

McCall Redevelopment Agency
Agenda
June 15, 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 2. The first 14 persons who appear will be allowed to be present in the meeting location. **Social distancing will be enforced.**

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 423 987 081# 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.

CONSENT AGENDA

Minutes from the February 16, 2021, meeting (Action Item)
Minutes from the April 6th, 2021, meeting (Action Item)
Minutes from the May 4th, 2021, meeting (Action Item)
Invoice Westover Artworks May 18, 2021 (Action Item)
Invoice Elam & Burke May 31, 2021 (Action Item)

NEW BUSINESS

- Financial Statements and Cash Flow- Linda Stokes
- Mill Whistle Update – Amy Westover
- Consider approval of Resolution No. 02-2021 regarding intent to terminate the 1990 Urban Renewal Plan for the Railroad Avenue Area and the corresponding revenue allocation area (Action Item)
- Review and approve task order for engineering of E. Lake Street (North end) in conjunction with the Carey Project and Brown Park entrance. Improve roadway and parking configuration (Action Item)
- Review and approve design estimate for Hemlock and E. Lake Street Engineering Design (Action Item)
- Review and discuss expenses associated with traffic count and data collection at the public boat ramp. Approve cost share for traffic counters at boat ramp (Action Item)
- Brown Park & E. Lake Street Construction update

NEXT MEETING

Next Regular Meeting – July 20, 2021

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.

McCall Redevelopment Agency
Minutes
February 16, 2021 – 8:00 am
McCall Legion Hall
216 E. Park Street, McCall, ID 83638 and TEAMS meeting

CALL TO ORDER AND ROLL CALL

Monty Moore, Colby Nielsen, Nic Swanson were absent. Rick Fereday, Mike Maciaszek, Tabitha Martineau and Lew Ross were present. Community and Economic Development Director Michelle Groenevelt, Consulting Attorney Meghan Conrad, Permit Technician Rachel Santiago-Govier, Parks and Recreation Director Kurt Wolf and Public Works Director Nathan Stewart were also present.

CONSENT AGENDA

- Minutes from January 19, 2021 (Action Item)
- ICRMP Invoice date September 1, 2020 (Action Item)
- Elam and Burke Invoice dated January 31, 2021 (Action item)
- Westover Artworks Invoice date February 8, 2021 (Action Item)

Member Martineau made a motion to approve the Consent Agenda. Member Maciaszek seconded the motion. All members voted aye and the motion carried.

NEW BUSINESS

- Financial Statements and Cash Flow- Linda

Treasurer Stokes gave an update on the Cash Flow. She thinks they will be under budget by about \$3,200 for the year compared to what was budgeted for the first part of the year. She assumes that by the end of the year they will have spent 100% of their professional services budget.

- Mill Whistle Update – Amy Westover

Ms. Westover gave an update on the Mill Whistle project. She is trying to track down a professional to have the proper sized boiler made for the project. She is still locating someone to do it. She has been speaking with Cole Industrial that will give her a quote and the specs on the needed equipment.

- Lakefront and Brown Park Improvement Construction and Design and Construction Document Update- Kurt Wolf, Greg Baer

The foundation of the park is 90% complete. The contractor will be back in the spring to put the finishing touches as the playground and entrance are finished. They are very close to the final design as seen at the January meeting. The goal will be to identify a base bid to allow it to be opened to the public.

- Lakefront and Brown Park Improvement Funding Request and/or Ratification of Project direction and related expenditures – Kurt Wolf (Action Item)

An update was given and no action was taken. MRA will reimburse the City for roughly 589,000. All costs were reviewed by city staff and per diem costs in the acceptable per diem range for expenses.

- MRA 2020 Draft Annual Report – Consider tentative approval of the 2020 Annual Report and select meeting date to take comments from the public (Action Item)

A meeting date of March 9th, 2021 was set to take comments on the annual report. No action was taken.

- Amended and Restated Bylaws – Resolution No. 01-2021 (Action Item)

Member Maciaszek made a motion to approve Resolution No. 01-2021. Member Ross seconded the motion. A roll call vote was held. Member Ross – Aye. Member Martineau – Aye. Member Maciaszek – Aye and Chair Fereday – Aye.

- RAI Legislative Update

The Idaho legislature has been in session for a month. The most significant bill for local taxing districts is the proposed Budget Cap bill, reintroduced as Senate Bill 1108. The impact on Urban Renewal districts is that the increment unit given will be limited to 50-75% of that increment for their budgets. The McCall district is the only one in the state slated to terminate in 2021. There was a lawsuit filed against Boise for 2 districts. The cases were dismissed. The RDAI gave comment. If the bill passes, there is a nuanced financial impact for our district.

NEXT MEETING

- Next Regular Meeting – March 9, 2021

ADJOURN

Member Ross made a motion to adjourn. Member Maciaszek seconded the motion. All members voted aye and the meeting was adjourned.

