

**SPECIAL MEETING
McCall Redevelopment Agency**

Agenda

December 12, 2021 – 8:00 am

Legion Hall

216 E. Park Street, McCall, ID 83638 and [TEAMS meeting](#)

This will be both an in person and virtual meeting. In maintaining 6-foot social distancing requirements Legion Hall's audience capacity is 16. The Agency Commissioners and staff who are anticipated to be in attendance is 10. The first 14 persons who appear will be allowed to be present in the meeting location. **Social distancing will be enforced.** Masks are encouraged in accordance with the CDC guidelines.

All other persons may be in attendance virtually via Teams. Any member of the public can join and listen only to the meeting at 8:00 a.m. by calling in as follows: 208-634-8900 Meeting ID 726 837 869# If there are any questions or you would like a computer link, contact Michelle Groenevelt, Community and Economic Development Director at mgroenevelt@mccall.id.us or (208)534-5229.

CALL TO ORDER AND ROLL CALL

Monty Moore, Colby Nielsen, Rick Fereday, Nic Swanson, Mike Maciaszek, Tabitha Martineau and Lew Ross.

NEW BUSINESS

- (Action Item) - Consider applicants for board seats for recommendation to City Council.

NEXT MEETING

Next Regular Meeting – January 18th

ADJOURN

American with Disabilities Act Notice: McCall Legion Hall is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142.

FROM THE DESK OF

Michelle Rentzsch

October 27, 2021

BessieJo Wagner, City Clerk
City of McCall
216 E. Park Street
McCall, ID 83638

Dear Ms. Wagner

I read with interest the advertisement seeking volunteers for the McCall Redevelopment Agency Board. I've recently moved to the McCall area after retiring as a professional planner in Illinois, with my son who has just started his Freshman year at MDHS. With over 26 years of professional planning experience, I hope that I can offer some helpful input on the many exciting projects in the works as well as future planning endeavors.

In my position with the City of Crystal Lake, IL, the planning team was able to complete many positive accomplishments. Projects that included neighborhood pattern books, inclusionary zoning, watershed and conservation overlays, zero lot-line developments, mixed use projects, historic preservation, and economic development initiatives were all executed to maintain and grow a vibrant and strong town.

With this background and more time to serve my community in my retirement, I'm hopeful I can be of value to the Board. After you have had the opportunity to review this material, please let me know if you need further information and I look forward to the possibility of working with the professional staff and the other Board members in serving the residents of McCall. Thank you for your consideration.

Sincerely,

Michelle Rentzsch

Michelle Rentzsch

EXPERIENCE

DIRECTOR OF COMMUNITY DEVELOPMENT, CITY OF CRYSTAL LAKE, IL – 1996-2021

- Increasing levels of responsibility; starting as a Planner, then promoted to City Planner, then Director of Planning & Economic Development, and finally Director of Community Development.
- Managed a 25-member team in the planning & zoning, building, engineering, and economic development disciplines.
- Project planner on large-scale national builder subdivisions to custom-builders completing infill and adaptive reuse projects and hundreds of commercial projects.
- Oversaw neighborhood storm sewer improvement projects that included stakeholder education, coordination, design, and implementation and administered watershed special regulations for the overlay district.
- Represented the City in economic development retention, recruitment and promotional initiatives to support and grow existing businesses, attract desirable employers and retailers, and comprehensively promote the community's assets to the regional market.
- Active participant in the Downtown MainStreet Program to support this comprehensive strategy to ensure the downtown district maintained its historic aesthetic, supported and grew its businesses, and hosted a range of events to delight residents and visitors alike and expand business exposure.

ASSISTANT PLANNER, CITY OF WAUKEGAN, WAUKEGAN, IL - 1995-1996

- Reconciled tax parcels using Microstation software
- Prepared zoning reports for residents' variation requests

EDUCATION

DePaul University, Chicago, IL – B.A. Urban Planning

PROFESSIONAL ORGANIZATIONS

- American Planning Association members, AICP
- International Society of Arboriculture member, certified arborist (retired)
- International Council of Shopping Centers, past State Advisory Board member
- McHenry County Economic Development Committee, past Board member
- MainStreet Downtown Crystal Lake, founding and past Board member

NORTHWEST HERALD

Crystal Lake's Community Development Director retires

Former assistant city planner now filling in the position

By Cassie Buchman

August 07, 2021 at 6:00 pm CDT

✕ Expand



Former Crystal Lake Community Development Director Michelle Rentzsch receives a plaque from Crystal Lake Mayor Haig Haleblian commending her for her work in Crystal Lake. Rentzsch retired from her position after 25 years earlier this week. (Screengrab from meeting recording)

Crystal Lake Community Development Director Michelle Rentzsch retired earlier this week after almost three decades with the city.

