000

3. **Other Costs:**
   - Administration: $0

   **Subtotal:** $0

   **Land Acquisition and Public Improvements Total:** $3,950,000

---

**NOTE:** The proposed public improvements listed above were developed as a result of a September 12-17, 2005, McCall Urban Renewal Plan Update, Community "Design Dialogue" Workshop (the "Design Dialogue Workshop"). The McCall Urban Renewal Agency has proposed those projects that it considers to be economically feasible.
### Net Value of Private Development - Railroad Avenue Area

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>2005</td>
<td>$32,585,243</td>
<td>$32,585,243</td>
<td>$32,585,243</td>
</tr>
<tr>
<td>2006</td>
<td>$19,600,000</td>
<td>$52,185,243</td>
<td>$52,185,243</td>
</tr>
<tr>
<td>2008</td>
<td>$20,000,000</td>
<td>$87,191,493</td>
<td>$87,191,493</td>
</tr>
<tr>
<td>2009</td>
<td></td>
<td></td>
<td>$87,191,493</td>
</tr>
<tr>
<td>2010</td>
<td>$3,900,000</td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2011</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2012</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2013</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2014</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2015</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2016</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2017</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2018</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2019</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2020</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2021</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2022</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2023</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2024</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td>2025</td>
<td></td>
<td></td>
<td>$91,091,493</td>
</tr>
<tr>
<td><strong>Totals</strong></td>
<td><strong>$3,900,000</strong></td>
<td><strong>$91,091,493</strong></td>
<td><strong>$91,091,493</strong></td>
</tr>
</tbody>
</table>

NOTE: This table lists estimated increases in tax assessments resulting from the new development itemized in Attachment No. 10C. The “Cumulative” values are used as the base for projecting the “Estimated Valuation” in Attachment No. 10E assuming a 3 percent annual increase from 2006 on.
### Schedule of Private Development - Railroad Avenue Area

<table>
<thead>
<tr>
<th>Map Number</th>
<th>Property</th>
<th>Gross Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Greystone #1 - (52) Condos + (9) Community Housing (Initial Phase)</td>
<td>$10,000,000</td>
<td>2007</td>
</tr>
<tr>
<td>1</td>
<td>Greystone #1 - (52) Condos + (9) Community Housing (Final Phase)</td>
<td>$10,000,000</td>
<td>2008</td>
</tr>
<tr>
<td>2</td>
<td>Mill Park - (6) Lots - Sold Out - ($300K - $600 K)</td>
<td>$2,700,000</td>
<td>2010</td>
</tr>
<tr>
<td>3</td>
<td>Greystone on Payette - (28) Units - Complete by Spring - ($500K - $700K)</td>
<td>$14,000,000</td>
<td>2006</td>
</tr>
<tr>
<td>4</td>
<td>Crystal Blue Waters Apartments - (30) Units</td>
<td>$5,600,000</td>
<td>2006</td>
</tr>
<tr>
<td>5</td>
<td>Mile High Marina - (5) Lots - Mixed Use - Probably Develop in the Spring</td>
<td>$5,006,250</td>
<td>2007</td>
</tr>
<tr>
<td>6</td>
<td>Jud DeBoer Property - Nothing Anticipated</td>
<td>$0</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Small Parcel - Condos - (4) Owners - (6) Condos</td>
<td>$1,200,000</td>
<td>2010</td>
</tr>
<tr>
<td>8</td>
<td>Huckleberry Corner - Commercial &amp; Condos</td>
<td>$7,000,000</td>
<td>2008</td>
</tr>
<tr>
<td>9</td>
<td>Hotel McCall</td>
<td>$3,000,000</td>
<td>2008</td>
</tr>
</tbody>
</table>

**NOTE:** This attachment lists the names, estimated net values, and scheduled year for completing construction of those properties that have permits, are under construction, or are likely to be developed.
Legend
The numbered boxes refer to scheduled private development referenced in Attachment No. 10C.
### Annual Tax Revenue Allocations - Railroad Avenue Area

