

McCall Redevelopment Agency
Agenda
August 17, 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

- Invoice Elam & Burke July 31, 2021 (Action Item)
- Invoice Westover Artworks August 10, 2021 (Action Item)
- Reimbursement approval to The City of McCall for cost associated with the Brown Park Improvement Project (Action Item)

NEW BUSINESS

- Financial Statements and Cash Flow- Linda Stokes
- Mill Whistle Update – Amy Westover
- Draft Schedule for October 28,2021 MRA Closeout and Mill Whistle Dedication event – Delta James
- Brown Park Improvement update – Kurt Wolf
- (Action Item) - **Public hearing** on the FY22 Downtown West plan budget
- (Action Item) – consider Resolution no. 04-2021 adopting the FY22 budget for the West Downtown budget
- (Action Item) – **Public hearing** on the FY22 Termination budget for the 1990 Railroad Avenue plan
- (Action Item) – consider Resolution no. 03-2021 adopting the FY22 termination budget for the 1990 Railroad Avenue plan

NEXT MEETING

Next Regular Meeting –September 21, 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.

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

July 31, 2021

Invoice # 191961
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From July 2, 2021 Through July 31, 2021

RE: General

CLIENT/MATTER: 09259-00003

		HOURS		AMOUNT
7/02/21	MSC	.60	Review comments to the termination narrative from Nathan Stewart. Work on revising the termination plan to incorporate comments received. Work on reviewing and finalizing the draft letter to the affected taxing districts and the state tax commission circulating the termination resolution and attachments thereto and circulate the same to Ms. Groenevelt and Ms. Santiago-Govier.	129.00
7/09/21	MSC	.50	Call with Linda Stokes and Michelle Groenevelt to discuss FY22 budgets.	107.50
7/15/21	MSC	.20	Review draft meeting agenda. Draft email communication to Rachel Santiago-Govier concerning additional agenda items.	43.00
7/16/21	MSC	2.00	Draft budget note related to construction carryover costs/expenses to FY22 and note no surplus anticipated to be distributed to the county on or before September 30, 2021. Work on drafting the first amendment to the city-agency construction agreement.	430.00
7/19/21	MSC	1.00	Continue to work on drafting and revising the draft first amendment. Circulate the draft first amendment to the city attorney for review/comment. Draft follow up email communication to the Agency Board concerning the draft first amendment.	215.00
7/20/21	KSK	.40	Draft notices for Downtown West fiscal year 2022 budget and Railroad Avenue fiscal year	40.00

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RE: General

CLIENT/MATTER: 09259-00003

July 31, 2021

Invoice # 191961

			termination budget.	
7/20/21	KSK	1.00	Draft two quitclaim deeds and agency resolution approving the deeds for conveyance of real property parcels located at 1614 Davis and 216 E. Park to city.	100.00
7/20/21	MSC	2.40	Review board packet in preparation for the MRA meeting. Attend and participate in the MRA meeting. Revise first amendment to incorporate comments from the MRA board and circulate the update to the city attorney for review/comment, together with information concerning real property conveyances and city council ordinance timing.	516.00
7/22/21	KSK	.50	Continue drafting notice for publication of Downtown West budget.	50.00
7/22/21	MSC	.10	Follow up on status of budget information for publication.	21.50
7/26/21	KSK	1.00	Continue drafting termination budget notice. Email termination budget notice and downtown west budget notice to client.	100.00
7/26/21	MSC	.90	Review budget public hearing templates and follow up re same. Work on finalizing the first amendment and circulate the revised document to city staff and MRA chair for final review and signature. Review and follow up on email communications related to finalizing the budget for publication.	193.50
PROFESSIONAL FEES				1,945.50

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
July 31, 2021
Invoice # 191961

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable Hours	Amount
Conrad, Meghan S.	Shareholder	215.00	7.70	1,655.50	.00	.00
Kline, Kim S.	Paralegal	100.00	2.90	290.00	.00	.00
			10.60	1,945.50	.00	.00

INVOICE TOTAL

1,945.50

Westover Artworks llc.