Her last official day was Wednesday, making Tuesday Rentzsch's last City Council meeting after working for Crystal Lake for 25 years.

On Thursday, Katie Cowlin, formerly Crystal Lake's assistant city planner, stepped into Rentzsch's role as the new director of community development.

Rentzsch first announced her retirement from the city of Crystal Lake several months ago, City Manager Gary Mayerhofer said.

City Council members and staff commended Rentzsch during Tuesday's City Council meeting for making the community development department a more positive place, with friendly customer service.

"Michelle is simply the best and she has been for almost three decades," Mayerhofer said.

Calling her the "principal architect for quality growth and development in this community," Mayerhofer said Rentzsch's fingerprint is on the hundreds of petitions that have successfully gone through the city's development process.

"You've always found a successful outcome," he said, adding that Rentzsch evolved Crystal Lake's community development department into a "customer service machine" that has earned respect from local businesses and residents. "We constantly get wonderful compliments."

"At the end of the day it's really about leaving an organization, leaving a community, better than you found it," Mayerhofer told Rentzsch.

"There's no doubt in my mind that Crystal Lake is a better place because of you."

Rentzsch, speaking at the meeting, said everything city officials were congratulating her for “was all part of a big team happening here at Crystal Lake,” which included city staff and the City Council.

“We’ve had a lot of interesting nights here in these council chambers,” Rentzsch said. “There have been some challenging nights, we’ve had a lot of great successes, and people are making great contributions. They’re investing in our town, it’s growing bigger and better.”

Rachel Santiago-Govier

From: Clair Bowman <cmbavalon@safelink.net>
Sent: Thursday, December 2, 2021 12:53 PM
To: Michelle Groenevelt; Rachel Santiago-Govier
Subject: FW: McCall Redevelopment Board

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Clair Bowman <cmbavalon@safelink.net>
Sent: Friday, November 5, 2021 8:07 AM
To: 'mgroenevelt@mccall.id.us' <mgroenevelt@mccall.id.us>
Subject: McCall Redevelopment Board

Michelle,

I would very much like to join the McCall Redevelopment Board. I've looked on the urban renewal page but find no way to apply for one of the open board positions. Please consider me for that role.

I helped found the Meridian urban renewal agency (2001-2003) and then served as its Executive Director for three years. Beyond that experience, I have a strong background in several other areas potentially of benefit to MRA: economics (MA degree), statistics (Post-Doctoral work), transportation (30+ years in Idaho), and accounting (13 years as treasurer for Meridian Fire District). I've owned a number of properties (rental homes) in McCall over the years and, through my knowledge of the State's transportation funding, helped the Chamber of Commerce in the 1990s to secure some of the first grants for improving 3rd Street. I am now married and living full time in McCall.

Please let me know if there is a more formal way to apply.

Clair Michael Bowman
208 / 484-4414
998 Valley Rim Road, McCall

EDUCATION

Post Doc. – Applied Statistics, University of Colorado

Ed. D. – Social Sciences, Indiana University

M.A. – Economics, University of Colorado

B.A. – Secondary Education, Indiana University

PERSONAL STRENGTHS

- Effective leadership skills and a strong ability to build trust, confidence, and good working relationships with others
- Broad familiarity with Idaho statutes relating to public agencies
- Personal experience with project development, real estate and financial fundamentals, urban and economic development planning and design principles, contract development and personnel management
- In-depth knowledge of budgeting, budget management and public finance procedures
- Broad range of contacts and first-name relationships throughout southwestern Idaho, both in private and public sectors.

RELEVANT EXPERIENCE

- 1976 – 1986: Professor of Education at Boise State University; then manager of what became the Information Technology program; then personal assistant to the Executive Vice President.
- 1986 – 2004: Executive Director southwest Idaho Metropolitan Planning Organization for Ada and Canyon Counties (originally Ada Planning Association, now known as COMPASS).
 - Won several national awards for planning excellence
 - Planned, organized, and implemented the first-ever two-county cooperative association between Ada and Canyon Counties (COMPASS)
 - Served as senior staff person to a Board consisting of 13 elected officials from Ada County (Ada Planning Association) and 30+ elected officials from Ada and Canyon Counties (COMPASS)
 - Served as registered lobbyist for Ada Planning Association to Idaho State Legislature
 - Assisted in establishing Southwest Idaho's annual Leadership Conference and setting agendas for its first decade of two-day conferences
- 1990 – 2000: Evaluated and recommended residential real estate acquisitions for clients' rental purposes
- 1996 – 1999: Founding Member and Board Member, Boise City Club
- 1997: Facilitator, Greater Boise Chamber of Commerce's Western Idaho Fair Review Task Force
- 2001: Facilitator, Board of Ada County Commissioners' first long-range plan for the Western Idaho Fairgrounds and racetrack
- 2002-2004: Committee chair for City of Meridian urban renewal agency creation
- 2004 – 2006: Director, Meridian Development Corporation (Meridian's urban renewal agency)
- 2004 – 2011: Appointed Member, Western Idaho Fair Board
 - Served one year as Chair of the Board
 - Served as Board liaison to project team for late 2000s' contracted effort to consider whether to relocate the fairgrounds
- 2007 – Present: Senior Transportation Planner, City of Nampa
 - Lead project teams on design and occasional construction of roadway improvement projects
 - Purchase right-of-way to expand the roadway network – about 150 purchases
 - Serve as liaison to regional transportation planning agencies in Ada and Canyon counties