<table>
<thead>
<tr>
<th></th>
<th>Assessment Year</th>
<th>Tax Year</th>
<th>Estimated Valuation $ (1)</th>
<th>Tax Levy Rate</th>
<th>Gross Revenue $ (3)</th>
<th>School Payment $ (4)</th>
<th>Existing Revenue Bond Retirement to Agency $</th>
<th>Net Revenue to Agency $</th>
<th>Additional Bond Capacity $ (5)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Starting Balance as of 09/05</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$866,164</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>2005</strong></td>
<td><strong>2006</strong></td>
<td></td>
<td>$32,585,243</td>
<td>0.009542</td>
<td>$310,937</td>
<td>$117,307</td>
<td>$86,675</td>
<td>$225,000</td>
<td>$2,803,997</td>
</tr>
<tr>
<td><strong>2006</strong></td>
<td><strong>2007</strong></td>
<td></td>
<td>$53,750,800</td>
<td>0.009542</td>
<td>$512,904</td>
<td>$193,503</td>
<td>$84,110</td>
<td>$235,291</td>
<td>$2,932,448</td>
</tr>
<tr>
<td><strong>2007</strong></td>
<td><strong>2008</strong></td>
<td></td>
<td>$69,207,238</td>
<td>0.009542</td>
<td>$660,393</td>
<td>$249,146</td>
<td>$86,500</td>
<td>$324,747</td>
<td>$4,047,070</td>
</tr>
<tr>
<td><strong>2008</strong></td>
<td><strong>2009</strong></td>
<td></td>
<td>$89,807,238</td>
<td>0.009542</td>
<td>$856,964</td>
<td>$323,306</td>
<td>$83,550</td>
<td>$450,108</td>
<td>$5,609,339</td>
</tr>
<tr>
<td><strong>2009</strong></td>
<td><strong>2010</strong></td>
<td></td>
<td><strong>$93,824,238</strong></td>
<td>0.009542</td>
<td><strong>$895,295</strong></td>
<td><strong>$337,767</strong></td>
<td><strong>$86,975</strong></td>
<td><strong>$470,553</strong></td>
<td><strong>$5,864,129</strong></td>
</tr>
<tr>
<td><strong>2010</strong></td>
<td><strong>2011</strong></td>
<td></td>
<td>$96,638,965</td>
<td>0.009542</td>
<td>$922,154</td>
<td>$347,900</td>
<td>$88,075</td>
<td>$486,179</td>
<td>$6,058,862</td>
</tr>
<tr>
<td><strong>2011</strong></td>
<td><strong>2012</strong></td>
<td></td>
<td>$99,538,134</td>
<td>0.009542</td>
<td>$949,819</td>
<td>$358,337</td>
<td>$83,850</td>
<td>$507,631</td>
<td>$6,326,209</td>
</tr>
<tr>
<td><strong>2012</strong></td>
<td><strong>2013</strong></td>
<td></td>
<td>$102,524,278</td>
<td>0.009542</td>
<td>$978,313</td>
<td>$369,080</td>
<td>$84,625</td>
<td>$524,601</td>
<td>$6,537,686</td>
</tr>
<tr>
<td><strong>2013</strong></td>
<td><strong>2014</strong></td>
<td></td>
<td>$105,600,006</td>
<td>0.009542</td>
<td>$1,007,663</td>
<td>$380,160</td>
<td>$85,075</td>
<td>$542,428</td>
<td>$6,759,847</td>
</tr>
<tr>
<td><strong>2014</strong></td>
<td><strong>2015</strong></td>
<td></td>
<td>$108,768,006</td>
<td>0.009542</td>
<td>$1,037,892</td>
<td>$391,565</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$6,992,891</td>
</tr>
<tr>
<td><strong>2015</strong></td>
<td><strong>2016</strong></td>
<td></td>
<td>$112,031,047</td>
<td>0.009542</td>
<td>$1,069,029</td>
<td>$403,312</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$7,236,891</td>
</tr>
<tr>
<td><strong>2016</strong></td>
<td><strong>2017</strong></td>
<td></td>
<td>$115,391,978</td>
<td>0.009542</td>
<td>$1,101,100</td>
<td>$415,411</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$7,481,891</td>
</tr>
<tr>
<td><strong>2017</strong></td>
<td><strong>2018</strong></td>
<td></td>
<td>$118,853,737</td>
<td>0.009542</td>
<td>$1,134,133</td>
<td>$427,873</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$7,736,891</td>
</tr>
<tr>
<td><strong>2018</strong></td>
<td><strong>2019</strong></td>
<td></td>
<td>$122,419,349</td>
<td>0.009542</td>
<td>$1,168,157</td>
<td>$440,710</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$7,991,891</td>
</tr>
<tr>
<td><strong>2019</strong></td>
<td><strong>2020</strong></td>
<td></td>
<td>$126,091,930</td>
<td>0.009542</td>
<td>$1,203,202</td>
<td>$453,931</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$8,246,891</td>
</tr>
<tr>
<td><strong>2020</strong></td>
<td><strong>2021</strong></td>
<td></td>
<td>$129,874,688</td>
<td>0.009542</td>
<td>$1,239,298</td>
<td>$467,549</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$8,499,995</td>
</tr>
<tr>
<td><strong>2021</strong></td>
<td><strong>2022</strong></td>
<td></td>
<td>$133,770,928</td>
<td>0.009542</td>
<td>$1,276,477</td>
<td>$481,575</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$8,754,995</td>
</tr>
<tr>
<td><strong>2022</strong></td>
<td><strong>2023</strong></td>
<td></td>
<td>$137,784,056</td>
<td>0.009542</td>
<td>$1,314,771</td>
<td>$496,023</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$8,999,995</td>
</tr>
<tr>
<td><strong>2023</strong></td>
<td><strong>2024</strong></td>
<td></td>
<td>$141,917,578</td>
<td>0.009542</td>
<td>$1,354,214</td>
<td>$510,903</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$9,244,995</td>
</tr>
<tr>
<td><strong>2024</strong></td>
<td><strong>2025</strong></td>
<td></td>
<td>$146,175,105</td>
<td>0.009542</td>
<td>$1,394,841</td>
<td>$528,230</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$9,489,995</td>
</tr>
<tr>
<td><strong>2025</strong></td>
<td><strong>2026</strong></td>
<td></td>
<td>$150,638,206</td>
<td>0.009542</td>
<td>$1,435,828</td>
<td>$546,551</td>
<td>$85,200</td>
<td>$561,128</td>
<td>$9,734,995</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td></td>
<td><strong>$13,273,642</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