Date:

Rick Fereday, MRA Chair

Attest:

Michelle Groenevelt, AICP

McCall Redevelopment Agency
Minutes
April 6th, 2021 – 8:00 am
McCall Legion Hall
216 E. Park Street, McCall, ID 83638 and TEAMS meeting

Due to McCall's commitment to stay healthy in response to the COVID-19 Emergency and ensuring that the Agency's Business continues, this was both an in person and virtual meeting. In maintaining 6-foot social distancing requirements Legion Hall's audience capacity was 11.

CALL TO ORDER AND ROLL CALL

Colby Nielsen, Rick Fereday, Mike Maciaszek, Tabitha Martineau and Lew Ross were present. Monty Moore and Nic Swanson were absent. Rick Fereday left the meeting at 8:45 and Lew Ross joined at 8:10. Community and Economic Development Director Michelle Groenevelt, Parks and Recreation Director Kurt Wolf, Economic Development Planner Delta James, City Treasurer Linda Stokes and Permit Technician Rachel Santiago-Govier were also present.

CONSENT AGENDA

Minutes from February 16, 2021 meeting (Action Item) – tabled until May 4th, 2021

Minutes from March 9th, 2021 meeting (Action Item) *Member Maciaszek made a motion to approve the consent agenda. Member Nielson seconded the motion. All members voted aye and the motion carried.*

Elam & Burke Invoices dated February 2021 (Action Item) *Member Martineau made a motion to approve the consent agenda. Member Nielson seconded the motion. All members voted aye and the motion carried.*

NEW BUSINESS

-Financial Statements and Cash Flow- Linda Stokes

Treasurer Stokes presented the Cash Flow and Financial statements to the board.

-Mill Whistle Update – Amy Westover

Ms. Westover gave an update to the Mill Whistle project. A custom-built boiler will be cost prohibitive. They have decided to try out a air powered option. One additional option would be a wood fired boiler. A number of options for onsite vs. trucked in power for the whistle were discussed. They decided to work with Walt and Kurt to get it in workable condition and to test on a loaned air compressor. Planner James will coordinate a meeting of all parties needed to make this happen this week.

-Annual Report: Receive public comment on the Annual Report, accept the Annual Report by Resolution, instruct Chair to file the Annual Report with the City Clerk, and authorize publication of the legal notice of filing (Action Item)

Chair Fereday opened and closed the public hearing without comment from the public.

Member Ross made a motion to accept the Annual Report by Resolution, instruct Chair to file the Annual Report with the City Clerk, and authorize publication of the legal notice of filing. Member Nielsen seconded the motion. All members voted aye and the motion carried.

-Consider Letter of Intent to Terminate Taxing District to the overlapping taxing districts (Action Item)

Member Nielsen made a motion to accept the Letter of Intent with revisions of added accomplishments and revised dates. Member Maciaszek seconded the motion. All members voted aye and the motion carried.

-Project Update - Kurt Wolf

Mr. Wolf gave an update on the Lake Street and Brown Park Improvement project.

RAI Legislative Update –

Ms. Conrad, consulting attorney gave the legislative update.

NEXT MEETING

Next Regular Meeting – May 4, 2021

ADJOURN

Member Ross made a motion to adjourn. Member Maciaszek seconded the motion. All members voted aye and the meeting was adjourned at 9:15.

Signed: April 6th, 2021

Attest:

Rick Fereday
MRA Chair

Michelle Groenevelt
Community Development Director

Westover Artworks llc.

STUDIO
4813 River Rd..
Buhl Idaho 83316

PHONE
208-869-7927

EMAIL
amy@amywestover.com

WEB
www.amywestover.com

DATE

May 18, 2021

TO

City of McCall
216 E. Park Street
McCall, Idaho 83638

PROJECT TITLE: McCall URD Plan and Public Art

PROJECT DESCRIPTION: Mill Whistle Project

P.O. NUMBER:

INVOICE NUMBER: MURD 03

TERMS:

DESCRIPTION	QUANTITY	UNIT S	COST
Design Fee			\$ 4,000.00
Management fee			\$ 2,000.00
Whistle restoration			\$ 4,000.00
Materials purchase for sculpture, metal			\$ 15,000.00
Seattle testing: valve, steam hose, fittings, pipe stand			\$ 3,500.00
Steam boiler purchase			\$ 10,500.00
Transportation/travel			\$ 1,000.00
Subtotal			\$ 40,000.00
Tax			\$ 0.00
Total			\$40,000.00

This invoice reflects some completed items, upcoming material purchases and anticipated payments that will be due by the time the funds are received from this invoice, approximately July 1, 2021. Invoices will be submitted monthly until project completion at the end of September 2021.

Thank you.