STUDIO
4813 River Rd..
Buhl Idaho 83316

PHONE
208-869-7927

EMAIL
amy@amywestover.com

WEB
www.amywestover.com

DATE

August 10, 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 05

TERMS:

DESCRIPTION	QUANTITY	UNIT S	COST
Design Fee			\$ 2,000.00
Management Fee			\$ 1,500.00
Professional Fees: Consultations steam/steam pipe			\$ 1,750.00
Fabrication			\$ 7,500.00
Trailer build out			\$ 4,500.00
Trailer components/tools			\$ 1,000.00
Trailer water/air/wood/cover			\$ 6000.00
Transportation			\$ 3500.00
Installation			\$ 6000.00
Signage/Documentation			\$ 3000.00
Travel expenses for Larry and/or Ross (consultants)			\$ 1500.00
Subtotal			\$ 38,250.00
Tax			\$ 0.00
Total			\$38,250.00

This invoice reflects some completed items, upcoming fabrication/installation and anticipated payments that will be due by the time the funds are received from this invoice, approximately September 20, 2021. There is one remaining invoice for \$5,000 at close-out of project.

Thank you.

Sincerely yours,

Amy Westover

Account Number	Account Title	2018-19 Prior year 2 Actual	2019-20 Prior year Actual	2020-21 Current YTD Actual	2020-21 Current year Budget	2021-22 Tentative Budget
URBAN RENEWAL AGENCY FUND						
URBAN RENEWAL FUND REVENUE						
TAX INCREMENT REVENUE						
90-30-010-100.0	TAX INCREMENT	743,645	763,765	762,614	793,819	.00
Total TAX INCREMENT REVENUE:		743,645	763,765	762,614	793,819	.00
INTEREST REVENUE						
90-30-045-100.0	INTEREST INCOME	21,591	9,374	2,599	8,400	.00
Total INTEREST REVENUE:		21,591	9,374	2,599	8,400	.00
APPROPRIATED FUND BALANCE						
90-30-050-997.0	APPROPRIATED FUND BALANCE	.00	.00	.00	1,215,162	70,754
Total APPROPRIATED FUND BALANCE:		.00	.00	.00	1,215,162	70,754
CARRY FORWARD REVENUE						
90-30-055-998.0	CARRY FORWARD	.00	.00	.00	.00	.00
Total CARRY FORWARD REVENUE:		.00	.00	.00	.00	.00
Source: 060						
90-30-060-983.0	TRANSFER FROM CAPITAL PRJ.	.00	53,498	.00	.00	.00
Total Source: 060:		.00	53,498	.00	.00	.00
OTHER REVENUE						
90-30-070-900.0	MISCELLANEOUS REVENUE	.00	.00	16,442	.00	.00
90-30-070-990.0	CASH OVER\ (SHORT)	.00	.00	.00	.00	.00
Total OTHER REVENUE:		.00	.00	16,442	.00	.00
Total URBAN RENEWAL FUND REVENUE:		765,236	826,638	781,656	2,017,381	70,754

Budget Note:

The Agency expects to pay its certain contractual obligations pursuant to an agreement with the City, as may be amended, and related to the E. Lake Street Waterfront & Brown Park Improvements Project on or before September 30, 2021. The Agency expects all expenses from any remaining projects and/or improvements, including the E. Lake Street Waterfront & Brown Park Improvement Project currently under construction, 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) delay due to unexpected construction delays. To the extent there are construction delays related to the E. Lake Street Waterfront & Brown Park Improvements Project, and related projects, then costs and/or expenses may be incurred in FY2022. In that event, any necessary remaining balance as of September 30, 2021, will be held and carried over to FY2022. At this time, the Agency does not anticipate there will be any surplus available for remittance to the County Treasurer for distribution to the taxing districts on or before September 30, 2021.