(1) Based on values from Private Development until 2010 and assumes a 3% annual increase from 2006 on.

(2) Uses actual 2005 rate and assumes average 0% increase for each year thereafter.

(3) Estimated valuation multiplied by the tax levy rate.

(4) Estimated valuation multiplied by 0.0036 as specified by statute.

(5) Bond support capacity for that year assuming a Bond Rate of 5%. (This is only a projection and will vary with the Bond Rate)

NOTE: The cash balance (shown in the first row of data in the table) will be used in 2006 and 2007 to offset any difference between the bond indebtedness and the bond capacity in 2006 and 2007.

This attachment illustrates how the Project’s new development would generate net revenue to the Agency. This includes the Estimated Valuation of private development (assuming a 3 percent annual increase from 2006 on); the Tax Levy Rate (based on the actual 2005 rate with no increase in the future); the Gross Revenue (the estimated valuation multiplied by 0.0036 as specified by statute); a deduction from the gross revenue for payments to retire the Existing Revenue Bond in 2015; the Starting Balance (as of September 2005) and Net Revenue to the Agency; and the Additional Bond Capacity support for each year assuming a Bond Rate of 5 percent (which is only a projection and will vary with the Bond Rate).
## Impact of Revenue Allocation Financing on Valley County Taxing Entities - Railroad Avenue Area