Sincerely yours,

Amy Westover

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

McCall Redevelopment Agency
Attn: Michelle Groenevelt
216 East Park Street
McCall, ID 83638

May 31, 2021

Invoice # 191015
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED
From May 2, 2021 Through May 31, 2021

RE: General

CLIENT/MATTER: 09259-00003

		HOURS		AMOUNT
5/02/21	MSC	.30	Review draft first amendment to the artwork commission agreement. Review agenda to confirm the agenda item included. Consider potential alternative format for the upcoming agency board meeting.	64.50
5/03/21	AKS	2.00	Review draft amendment to public art agreement. Draft, revise and send revised amendment to client. Call with client regarding amendment.	400.00
5/04/21	MSC	1.00	Attend MRA meeting. Draft follow up email to Linda Stokes concerning status of FY21 budget.	215.00
5/14/21	KSK	.20	Email to client enclosing state tax commission attestation form with instructions regarding modified plan information.	20.00
5/17/21	MSC	.50	Review STC guidance re H389 and note impact on taxing districts from terminating RAA. Call with Mr. Dornfest to discuss same.	107.50
5/22/21	MSC	1.30	Work on drafting and revising the termination resolution for the Railroad Avenue Area. Work on drafting the termination plan.	279.50
5/23/21	MSC	.80	Work on revising the termination plan. Begin to work on drafting the termination budget.	172.00
5/27/21	MSC	.20	Revise letter to the taxing entities concerning RAA termination and circulate the updated version to MDC staff for transmittal.	43.00
5/31/21	MSC	1.30	Work on preparing the termination budget for the 1990 Railroad Avenue plan. Circulate email to	279.50

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ELAM & BURKE
ATTORNEYS AT LAW

251 East Front Street, Suite 300
Post Office Box 1539
Boise, Idaho 83701
Telephone 208 343-5454
Fax 208 384-5844

Tax Id No. 82-0451327

RE: General

CLIENT/MATTER: 09259-00003
May 31, 2021
Invoice # 191015

MRA staff concerning termination resolution,
termination plan and draft termination budget
seeking clarification as to MRA's current budget
position.

PROFESSIONAL FEES 1,581.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Schaus, Amanda K.	Of Counsel	200.00	2.00	400.00	.00	.00
Conrad, Meghan S.	Shareholder	215.00	5.40	1,161.00	.00	.00
Kline, Kim S.	Paralegal	100.00	.20	20.00	.00	.00
			7.60	1,581.00	.00	.00

INVOICE TOTAL 1,581.00

CITY OF MCCALL
BALANCE SHEET
MAY 31, 2021

URBAN RENEWAL AGENCY FUND

ASSETS

90-10100	CASH ALLOCATED TO OTHER FUNDS	(19,223.52)	
90-10102	CASH ALLOCATED-OTHER UR DISTR.	(56,681.99)	
90-11200	URD CHECKING ACCT.		246,463.72	
90-11201	CASH - LGIP #3389		1,160,802.83	
90-13013	DUE FROM OTHER FUNDS		53,498.34	
90-16300	IMPROVEMENTS OTHER THAN BLDGS		3,498,650.00	
90-16310	ACCUM DPN OTHER IMPROV.	(2,699,360.00)	
90-16600	BOND ISSUANCE COSTS		.16	
90-17000	LAND		293,115.13	
90-18000	PROPERTY TAX RECEIVABLE		765,454.00	
	TOTAL ASSETS			3,242,718.67

LIABILITIES AND EQUITY

LIABILITIES

90-20213	DUE TO OTHER FUNDS		103,162.00	
90-21100	DEFERRED REVENUE - PROP TAXES		762,984.00	
90-21160	PREPAID INTEREST	(18,250.00)	
90-21161	ACCUMULATED AMORT - PPD INT		18,250.00	
90-22550	URD CURRENT PORTION		.32	
90-23250	U.R. 2007A BOND ISSUE PREMIUM		32,879.90	
90-23251	ACCUMULATED AMORT. PREMIUM	(32,880.00)	
	TOTAL LIABILITIES			866,146.22

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
90-29000	FUND BALANCE	2,246,144.40		
90-29100	INVESTMENT IN FIXED ASSETS	.10		
	REVENUE OVER EXPENDITURES - YTD	130,102.02		
	BALANCE - CURRENT DATE		2,376,246.52	
	TOTAL FUND EQUITY			2,376,246.52
	TOTAL LIABILITIES AND EQUITY			3,242,392.74