Account Number	Account Title	2018-19 Prior year 2 Actual	2019-20 Prior year Actual	2020-21 Current YTD Actual	2020-21 Current year Budget	2021-22 Tentative Budget
URBAN RENEWAL AGENCY EXPENSES						
OPERATING EXPENSE						
90-40-150-300.0	PROFESSIONAL SERVICES	30,735	22,754	12,575	51,250	.00
90-40-150-350.0	ENGINEER SERVICES	.00	.00	.00	100,000	.00
90-40-150-410.0	INSURANCE	1,349	1,443	1,546	1,546	.00
90-40-150-657.0	BANK CHARGES	2,828	1,390	1,624	1,625	.00
Total OPERATING EXPENSE:		34,912	25,586	15,745	154,421	.00
CAPITAL EXPENSE						
90-40-200-700.0	DT PUBLIC ART	.00	.00	101,750	90,000	.00
90-40-200-998.0	RESERVED - FUTURE CAPITAL	.00	.00	.00	.00	.00
Total CAPITAL EXPENSE:		.00	.00	101,750	90,000	.00
GRANT RELATED EXPENSE						
90-40-250-700.0	GRANT - EDA CONFERENCE CENTER	.00	.00	.00	.00	.00
Total GRANT RELATED EXPENSE:		.00	.00	.00	.00	.00
DEBT RELATED EXPENSE						
90-40-350-500.0	REVENUE BOND PRINCIPAL	.00	.00	.00	.00	.00
90-40-350-510.0	REVENUE BOND INTEREST	33,686	2,235	.00	.00	.00
90-40-350-514.0	REVENUE BOND RESERVE	.00	.00	.00	.00	.00
90-40-350-810.0	US BANK REVENUE BOND PRINCIPAL	.00	.00	.00	.00	.00
90-40-350-811.0	US BANK REVENUE BOND INTEREST	.00	.00	.00	.00	.00
90-40-350-985.0	AMORTIZATION EXPENSE	.00	.00	.00	.00	.00
Total DEBT RELATED EXPENSE:		33,686	2,235	.00	.00	.00
INTER-FUND TRANSFER EXPENSE						
90-40-600-970.0	DONATED ASSETS - CITY	.00	.00	.00	.00	.00
90-40-600-971.0	FUND TRF-COMMERCIAL WATERFRONT	9,203	189,616	400,280	1,772,960	70,754
Total INTER-FUND TRANSFER EXPENSE:		9,203	189,616	400,280	1,772,960	70,754
Classification: 650						
90-40-650-980.0	DEPRECIATION EXPENSE	331,860	331,860	.00	.00	.00
Total Classification: 650:		331,860	331,860	.00	.00	.00
Total URBAN RENEWAL AGENCY EXPENSES:		409,661	549,297	517,774	2,017,381	70,754
URBAN RENEWAL AGENCY FUND Revenue Total:		765,236	826,638	781,656	2,017,381	70,754
URBAN RENEWAL AGENCY FUND Expenditure Total:		409,661	549,297	517,774	2,017,381	70,754
Net Total URBAN RENEWAL AGENCY FUND:		355,575	277,341	263,882	.00	.00

Account Number	Account Title	2018-19 Prior year 2 Actual	2019-20 Prior year Actual	2020-21 Current YTD Actual	2020-21 Current year Budget	2021-22 Tentative Budget
DT W URBAN RENEWAL PRJ.						
DT W URBAN RENEWAL PRJ REVENUE						
TAX INCREMENT REVENUE						
91-30-010-100.0	TAX INCREMENT	.00	.00	81,826	84,664	100,500
Total TAX INCREMENT REVENUE:		.00	.00	81,826	84,664	100,500
INTEREST REVENUE						
91-30-045-100.0	INTEREST INCOME	.00	.00	.00	1,000	1,000
Total INTEREST REVENUE:		.00	.00	.00	1,000	1,000
APPROPRIATED FUND BALANCE						
91-30-050-997.0	APPROPRIATED FUND BALANCE	.00	.00	.00	.00	.00
Total APPROPRIATED FUND BALANCE:		.00	.00	.00	.00	.00
OTHER REVENUE						
91-30-070-900.0	MISCELLANEOUS REVENUE	.00	.00	1,754	.00	.00
Total OTHER REVENUE:		.00	.00	1,754	.00	.00
Total DT W URBAN RENEWAL PRJ REVENUE:		.00	.00	83,579	85,664	101,500