<table>
<thead>
<tr>
<th>Year</th>
<th>Project Net Revenue</th>
<th>Valley County</th>
<th>City of McCall</th>
<th>McCall Rural Fire</th>
<th>McCall Memorial Hospital</th>
<th>McCall Cemetery</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
<td>$</td>
</tr>
<tr>
<td>2005</td>
<td>$225,000</td>
<td>$52,988</td>
<td>$116,640</td>
<td>$33,255</td>
<td>$21,668</td>
<td>$450</td>
</tr>
<tr>
<td>2006</td>
<td>$235,291</td>
<td>$55,411</td>
<td>$121,975</td>
<td>$34,776</td>
<td>$22,659</td>
<td>$471</td>
</tr>
<tr>
<td>2007</td>
<td>$324,747</td>
<td>$76,478</td>
<td>$168,349</td>
<td>$47,998</td>
<td>$31,273</td>
<td>$649</td>
</tr>
<tr>
<td>2008</td>
<td>$450,108</td>
<td>$106,000</td>
<td>$233,336</td>
<td>$66,526</td>
<td>$43,345</td>
<td>$900</td>
</tr>
<tr>
<td>2010</td>
<td>$470,553</td>
<td>$110,815</td>
<td>$243,935</td>
<td>$69,548</td>
<td>$45,314</td>
<td>$941</td>
</tr>
<tr>
<td>2011</td>
<td>$486,179</td>
<td>$114,495</td>
<td>$252,035</td>
<td>$71,857</td>
<td>$46,819</td>
<td>$972</td>
</tr>
<tr>
<td>2012</td>
<td>$507,631</td>
<td>$119,547</td>
<td>$263,156</td>
<td>$75,028</td>
<td>$48,885</td>
<td>$1,015</td>
</tr>
<tr>
<td>2013</td>
<td>$524,601</td>
<td>$123,543</td>
<td>$271,953</td>
<td>$77,536</td>
<td>$50,519</td>
<td>$1,049</td>
</tr>
<tr>
<td>2014</td>
<td>$542,428</td>
<td>$127,742</td>
<td>$281,194</td>
<td>$80,171</td>
<td>$52,236</td>
<td>$1,085</td>
</tr>
<tr>
<td>2015</td>
<td>$561,128</td>
<td>$132,146</td>
<td>$290,889</td>
<td>$82,935</td>
<td>$54,037</td>
<td>$1,122</td>
</tr>
<tr>
<td>2016</td>
<td>$665,717</td>
<td>$156,776</td>
<td>$345,108</td>
<td>$98,393</td>
<td>$64,109</td>
<td>$1,331</td>
</tr>
<tr>
<td>2017</td>
<td>$685,689</td>
<td>$161,480</td>
<td>$355,461</td>
<td>$101,345</td>
<td>$66,032</td>
<td>$1,371</td>
</tr>
<tr>
<td>2018</td>
<td>$706,260</td>
<td>$166,324</td>
<td>$366,125</td>
<td>$104,385</td>
<td>$68,013</td>
<td>$1,413</td>
</tr>
<tr>
<td>2019</td>
<td>$727,447</td>
<td>$171,314</td>
<td>$377,109</td>
<td>$107,517</td>
<td>$70,053</td>
<td>$1,455</td>
</tr>
<tr>
<td>2020</td>
<td>$749,271</td>
<td>$176,453</td>
<td>$388,422</td>
<td>$110,742</td>
<td>$72,155</td>
<td>$1,499</td>
</tr>
<tr>
<td>2021</td>
<td>$771,749</td>
<td>$181,747</td>
<td>$400,075</td>
<td>$114,065</td>
<td>$74,319</td>
<td>$1,543</td>
</tr>
<tr>
<td>2022</td>
<td>$794,902</td>
<td>$187,199</td>
<td>$412,077</td>
<td>$117,486</td>
<td>$76,549</td>
<td>$1,590</td>
</tr>
<tr>
<td>2023</td>
<td>$818,749</td>
<td>$192,815</td>
<td>$424,439</td>
<td>$121,011</td>
<td>$78,845</td>
<td>$1,637</td>
</tr>
<tr>
<td>2024</td>
<td>$843,311</td>
<td>$198,600</td>
<td>$437,172</td>
<td>$124,641</td>
<td>$81,211</td>
<td>$1,687</td>
</tr>
<tr>
<td>2025</td>
<td>$868,610</td>
<td>$204,558</td>
<td>$450,288</td>
<td>$128,381</td>
<td>$83,647</td>
<td>$1,737</td>
</tr>
<tr>
<td></td>
<td><strong>Totals</strong></td>
<td><strong>$12,407,478</strong></td>
<td><strong>$2,921,961</strong></td>
<td><strong>$6,432,037</strong></td>
<td><strong>$1,833,825</strong></td>
<td><strong>$1,194,840</strong></td>
</tr>
</tbody>
</table>

NOTE: The above Revenue Allocation % is for the 2005 Tax Year.