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2021

URBAN RENEWAL AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
	<u>TAX INCREMENT REVENUE</u>					
90-30-010-100.0	TAX INCREMENT	10,203.30	547,386.85	793,819.00	246,432.15	69.0
	TOTAL TAX INCREMENT REVENUE	10,203.30	547,386.85	793,819.00	246,432.15	69.0
	<u>INTEREST REVENUE</u>					
90-30-045-100.0	INTEREST INCOME	176.20	2,285.99	8,400.00	6,114.01	27.2
	TOTAL INTEREST REVENUE	176.20	2,285.99	8,400.00	6,114.01	27.2
	<u>APPROPRIATED FUND BALANCE</u>					
90-30-050-997.0	APPROPRIATED FUND BALANCE	.00	.00	1,215,162.00	1,215,162.00	.0
	TOTAL APPROPRIATED FUND BALANCE	.00	.00	1,215,162.00	1,215,162.00	.0
	<u>OTHER REVENUE</u>					
90-30-070-900.0	MISCELLANEOUS REVENUE	.00	16,442.36	.00	(16,442.36)	.0
	TOTAL OTHER REVENUE	.00	16,442.36	.00	(16,442.36)	.0
	TOTAL FUND REVENUE	10,379.50	566,115.20	2,017,381.00	1,451,265.80	28.1

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2021

URBAN RENEWAL AGENCY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>URBAN RENEWAL AGENCY EXPENSES</u>					
	<u>OPERATING EXPENSE</u>					
90-40-150-300.0	PROFESSIONAL SERVICES	4,460.50	7,913.17	51,250.00	43,336.83	15.4
90-40-150-350.0	ENGINEER SERVICES	.00	.00	100,000.00	100,000.00	.0
90-40-150-410.0	INSURANCE	.00	1,546.00	1,546.00	.00	100.0
90-40-150-657.0	BANK CHARGES	167.40	1,274.51	1,625.00	350.49	78.4
	TOTAL OPERATING EXPENSE	4,627.90	10,733.68	154,421.00	143,687.32	7.0
	<u>CAPITAL EXPENSE</u>					
90-40-200-700.0	DT PUBLIC ART	.00	25,000.00	90,000.00	65,000.00	27.8
	TOTAL CAPITAL EXPENSE	.00	25,000.00	90,000.00	65,000.00	27.8
	<u>INTER-FUND TRANSFER EXPENSE</u>					
90-40-600-971.0	FUND TRF-COMMERCIAL WATERFRONT	.00	400,279.50	1,772,960.00	1,372,680.50	22.6
	TOTAL INTER-FUND TRANSFER EXPENSE	.00	400,279.50	1,772,960.00	1,372,680.50	22.6
	TOTAL URBAN RENEWAL AGENCY EXPENSE	4,627.90	436,013.18	2,017,381.00	1,581,367.82	21.6
	TOTAL FUND REVENUE	10,379.50	566,115.20	2,017,381.00	1,451,265.80	28.1
	TOTAL FUND EXPENDITURES	4,627.90	436,013.18	2,017,381.00	1,581,367.82	21.6
	NET REVENUE OVER EXPENDITURES	5,751.60	130,102.02	.00	(130,102.02)	.0
	<u>CONTINGENCY</u>					
	REV/EXP WITH CONTINGENCY	5,751.60	130,102.02	.00	(130,102.02)	.0

CITY OF MCCALL
BALANCE SHEET
MAY 31, 2021

DT W URBAN RENEWAL PRJ.

ASSETS

91-10102	CASH ALLOCATED-OTHER UR DISTR.	56,681.99	
91-18000	PROPERTY TAX RECEIVABLE	76,540.00	
	TOTAL ASSETS		133,221.99

LIABILITIES AND EQUITY

LIABILITIES

91-21100	DEFERRED REVENUE - PROP TAXES	76,540.00	
	TOTAL LIABILITIES		76,540.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	57,007.92	
	BALANCE - CURRENT DATE	57,007.92	
	TOTAL FUND EQUITY		57,007.92
	TOTAL LIABILITIES AND EQUITY		133,547.92

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2021

DT W URBAN RENEWAL PRJ.

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
	<u>TAX INCREMENT REVENUE</u>					
91-30-010-100.0	TAX INCREMENT	325.93	55,254.28	84,664.00	29,409.72	65.3
	TOTAL TAX INCREMENT REVENUE	325.93	55,254.28	84,664.00	29,409.72	65.3
	<u>INTEREST REVENUE</u>					
91-30-045-100.0	INTEREST INCOME	.00	.00	1,000.00	1,000.00	.0
	TOTAL INTEREST REVENUE	.00	.00	1,000.00	1,000.00	.0
	<u>OTHER REVENUE</u>					
91-30-070-900.0	MISCELLANEOUS REVENUE	.00	1,753.64	.00	(1,753.64)	.0
	TOTAL OTHER REVENUE	.00	1,753.64	.00	(1,753.64)	.0
	TOTAL FUND REVENUE	325.93	57,007.92	85,664.00	28,656.08	66.6

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2021

DT W URBAN RENEWAL PRJ.