Account Number	Account Title	2018-19 Prior year 2 Actual	2019-20 Prior year Actual	2020-21 Current YTD Actual	2020-21 Current year Budget	2021-22 Tentative Budget
DT W URBAN RENEWAL PRJ EXPNSES						
OPERATING EXPENSE						
91-40-150-300.0	PROFESSIONAL SERVICES	.00	.00	.00	20,000	20,000
91-40-150-410.0	INSURANCE	.00	.00	.00	.00	1,673
91-40-150-657.0	BANK CHARGES	.00	.00	.00	.00	.00
Total OPERATING EXPENSE:		.00	.00	.00	20,000	21,673
CAPITAL EXPENSE						
91-40-200-998.0	RESERVED - FUTURE CAPITAL	.00	.00	.00	65,664	79,827
Total CAPITAL EXPENSE:		.00	.00	.00	65,664	79,827
Total DT W URBAN RENEWAL PRJ EXPNSES:		.00	.00	.00	85,664	101,500
DT W URBAN RENEWAL PRJ. Revenue Total:		.00	.00	83,579	85,664	101,500
DT W URBAN RENEWAL PRJ. Expenditure Total:		.00	.00	.00	85,664	101,500
Net Total DT W URBAN RENEWAL PRJ.:		.00	.00	83,579	.00	.00
Net Grand Totals:		355,575	277,341	347,461	.00	.00

Urban Renewal Closeout Celebration & Mill Whistle Dedication

Thursday, October 28, 2021 @ 12:30 pm

Legacy Park

Featuring:

- Recognition of 30 years of McCall Urban Renewal Agency projects and accomplishments
- First blow of the restored McCall Mill Whistle 44 years to the date from when the whistle blew last on the closing day of the McCall Mill, October 28, 1977, and dedication of public artwork by Amy Westover
- Presentations on the history of McCall lumber mills and oral testimonies from former mill workers
- McCall Historic Preservation Plan community input opportunity
- Free lunch (hot drinks & soup/bread) for attendees

Schedule:

Who	What	Start	How long
MRA (Rick)	Welcome and summary of MRA accomplishments	12:45	15 minutes
Parks Dept (Kurt)	Overview of 2021 Brown Park/Lakeshore restoration	1:00	10 minutes
Amy Westover	Inspiration and journey in creating the Mill Whistle public artwork	1:10	15 minutes
HPC & Former Mill Workers	Brief history of McCall mill and the role that the mill whistles played for them	1:25	20 minutes
MRA	Close / Thanks and countdown to whistle blow	1:45	10 minutes
Parks Crew and Mayor (at Brown Park)	Whistle blow (by Mayor) at 1:55 pm, 44 years to the date/time that the Mill whistle sounded last when the Mill closed in 1977	1:55 pm	

Supplies/Equipment:

- 10'x20' tent (McCall Rental)
- Small PA system (Parks?)
- Tables, cups, bowls, etc. for serving hot drinks (coffee, apple cider) and soup/bread (Delish Catering)

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, TO BE TERMED THE “ANNUAL APPROPRIATION RESOLUTION,” APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAID ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; DIRECTING THE CHAIR, VICE-CHAIR, OR ADMINISTRATOR TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF McCALL AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; 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 McCall Redevelopment Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), 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 Urban Renewal Plan for the Downtown West Urban Renewal Project (the “Downtown West Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 982 on October 24, 2019, approving the Downtown West Plan and making certain findings;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5), and 50-1002, the Agency has prepared a budget for the Downtown West Plan area, and the Agency has tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2021, and ending September 30, 2022, by virtue of its discussion at the Agency’s Board meeting on July 20, 2021;