This attachment shows the estimated impact of revenue allocation financing on all taxing districts in which the revenue allocation area is located. This attachment should be read in conjunction with Attachment Nos. 10B, 10C, 10D, and 10E, which show how the revenue estimates were generated. This attachment includes the Project Net Revenue (the same as the Net Revenue to Agency less the Starting Balance as of September 2005 from Attachment No. 10E) and calculations of how it might have been distributed to Valley County taxing entities if it was not allocated for the Railroad Avenue Urban Renewal Project under the 2006 Updated Plan. The revenue allocation percentages for 2005 were used to estimate the impact of financing the Railroad Avenue Urban Renewal Project on the Valley County Commissioners (23.55 percent), City of McCall (51.84 percent), McCall Rural Fire District (14.78 percent), McCall Memorial Hospital District (9.63 percent), and McCall Cemetery District (0.20 percent) taxing entities.
Attachment No. 11  2006 Updated Plan Private Properties which may be Acquired by Agency

1. Mill Street Commercial Lot, Tax Lot #304, Lots 11-15, Block 3, McCall’s First Addition, McCall, Valley County, Idaho as owned by Marie V. Owen
Attachment No. 12 Redevelopment Agency Resolution
No. _____ Proposing the Updated Urban Renewal Plan, Railroad
Avenue Urban Renewal Project, Approved __________
RESOLUTION NO. ___

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MCCALL REDEVELOPMENT AGENCY OF THE CITY OF MCCALL, IDAHO, PROPOSING THE UPDATED URBAN RENEWAL PLAN, RAILROAD AVENUE URBAN RENEWAL PROJECT, WHICH PLAN INCLUDES REVENUE ALLOCATION FINANCING PROVISIONS AND AUTHORIZING THE EXECUTIVE DIRECTOR AND THE SECRETARY TO TAKE APPROPRIATE ACTION

THIS RESOLUTION made on the date hereinafter set forth by the McCall Redevelopment Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, as amended, Chapter 20, Title 50, Idaho Code, and the Local Economic Development Act, as amended, Chapter 29, Title 50, Idaho Code, a duly created and functioning Urban Renewal Agency for McCall, Idaho, hereinafter referred to as the “Agency.”

WHEREAS, on May 10, 1990, by and through Resolution No. 6-90, the City of McCall empowered an Urban Renewal Agency, pursuant to Chapters 20 and 29, Title 50, Idaho Code;

WHEREAS, by Ordinance No. 567, the City of McCall appointed the City Council of the City of McCall as the Board of Commissioners of the McCall Urban Renewal Agency, since renamed the McCall Redevelopment Agency;

WHEREAS, the McCall Redevelopment Agency (hereinafter the “Agency”) has embarked on an Urban Renewal Project to redevelop a portion of the City of McCall pursuant to the Idaho Urban Renewal Act of 1965, as amended, Chapter 20, Title 50, Idaho Code (the “Urban Renewal Act”), and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code (the “Economic Development Act”);

WHEREAS, by Resolution No. II, dated October 25, 1990, the Board of Commissioners of the McCall Redevelopment Agency proposed for review and approval to the City of McCall the Railroad Avenue Urban Renewal Plan, (hereinafter the “1990 Plan”) which 1990 Plan contains revenue allocation financing provisions;