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>DT W URBAN RENEWAL PRJ EXPENSES</u>					
	<u>OPERATING EXPENSE</u>					
91-40-150-300.0	PROFESSIONAL SERVICES	.00	.00	20,000.00	20,000.00	.0
	TOTAL OPERATING EXPENSE	.00	.00	20,000.00	20,000.00	.0
	<u>CAPITAL EXPENSE</u>					
91-40-200-998.0	RESERVED - FUTURE CAPITAL	.00	.00	65,664.00	65,664.00	.0
	TOTAL CAPITAL EXPENSE	.00	.00	65,664.00	65,664.00	.0
	TOTAL DT W URBAN RENEWAL PRJ EXPNSE	.00	.00	85,664.00	85,664.00	.0
	TOTAL FUND REVENUE	325.93	57,007.92	85,664.00	28,656.08	66.6
	TOTAL FUND EXPENDITURES	.00	.00	85,664.00	85,664.00	.0
	NET REVENUE OVER EXPENDITURES	325.93	57,007.92	.00	(57,007.92)	.0
	<u>CONTINGENCY</u>					
	REV/EXP WITH CONTINGENCY	325.93	57,007.92	.00	(57,007.92)	.0

EXHIBIT A

THE URBAN RENEWAL AGENCY OF THE CITY OF McCALL, IDAHO, ALSO KNOWN AS THE McCALL REDEVELOPMENT AGENCY

TERMINATION PLAN FOR THE REVENUE ALLOCATION AREA SET FORTH IN THE 1990 URBAN RENEWAL PLAN FOR THE RAILROAD AVENUE AREA

THE “RAILROAD AVENUE PLAN”

The Urban Renewal Agency of the City of McCall, Idaho, also known as the McCall Redevelopment Agency (“Agency”) intends to terminate the revenue allocation area adopted at the time of the original adoption of the 1990 Urban Renewal Plan for the Railroad Avenue Area, by the McCall City Council on December 13, 1990, by Ordinance No. 578, as amended in 2006, pursuant to Section 900 of the Railroad Avenue Plan, and currently referred to as the Railroad Avenue Plan (the “Plan”) for the Railroad Avenue revenue allocation area or project area (the “Project Area”). The termination date for this revenue allocation area as set forth in the Plan is December 31, 2020; except for revenues to be received in 2021, as authorized pursuant to Idaho Code § 50-2905(7). The Agency has reviewed the projected revenues and expenses of the Plan and Project Area and has determined the revenue allocation area can be terminated by December 31, 2021, effective retroactive to January 1, 2021, as it relates to assessed values within the Project Area. As a result, the Agency will not receive revenue allocation funds in calendar year 2022, generated from the 2021 assessed values, and the allocation of revenues under § 50-2908, Idaho Code, shall cease effective January 1, 2021¹.

Based on updated budget information, this Termination Plan is prepared in order to describe the Agency’s plan to pay its financial obligations, to specifically addresses the payment of certain obligations on or before September 30, 2021, and the reservation of revenue allocation proceeds to pay certain obligations after September 30, 2021, and the disposition of Agency real property assets.

Intent Regarding Delinquencies:

The Agency requests the County Treasurer to not distribute to the Agency any Railroad Avenue revenue allocation funds from delinquency tax payments in calendar year 2022, or subsequent years, generated from the 2020 assessed values, or earlier. The County Treasurer shall distribute any delinquency tax payments due to the Agency to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area.

Fiscal Year 2021 Termination Budget Summary:

As further set forth below, the Agency expects to pay its certain contractual obligations pursuant to an agreement with the City, as may be amended, and related to the Brown Park Improvement Project on or before September 30, 2021. It is anticipated the scope of work under

¹ The Agency does intend to receive its allocation of revenues generated from the 2020 assessed values in 2021. The allocation of revenues is anticipated to be received by the Agency in February and August 2021.

the agreement with the City will be completed, and the reserved revenue allocation funds paid to the City, on or before September 30, 2021. These expenses are identified in the Railroad Avenue Plan Termination Budget (FY 2021). Additional funds will be reserved to cover any miscellaneous expenses and/or administrative expenses to be incurred in Fiscal Year 2022; however, the Agency will not receive any revenue allocation proceeds in FY2022, or beyond.

The Agency is anticipating there will be a minimal surplus to be distributed back to the taxing districts prior to the end of the Agency's 2021 fiscal year, September 30, 2021. To the extent there are any available surplus funds on September 30, 2021, those funds will be remitted to the County Treasurer to be distributed to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area. It is possible there will be a final distribution of surplus funds on September 30, 2022, following payment of all final Agency expenses and financial obligations.

Real Property Disposition:

The real property owned by the Agency in the Railroad Avenue Project Area, more specifically described below and as shown on Exhibit C, shall be transferred to the City of McCall (the "City") on or before December 31, 2021.