WHEREAS, the Agency has previously published notice of a public hearing to be conducted on Tuesday, August 17, 2021, at 8:00 a.m. at Legion Hall, 216 E. Park Street, McCall, Idaho, a copy of which notice is attached hereto as **Exhibit A** and incorporated herein by reference;

WHEREAS, on August 17, 2021, pursuant to Idaho Code Sections 50-2006(d), 50-2903(5) and 50-1002, the Agency held a public hearing on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2022;

WHEREAS, pursuant to Idaho Code Sections 50-2006(d), 50-2903(5) and 50-1002, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the city of McCall, Idaho, on or before September 1, 2021.

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 sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in **Exhibit A**, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY 2022 Budget which was published on July 29 and August 5, 2021, and the same are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2021, and ending September 30, 2022.

Section 3. That Chair, Vice-Chair, or Agency Administrator shall submit the Resolution and Budget to the city of McCall, Idaho, on or before September 1, 2021, and any other entity entitled to a copy of the Budget and Resolution.

Section 4. 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, also known as the McCall Redevelopment Agency, on August 17, 2021. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 17th day of August 2021.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

Exhibit A

Published Notice of Public Hearing (FY2022 Budget – Downtown West Project)

4853-0297-2615, v. 1

Publisher's Affidavit of Publication

STATE OF IDAHO }
County of Valley } .SS

I, Tricia Warren, being duly sworn and say, I am the office manager of The Star-News, a weekly newspaper published at McCall, in the County of Valley, State of Idaho; that said newspaper is in general circulation in the county of afore said and is a legal newspaper; that the PUBLIC NOTICE, a copy of which is enclosed hereto and is a part hereof, was published in said newspaper once a week for a period of two weeks in the regular and entire issue of every number there of during the period of time of publication, and was published in the newspaper proper and not in a supplement; and that publication of such notice began July 29, 2021 and ended August 5, 2021.

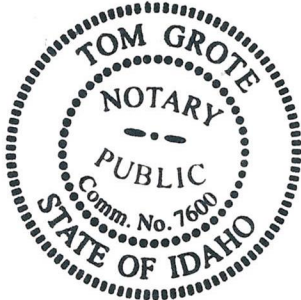
See Affidavit Page 2

Tricia Warren

Subscribed and sworn before me this the 5th day of August, 2021.
STATE OF IDAHO

COUNTY OF VALLEY }

On this 5th day of August in the year of 2021, before me, a Notary Public, personally appeared Tricia Warren, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.



Tom Grote

Tom Grote
Notary Public for Idaho
Residing at McCall, Idaho
Commission Expires 1/19/2024

**Notice of Public Hearing
Downtown West Urban Renewal Project
Urban Renewal Agency of City of McCall, Idaho a/k/a
McCall Redevelopment Agency
Proposed Budget for Fiscal Year 2022**

A public hearing for consideration of the proposed Downtown West Urban Renewal Project budget for the fiscal year that begins October 1, 2021, and ends September 30, 2022, will be held at Legion Hall, 216 E. Park Street, McCall, Idaho on August 17, 2021, at 8:00 a.m., pursuant to Idaho Code §§ 50-2903(5) and 50-1002. **Due to social distancing protocol, Legion Hall has limited occupancy. Social distancing will be enforced. All other persons may access the meeting 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 432 987 081#.** Written or oral comments about the proposed budget are welcome. Written comment is strongly encouraged and may be submitted prior to the meeting, on or before August 16, 2021, at 10:00 a.m. by emailing Michelle Groenevelt, Community and Economic Development Director at mgroenevelt@mccall.id.us or by mail at City of McCall, 216 E. Park Street, McCall, Idaho 83651.

The Agency budget funds the programs, services and capital projects that the Agency Board has determined to be important to meet the Agency's strategic goals.