WHEREAS, by Resolution No. 16-90, dated October 25, 1990, the City of McCall, by and through the Mayor and City Council, determined the Railroad Avenue Urban Renewal Project and revenue allocation area to be a deteriorated and deteriorating area as defined by Idaho Code Sections 50-2108(h) and (i) and 50-2903(6)(b) and (c), and forwarded the 1990 Plan to the McCall Planning and Zoning Commission for its review and recommendation as to the 1990 Plan’s conformity with the Comprehensive Plan for the City of McCall;

WHEREAS, the 1990 Plan was referred to the McCall Planning and Zoning Commission as required by Idaho Code 50-2008;

WHEREAS, a Notice of Public Hearing on the 1990 Plan was caused to be published by the City Administrator of the City of McCall, in the Central Idaho Star News as required by Idaho Code 50-2008 and 50-2906;

ATTACHMENT NO. 12
WHEREAS, the property within the Project Area, which is contemplated by the Agency for acquisition, is to be redeveloped for predominantly non-residential uses under the 1990 Plan;

WHEREAS, the 1990 Plan presented by the Agency contains a revenue allocation financing provision;

WHEREAS, as required by Idaho Code Section 50-2906, the said newspaper notice, together with copies of the 1990 Plan and recommendations of the Redevelopment Agency were transmitted to the governing bodies of all taxing districts which levy taxes upon property located within the revenue allocation area, including the City of McCall; the McCall-Donnelly School District; the McCall Memorial Hospital District; the Valley County Commissioners; and the McCall Cemetery District;

WHEREAS, it was necessary and in the best interests of the citizens of the City of McCall, Idaho, to adopt the 1990 Plan, including revenue allocation financing provisions in order; to encourage private development in the urban renewal area; to prevent and arrest decay of the area due to the inability of existing financing methods to provide needed public improvements; to encourage taxing districts to cooperate in the allocation of future tax revenues in the urban renewal area in order to facilitate the long-term growth of their common tax base; to encourage private investment within the City of McCall; and, to further the public purposes of the Agency;

WHEREAS, the Mayor and Council of the City of McCall, Idaho, by Ordinance No. 578 on December 13, 1990, approved the 1990 Plan and authorized the City Clerk to Transmit a copy of the Ordinance and other required information to County and State Officials;

WHEREAS the 1990 Plan is effective for thirty (30) years from the date of adoption and publication of the 1990 Plan on December 20, 1990;

WHEREAS, the Agency has prepared the Updated Urban Renewal Plan – Railroad Avenue (the “2006 Updated Plan”);

WHEREAS, as noted in Section 900, Procedure for Amendment of the 1990 Plan, the proposed 2006 Updated Plan will not substantially change the 1990 Plan, that is, the proposed updates do not include revisions in Project boundaries, land uses permitted, land acquisition, or other changes that will violate the objectives of the 1990 Plan;

WHEREAS, since the updates do not constitute an Amendment to the 1990 Plan as specified in Section 900, Procedure for Amendment, the City Council does not need to approve the 2006 Updated Plan in the same manner as it did the 1990 Plan;

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the McCall Redevelopment Agency, McCall, Idaho:

1. That the 2006 Updated Plan, a copy of which is attached hereto as Exhibit 1 and incorporated herein by reference, includes a statement of updated information listing:

   (a) The kind, number, and location of all proposed public works or improvements within the revenue allocation area;

ATTACHMENT NO. 12
(b) An updated economic feasibility analysis;
(c) A detailed list of estimated and updated project costs;
(d) An updated fiscal impact statement showing the impact of the revenue allocation financing, both until and after the bonds are repaid, upon all taxing districts levying taxes upon property within the revenue allocation area;
(e) An updated description of the methods of financing all estimated project costs and the time when related costs or monetary obligations are to be incurred.
(f) Updated information about the private properties which may be acquired by the Agency

2. That this Resolution constitutes the necessary action of the Agency under the Urban Renewal Law, the Economic Development Act, and the 1990 Plan for approving the 2006 Updated Plan.

3. The Chairman, Executive Director, and staff of the Agency are hereby authorized and directed to approve this 2006 Updated Plan.

4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

ADOPTED AND APPROVED this ____ day of _____________, 2006.

___________________________
__________________, Chairman

ATTEST:

___________________________
__________________, Secretary