1) 1614 Davis Avenue (MCCALLACREAGE TAX NO. 19 IN GOV'T. LOT 1 S9 T18N R3E INSTR. #197853 8/3/1993 FROM R.J. MANDERY)

2) 216 E. Park Street (MCCALL'S 1ST ADDITION LOTS 6, 7, 8 & 9, BLOCK 11)

Brown Park Improvement Project:

The Agency in partnership with the City is currently working on implementing the Brown Park Improvement Project, which project is managed by the City and is funded by the Agency. This project is anticipated to be completed by September 30, 2021. The contracted amount for the current phase of the project is \$_____. An amendment to the agreement with the City is necessary to account for the next phase of the project. No carryover or cost overruns requiring funding in FY22 are anticipated to occur at this time.

The improvements contemplated under the Brown Park Improvement Project include _____. As noted above, this project is currently underway and is anticipated to be completed on or before September 30, 2021. To the extent there are unanticipated cost overruns and/or construction delays, revenue allocation proceeds will be reserved to pay costs when due, in any event on or before December 31, 2021.

To the extent the Agency determines a surplus existing as of September 30, 2022, following payment of the above financial obligations, then the Agency will return those funds to the County Treasurer for distribution to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area.

1990 RAILROAD AVENUE PROJECT AREA
TERMINATION BUDGET (DRAFT)
FY2021

	Projected Termination Budget
Tax Increment Revenue Fund Balance as of 04/2021	\$ 537,184
Revenue Allocation Fund Receipts through 09/30/2021 (Estimated)	\$ 266,421
Interest	\$ 4,454
Other Revenue (GPSGI)	\$ 16,442
Fund Balance as of 9/30/2020	\$ 1,396,324

TOTAL REVENUE: \$ 2,220,825

Publication Costs	\$ 21
Professional Services Expense (Legal and Auditor)	\$ 55,000
Other Expense (RAI, ICRMP, Bank Account Fees)	\$ 4,401
	\$ 59,422

Public Art

Art and Whistle Restoration	\$ 145,000
	\$ 145,000

Committed Projects: Brown Park/E. Lake Street - City/Agency

City-Agency Design and Engineering Agreement	\$ 200,000
City-Agency Construction Agreement (Project #1 Shoreline Stabilization)	\$ 1,000,000
City-Agency Construction Agreement (Project #2 E. Lake Street & Brown Park Improve	\$ 886,574