This public hearing on the proposed budget is required for formal adoption of the FY 2022 budget. The proposed expenditures and revenues for FY 2022 have been tentatively approved by the McCall Urban Renewal Agency Board of Commissioners at its meeting on July 20, 2021.

Legion Hall is accessible to persons with disabilities.

	9/30/2021 YTD Actual	9/30/2021 Cur Year Budget	9/30/2022 Proposed Budget
URBAN RENEWAL PROJECTED REVENUE			
TAX INCREMENT	81,826	84,664	100,500
INTEREST INCOME	-	1,000	1,000
APPROPRIATED FUND BALANCE	-	-	-
MISCELLANEOUS REVENUE	1,754	-	-
Total DT W Urban Renewal Project Revenue:	83,579	85,664	101,500
URBAN RENEWAL AGENCY EXPENSES			
PROFESSIONAL SERVICES	-	20,000	20,000
INSURANCE	-	-	1,673
BANK CHARGES	-	-	-
Total Operating Expense:	-	20,000	21,673
RESERVED - FUTURE CAPITAL	-	65,664	79,827
Total Capital Expense	-	65,664	79,827
Total DT W Urban Renewal Project Expenses:	-	85,664	101,500
DT W Urban Renewal Project Revenue Total:	83,579	85,664	101,500
DT W Urban Renewal Project Expenditure Total:	-	85,664	101,500
Net Total DT W Urban Renewal Project Fund:	83,579	-	-

Rick Fereday, Chairman

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, TO BE TERMED THE “TERMINATION BUDGET RESOLUTION” FOR THE 1990 URBAN RENEWAL PLAN FOR THE RAILROAD AVENUE AREA, AS AMENDED, SETTING FORTH THE PROJECTED REVENUES AND EXPENSES OF THE RAILROAD AVENUE AREA AND APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAY ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021, AND ENDING SEPTEMBER 30, 2022, FOR THE URBAN RENEWAL AREA AND REVENUE ALLOCATION AREA KNOWN AS THE RAILROAD AVENUE AREA, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; MAKING A DETERMINATION THAT THE RAILROAD AVENUE AREA CAN BE TERMINATED ON OR BEFORE DECEMBER 31, 2021; DIRECTING THE CHAIR, VICE-CHAIR, OR ADMINISTRATOR TO SUBMIT THE RESOLUTION AND TERMINATION BUDGET TO THE CITY OF McCALL AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND TERMINATION BUDGET; 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 McCall Redevelopment Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the “Law”) and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the “Act”), 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 and making certain findings;

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, contained a revenue allocation financing provision pursuant to the Act;

WHEREAS, the termination date for this revenue allocation area, as set forth in the Amended Railroad Avenue Plan, is thirty (30) years from the date of adoption by the City Council, or on or before December 2020, except for revenues to be received in 2021, as authorized pursuant to Idaho Code § 50-2905(7);

WHEREAS, the Agency adopted a resolution of intent to terminate on June 29, 2021, pursuant to Resolution No. 02-2021;

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

WHEREAS, at this time, the Agency estimates that there will be a minimal surplus available for distribution on or before September 30, 2022, as shown in the Agency’s FY 2022 termination budget;

WHEREAS, pursuant to Idaho Code Sections 50-2006, 50-2903(5), and 50-1002, Agency staff has prepared a termination budget for the Amended Railroad Avenue Plan, as amended, and the Agency has tentatively approved estimated expenditures for the fiscal year commencing October 1, 2021, and ending September 30, 2022, by virtue of its discussion at the Agency’s Board meeting on July 20, 2021;

WHEREAS, the Agency has previously published notice of a public hearing to be conducted on Tuesday, August 17, 2021, at 8:00 a.m. at Legion Hall, 216 E. Park Street, McCall, Idaho, a copy of which notice is attached hereto as **Exhibit A** and incorporated herein by reference;

WHEREAS, on August 17, 2021, pursuant to Idaho Code Sections 50-2006(d), 50-2903(5) and 50-1002, the Agency held a public hearing on the proposed termination budget and considered public comment, along with Board input, on services and expenditures planned for Fiscal Year 2022;

WHEREAS, pursuant to Idaho Code Sections 50-2006(d), 50-2903(5) and 50-1002, the Agency is required to pass a termination budget resolution and submit the resolution to the City Clerk of the city of McCall, Idaho, on or before September 1, 2021;

WHEREAS, the termination budget may be amended following adoption to reflect then current circumstances.