MISCELLANEOUS RELEVANT ACTIVITIES

- 20+ years as management consultant and information technology developer throughout southwest Idaho
- Gubernatorial appointee to Idaho Transportation Department's Forum on Transportation Investment
- Boise Mayoral appointee to Boise Air Terminal Board of Directors
- Building Committee Chair, including construction Project Manager, for my church
- Adjunct faculty member, Princeton University and University of Delaware

Rachel Santiago-Govier

From: James Woolcott <jamesr.woolcott@yahoo.com>
Sent: Monday, December 6, 2021 7:36 PM
To: Rachel Santiago-Govier
Subject: Re: MRA Board Position
Attachments: Woolcott Resume copy.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello, I would like to introduce myself. My name is James Woolcott. My family and I live in McCall. My wife works as a speech language pathologist at St. Luke. My oldest daughter (Payton) is a freshman and very active in sports. My middle child (Presley) is in 3rd grade and is really into art. My youngest (Brennan) is 3 years old and attends daycare in town. About me, I have a small Earthworks company that operates in valley county. My oldest daughter works with me often. We do anything from roads, foundation building, driveways, septic systems, rockway building, landscaping etc. I've been in the construction business for 20 years. Along with my own business, I also work with Falveys Earthworks. Before my family and I moved to this great area, I worked for a big mining operation as a manager of aggregates. We had a work force of over 100 people and produced over 3 million tons of aggregate a year. My accountabilities included budgeting, production planning, construction planning, long-term mine planning, supervising work force, and safety training. I am very familiar with many types of construction, I know what costs are involved for building, I know how and what it takes to get a job done.

McCall is a great town and it would be an honor to (serve the people here) (help make this great town even better).
Thanks for you consideration James Woolcott
See resume below

[Sent from Yahoo Mail for iPhone](#)

On Monday, December 6, 2021, 9:37 AM, Rachel Santiago-Govier <rsantiago-govier@mccall.id.us> wrote:

Thank you. I'll keep an eye out for it. Our meeting is at 8am on Tuesday morning.

From: James Woolcott <jamesr.woolcott@yahoo.com>
Sent: Monday, December 6, 2021 9:20 AM
To: Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>
Subject: Re: MRA Board Position

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Ok great. I'll get a letter and resume sent over this evening



JAMES WOOLCOTT

HIGHLY CAPABLE AND KNOWLEDGEABLE PERSON IN THE AGGREGATE FIELD WITH 10+ YEARS EXPERIENCE.

JAMESR.WOOLCOTT@YAHOO.COM

(530) 366-4074

PROFESSIONAL PROFILE

SUPERVISOR FOR SECONDARY PRODUCTION PLANT

- LEADERSHIP, COMPLEX PROBLEM SOLVING, SCHEDULING, TEAM BUILDING, PROFIT PLANNING, SCHEDULED MAINTENANCE, CONFLICT RESOLUTION, NEW HIRING, CROSS TRAINING, SAFETY TRAINING, EMERGENCY RESPONSE TEAM, PRODUCTION GOALS, QUALITY CONTROL, CUSTOMER SERVICE

PLANT OPERATION AND EQUIPMENT OPERATION

- OPERATE PRODUCTION PLANT WITH CAPABILITY OF 2000 TPH, RUN LOADOUT SYSTEM FOR TRUCK AND RAIL LOADING, FILTER PRESS PLANT, BELT PRESS PLANT, OPERATE SAND FRACTIONATION PLANT, POLYMER SYSTEM, MOBILE CRUSHER, CONCRETE BATCH PLANT (WET AND DRY) D8, D10, BACKHOE, 938 LOADER, 988 LOADER, 992 LOADER, SKID STEER, SKIP LOADER, 30K MUD DRILLING RIG, 50K MUD DRILLING RIG, COMMERCIAL DRIVERS LICENSE CLASS A