Subtotal - Committed Projects: \$ 2,231,574

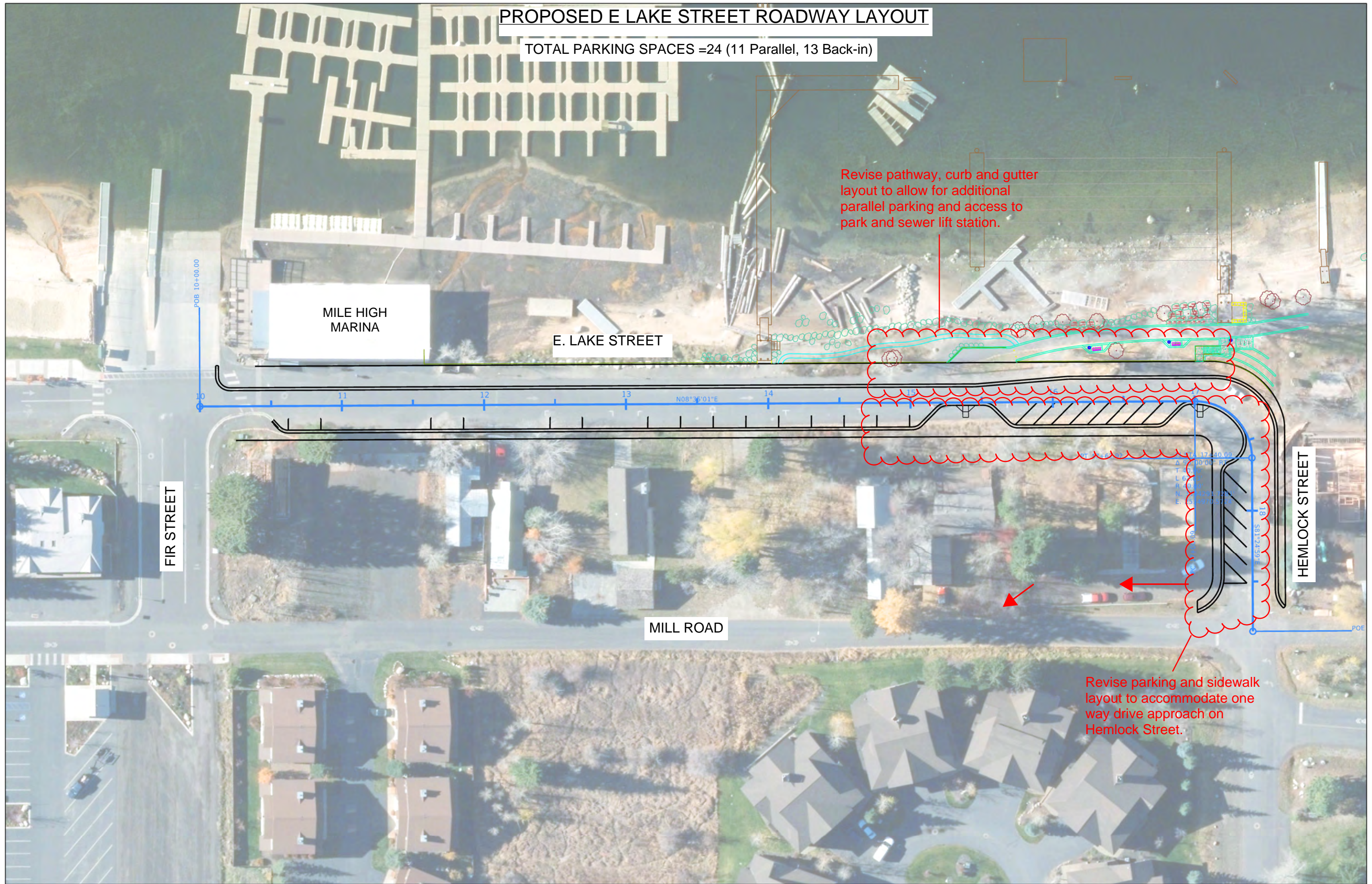
TOTAL EXPENSES: \$ 2,290,996

BALANCE* \$ (70,171)

* The Agency will refund the Balance to Valley County on Sept 30, 2021. Valley County will distribute that amount to the affected taxing districts pro rata based on FY 2020 levy rates.

PROPOSED E LAKE STREET ROADWAY LAYOUT

TOTAL PARKING SPACES =24 (11 Parallel, 13 Back-in)



RESOLUTION NO. 02-2021

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF McCALL, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF McCALL, IDAHO, ALSO KNOWN AS THE McCALL REDEVELOPMENT AGENCY, MAKING CERTAIN FINDINGS THAT REVENUES ARE SUFFICIENT TO COVER ALL ESTIMATED AGENCY EXPENSES FOR FUTURE YEARS FOR THE URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA KNOWN AS THE RAILROAD AVENUE PROJECT AREA; ESTIMATING THE REMAINING PROJECT OBLIGATIONS AND COSTS; RECOMMENDING TO THE CITY COUNCIL THAT THE REVENUE ALLOCATION PROVISION FOR THE RAILROAD AVENUE PROJECT AREA BE TERMINATED; RECOMMENDING FURTHER THAT THE CITY COUNCIL PASS AN ORDINANCE TERMINATING THE REVENUE ALLOCATION PROVISION FOR THE RAILROAD AVENUE URBAN RENEWAL PROJECT PLAN AND RETURNING THE REVENUE ALLOCATION AREA TO THE REGULAR TAX ROLL EFFECTIVE TAX YEAR 2021; PROVIDING FOR THE PAYMENT OF DELINQUENT PROPERTY TAXES FOLLOWING TERMINATION; PROVIDING FOR PAYMENT OF CERTAIN EXPENSES FOR FUTURE FISCAL YEARS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of McCall, Idaho, also known as the McCall Redevelopment Agency, an independent public body, corporate and politic, is an urban renewal agency created by and existing under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), a duly created and functioning urban renewal agency for McCall, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council ("City Council") of the City of McCall, Idaho ("City"), after notice duly published, conducted a public hearing on the 1990 Urban Renewal Plan for the Railroad Avenue Area (the "Railroad Avenue Plan");

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 578 on December 13, 1990, approving the Railroad Avenue Plan, making certain findings and establishing the Railroad Avenue revenue allocation area (the "Project Area");

WHEREAS, in 2006, pursuant to Section 900 of the Railroad Avenue Plan, the Agency prepared the 2006 Updated Urban Renewal Plan (the "Amended Railroad Avenue Plan");

WHEREAS, the Railroad Avenue Plan, as amended in 2006, collectively will be referred to as the “Railroad Avenue Plan” and the corresponding revenue allocation area will be referred to as the Project Area;

WHEREAS, the Railroad Avenue Plan contained a revenue allocation financing provision pursuant to the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, as amended (the “Act”);

WHEREAS, the termination date for this revenue allocation area, as set forth in the Railroad Avenue Plan, is December 31, 2020, except for revenues to be received in 2021, as authorized pursuant to Idaho Code § 50-2905(7);