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 sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in **Exhibit A**, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY 2022 termination budget which was published on July 29 and August 5, 2021, and the same are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2021, and ending September 30, 2022.

Section 3. That Chair, Vice-Chair, or Agency Administrator shall submit this Resolution and termination budget to the city of McCall, Idaho, on or before September 1, 2021, and submit this Resolution and termination budget to any other entity entitled to a copy of the Resolution and the termination budget.

Section 4. 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, also known as the McCall Redevelopment Agency, on August 17, 2021. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 17th day of August 2021.

APPROVED:

By _____
Chair of the Board

ATTEST:

By _____
Secretary

Exhibit A

Published Notice of Public Hearing (Termination Budget – Railroad Avenue Area)

4824-8138-5927, v. 1

Publisher's Affidavit of Publication

STATE OF IDAHO }
County of Valley } .SS

I, Tricia Warren, being duly sworn and say, I am the office manager of The Star-News, a weekly newspaper published at McCall, in the County of Valley, State of Idaho; that said newspaper is in general circulation in the county of afore said and is a legal newspaper; that the PUBLIC NOTICE, a copy of which is enclosed hereto and is a part hereof, was published in said newspaper once a week for a period of two weeks in the regular and entire issue of every number there of during the period of time of publication, and was published in the newspaper proper and not in a supplement; and that publication of such notice began July 29, 2021 and ended August 5, 2021.

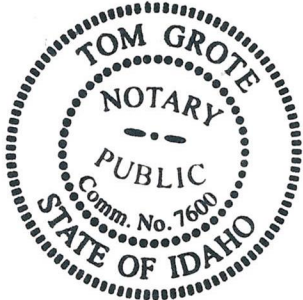
See Affidavit Page 2

Tricia Warren

Subscribed and sworn before me this the 5th day of August, 2021.
STATE OF IDAHO

COUNTY OF VALLEY }

On this 5th day of August in the year of 2021, before me, a Notary Public, personally appeared Tricia Warren, known or identified to me to be the person whose name subscribed to the within instrument, and being by me first duly sworn, declared that the statements therein are true, and acknowledged to me that she executed the same.



Tom Grote

Tom Grote
Notary Public for Idaho
Residing at McCall, Idaho
Commission Expires 1/19/2024

**Notice of Public Hearing
1990 Railroad Avenue Urban
Renewal Project, as Amended
Urban Renewal Agency of City of McCall, Idaho a/k/a
McCall Redevelopment Agency
Proposed Budget for Fiscal Year 2022**

A public hearing for consideration of the proposed 1990 Railroad Avenue Urban Renewal Project termination budget for the fiscal year that begins October 1, 2021, and ends September 30, 2022, will be held at Legion Hall, 216 E. Park Street, McCall, Idaho on August 17, 2021, at 8:00 a.m., pursuant to Idaho Code §§ 50-2903(5) and 50-1002. **Due to social distancing protocol, Legion Hall has limited occupancy. Social distancing will be enforced. All other persons may access the meeting 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 432 987 081#.** Written or oral comments about the proposed budget are welcome. Written comment is strongly encouraged and may be submitted prior to the meeting, on or before August 16, 2021, at 10:00 a.m. by emailing Michelle Groenevelt, Community and Economic Development Director at mgroenevelt@mccall.id.us or by mail at City of McCall, 216 E. Park Street, McCall, Idaho 83638.

This public hearing on the proposed termination budget is required for formal adoption of the FY 2022 termination budget. The proposed expenditures and revenues for FY 2022 have been tentatively approved by the McCall Urban Renewal Agency Board of Commissioners at its meeting on July 20, 2021.