EDUCATION, TRAINING, CERTIFICATIONS

- ESPARTO HIGH SCHOOL DIPLOMA, AMERICAN RIVER COLLEGE (G.E), MSHA CERTIFIED, OSHA, MANAGEMENT TRAINING, SAFE START VOLUME 1 & 2, BUILDING GREAT LEADERS, CAT EQUIPMENT TRAINING, MARTIN BELT AND CONVEYER CLASS, HP5 CRUSHER SCHOOL, MATERIAL GRADATION AND DURABILITY TRAINING.
- PROFICIENT IN EXCEL, WORD, OUTLOOK, EMAIL, INTERNET, COMMAND BATCH, INVENTORY CONTROL, ROCK TALK, CRYSTAL, FACTORY TALK, R.S VIEW, APEX

JOB HISTORY

- GRANITE ROCK, AROMAS CA, 2013-2021 SECONDARY SUPERVISOR
- WATER DEVELOPMENT/NATIONAL DRILLING WOODLAND CA, 2010-2013 DRILLER
- CEMEX, ANTIOCH CA, 2006-2010, BATCHMAN/PLANT SUPERVISOR

SKILLS AND INTEREST

- VERY ORGANIZED WITH ATTENTION TO DETAIL
- POSITIVE ATTITUDE
- WORKS WELL UNDER PRESSURE
- MECHANICALLY INCLINED
- ENJOY WORKING ON MY 4X4 ROCK CLIMBER
- FISHING, HUNTING, PLAYING GOLF, CAMPING WITH MY FAMILY

MONTY MOORE

montymoore11@hotmail.com

P.O. Box 2790
McCall, ID 83638

(208) 634-1944 (H)
(208) 630-3697 (C)

Retired Finance Professional

Senior finance professional with over 40 years of experience gained with small and Fortune 500 companies with proven strengths improving profits and award-winning operational performance. Key competencies include:

- Financial Analysis
- Sarbanes-Oxley
- GAAP Compliance
- Policy Development
- Fixed Asset Schedules
- Due Diligence
- Operational Controls
- Financial Statements
- Standard Cost Accounting
- System Implementations
- Sales Taxes
- Change Management
- A/R, A/P & Payroll
- Management Reporting
- Inventory Management
- Forecasting
- Payroll Taxes
- Supply Chain Management

EXPERIENCE

Current Volunteer Positions

2015 – Present

Boy Scout Assistant Troup Leader Troup 246
Village Condominium HOA Board Member
McCall Redevelopment Agency Board Member
Valley County Gun Club Secretary/Treasurer

Financial Consulting & Accounting Services

2008 – 2015

Contract CFO and business development consulting, QuickBooks Master, Budgeting Master

Business Financial Consultant

Financial reporting, bookkeeping, accounting and financial planning for various companies:

- Custom home builder in McCall, ID.
- Internet content delivery services.
- Designer and manufacturer of women’s apparel.
- Manufacturer of men’s golf apparel.
- Start-up media production and TV broadcasting company, marketing gift cards.
- Developed and integrated large scale ERP system designed around Sage MAS 500.
- Established policies and procedures based on SOX compliance.
- Created early Human Resources essentials and policies.
- Financial business partner to upper management and all department heads.
- Built a complete FP&A Excel model used for business planning.
- Extensive cash flow and cash projections management reporting.

AVID TECHNOLOGY, INC. / M-AUDIO, Aliso Viejo, CA

2005 - 2008

Manufacturer hardware and software digital video and audio professional and consumer products
Controller

CONTRACT ASSIGNMENTS (during relocation from northern CA to southern CA),
Orange County, CA **2003 – 2005**

OCUITY, INC. / AMERITRACK, INC., Union City, CA **2000 - 2003**
Start-up Company: Provide mobile asset tracking using GPS and web based reporting
Vice-President and Controller

CALIFORNIA MICROWAVE/INTERLINK COMMUNICATIONS. INC., Sunnyvale **1997 - 2000**
\$10M manufacturer of telecommunication equipment and operated a satellite communications center
Vice-President/Controller

SILICON GRAPHICS, INC., Mountain View, CA **1994 - 1997**
Manufacturer of high-performance computing hardware and software
Senior Financial Analyst

MONTY'S PLACE – Restaurant Owner **1991 -1993**

UNISYS CORPORATION / BURROUGHS CORP., **1977 - 1991**
Director of Finance

EDUCATION

Masters Degree - Economics ó University of Southern California, Los Angeles, California
Bachelors Degree - Economics ó Cal State University Northridge, Northridge, California

TECHNICAL

SAP, Oracle, Hyperion, QuickBooks, MAS 90/200/500, DataFlo, Manfact, Navision, PowerPoint,
Word, Excel, Outlook, MS Office, ApparelMagic