WHEREAS, a substantial portion of identified improvements and/or projects have been completed in the Project Area;

WHEREAS, the Agency expects all of the expenses from any remaining projects and/or improvements to be completed under the Railroad Avenue Plan, and as identified in the Railroad Avenue Termination Budget (FY2021) attached hereto as Exhibit B, to be incurred and satisfied by the Agency’s current fiscal year ending September 30, 2021, with the exception of (1) possible cost overruns from current projects; and/or (2) unexpected construction delays. An estimate of the remaining project costs and other administrative fees and costs are set forth in the Termination Plan attached hereto as Exhibit A;

WHEREAS, the Agency will request the County Treasurer to not distribute to the Agency any Railroad Avenue Plan revenue allocation funds from delinquency tax payments in calendar year 2022, or subsequent years, generated from the 2020 assessed values, or earlier. To the extent any Railroad Avenue Plan revenue allocation funds are received by the Agency in calendar year 2021, or later, the Agency will return those funds to the County Treasurer for distribution to the taxing districts;

WHEREAS, the Agency will have sufficient funds on deposit for payment of all final project costs and administrative fees;

WHEREAS, the Agency has reviewed the remaining improvements and/or projects and based on projected revenues and expenses of the Railroad Avenue Plan, has determined there are sufficient funds for payment of all final project costs and Agency expenses and has further determined the revenue allocation area can be terminated on or before December 31, 2021;

WHEREAS, pursuant to Exhibit A, the Agency estimates a minimal surplus will be available for remittance to the County Treasurer for distribution to the taxing districts on or before September 30, 2021;

WHEREAS, pursuant to Exhibit A, and as shown on Exhibit C, the Agency intends to dispose of certain Agency owned parcels located within the Project Area to the City.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF McCALL, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Termination Plan attached hereto as Exhibit A is hereby approved and adopted by the Agency Board.

Section 3: That the revenue allocation area contained in the Railroad Avenue Plan shall be terminated on or before December 31, 2021, consistent with the termination provisions set forth in the Act, allowing certain taxing entities to use the 2021 estimated assessed values above the adjusted base assessment roll for the Railroad Avenue Project Area for their budgetary purposes, and further, pursuant to Idaho law, as amended, those certain taxing entities may, for their budgetary purposes, take into account a portion of the increment value that exceeds the incremental value as of December 31, 2006, for the Project Area, which portion of the increment value shall be added to the 2021 new construction roll, pursuant to Idaho Code § 63-301A(3)(g), as amended.

Section 4: That the Agency does not intend to take revenue allocation funds in calendar year 2022, generated from the 2021 assessed values, and the allocation of revenues under section 50-2908, Idaho Code, shall cease effective January 1, 2022.

Section 5: That all financial obligations have been provided for, and any outstanding obligations will be paid in full on or before September 30, 2021, with the exception of any reimbursement agreements or notes that have expired, terminated or cancelled on their own terms, project cost overruns from current projects, project costs for unexpected construction delays, and an allocation of administrative fees and costs.

Section 6: That any delinquent property taxes due to the Agency that were levied for calendar year 2020, or earlier, shall not be paid to the Agency, but shall be distributed by the County Treasurer to the taxing districts in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area.

Section 7: That any non-obligated surplus deemed by the Agency to exist will be remitted to the County Treasurer for distribution to the taxing districts prior to the end of the Agency's 2021 fiscal year on or before September 30, 2021, in the same manner and proportion as the most recent distribution to the taxing districts of the taxes on the taxable property located within the revenue allocation area. *See* I.C. 50-2909(4).

Section 8: That the Agency does hereby request that the City Council, pursuant to 50-2903(5), Idaho Code, adopt an Ordinance providing for the termination of the revenue allocation area in the Railroad Avenue Plan, to be effective on or before December 31, 2021, and

declaring that the tax year 2021 revenues¹ from the increment value as levied upon within the revenue allocation area are not needed for the payment of any Agency indebtedness or Agency projects to be completed before September 30, 2021, and should flow to the respective taxing districts pursuant to Idaho law.

Section 9: That certain real property owned by the Agency on the Termination Date shall be transferred to the City on or before September 30, 2021, but in no event later than December 31, 2021. The Agency hereby authorizes the Agency Chair to execute any and all documents required to effectuate the transfer.

Section 10: That a copy of this Resolution be sent to the Valley County Assessor's Office, the County Auditor/Recorder and the Idaho State Tax Commission to provide notice of termination of the revenue allocation area in the Railroad Avenue Plan.

Section 11: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the city of McCall, Idaho, on June ___, 2021. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this ___ day of June, 2021.

APPROVED;

By: _____
Chair

ATTEST:

By: _____
Secretary

4838-8569-7750, v. 1

¹ The Agency will receive its allocation of tax year 2020 revenues in calendar year 2021.