Legion Hall is accessible to persons with disabilities.

	9/30/2020 FY20 Actual	9/30/2021 YTD Actual	9/30/2021 Cur Year Budget	9/30/2022 Proposed Budget
URBAN RENEWAL PROJECTED REVENUE				
TAX INCREMENT	763,765	762,614	793,819	-
INTEREST INCOME	9,374	2,598	8,400	-
APPROPRIATED FUND BALANCE	-	-	1,215,162	70,754
CARRY FORWARD	-	-	-	-
URBAN RENEWAL AGENCY FUND - URBAN RENEWAL FUND REVENUE				
TRANSFER FROM CAPITAL PRJ.	53,498	-	-	-
URBAN RENEWAL AGENCY FUND - URBAN RENEWAL FUND REVENUE - OTHER REVENUE				
MISCELLANEOUS REVENUE	-	16,442	-	-
Total Other Revenue:	-	16,442	-	-
Total Urban Renewal Agency:	826,638	781,655	2,017,381	70,754
URBAN RENEWAL AGENCY EXPENSES				
URBAN RENEWAL AGENCY FUND - URBAN RENEWAL AGENCY EXPENSES - OPERATING EXPENSE				
PROFESSIONAL SERVICES	22,754	12,575	51,250	-
ENGINEER SERVICES	-	-	100,000	-
INSURANCE	1,443	1,546	1,546	-
BANK CHARGES	1,390	1,624	1,625	-
Total Operating Expense:	25,586	15,745	154,421	-
URBAN RENEWAL AGENCY FUND - URBAN RENEWAL AGENCY EXPENSES - CAPITAL EXPENSE				
DT PUBLIC ART	-	101,750	90,000	-
RESERVED - FUTURE CAPITAL	-	-	-	-
Total Capital Expense	-	101,750	90,000	-
URBAN RENEWAL AGENCY FUND - URBAN RENEWAL AGENCY EXPENSES - GRANT RELATED EXPENSE				
GRANT - EDA CONFERENCE CENTER	-	-	-	-
URBAN RENEWAL AGENCY FUND - URBAN RENEWAL AGENCY EXPENSES - DEBT RELATED EXPENSE				
REVENUE BOND INTEREST	2,235	-	-	-
URBAN RENEWAL AGENCY FUND - URBAN RENEWAL AGENCY EXPENSES - INTER-FUND TRANSFER EXPENSE				
FUND TRF-COMMERCIAL WATERFRONT	189,616	400,280	1,772,960	70,754
URBAN RENEWAL AGENCY FUND - URBAN RENEWAL AGENCY EXPENSES				
DEPRECIATION EXPENSE	331,860	-	-	-
Total Urban Renewal Agency Expenses:	549,297	517,774	2,017,381	70,754
Urban Renewal Agency Revenue				
Total:	826,638	781,655	2,017,381	70,754
Urban Renewal Agency Expense				
Total:	549,297	517,774	2,017,381	70,754
Net Total Urban Renewal Agency Fund:	277,341	263,880	-	-

Budget Note:

The Agency expects to pay its certain contractual obligations pursuant to an agreement with the City, as may be amended, and related to the E. Lake Street Waterfront & Brown Park Improvements Project on or before September 30, 2021. The Agency expects all expenses from any remaining projects and/or improvements, including the E. Lake Street Waterfront & Brown Park Improvement Project currently under construction, 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) delay due to unexpected construction delays. To the extent there are construction delays related to the E. Lake Street Waterfront & Brown Park Improvements Project, and related projects, then costs and/or expenses may be incurred in FY2022. In that event, any necessary remaining balance as of September 30, 2021, will be held and carried over to FY2022. At this time, the Agency does not anticipate there will be any surplus available for remittance to the County Treasurer for distribution to the taxing districts on or before September 30, 2021.

Rick Fereday, Chairman