

McCall Redevelopment Agency
Agenda
March 9, 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 will be both an in person and virtual meeting. In maintaining 6-foot social distancing requirements Legion Hall's audience capacity is 11. The Agency Commissioners and staff who are anticipated to be in attendance is 2. The first 9 persons who appear will be allowed to be present in the meeting location. **Masks will be required, and 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 426 838 535#

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 February 16, 2021 (Action Item)

Elam & Burke Invoices (Action Item)

NEW BUSINESS

-Financial Statements and Cash Flow- Linda Stokes

-Mill Whistle Update – Amy Westover

-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)

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

-Project Update - Kurt Wolf

-Approve cost estimates and proposed bid schedule recommendation so design team can complete bid manual and prepare for advertising bid on April 1, 2021 (Action Item)

NEXT MEETING

Next Regular Meeting – April 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 Urban Renewal Agency

Cash Flow (Forecast)

Cash Received

YTD

1- Cash from Operations

Actual	Actual	Actual	Actual	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	UNEARNED
OCT '20	NOV '20	DEC '20	JAN '21	FEB '21	MAR '21	APR '21	MAY '21	JUN '21	JUL '21	AUG '21	SEP '21	TOTAL	TOTAL
443	538	1,899	473,461	48,010	3,708	10,230	13,848	42,388	190,992	7,996	306	793,819	0
4	430	531	446	292	469	469	469	469	469	469	469	4,987	3,413
447	968	2,430	473,907	48,302	4,177	10,699	14,317	42,857	191,461	8,465	775		

2- Additional Cash Received

OCT '20	NOV '20	DEC '20	JAN '21	FEB '21	MAR '21	APR '21	MAY '21	JUN '21	JUL '21	AUG '21	SEP '21		TOTAL
													1,215,162
													1,215,162
447	968	2,430	473,907	48,302	4,177	10,699	14,317	42,857	191,461	8,465	775		1,215,163

Actual	Actual	Actual	Actual	Actual	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	Estimated	YTD Actual	UNEXPENDED
OCT '20	NOV '20	DEC '20	JAN '21	FEB '21	MAR '21	APR '21	MAY '21	JUN '21	JUL '21	AUG '21	SEP '21	TOTAL	TOTAL
		929		1,253							47,818	50,000	(0)
			1,250									1,250	-
											100,000	100,000	-
			1,546									1,546	-
130	142	142	130	135	135	135	135	135	135	135	135	1,625	0
		15,000											
											85,000	100,000	-
											45,000	45,000	
		611	1,995									2,606	
		27,816										27,816	
			361,897								30,458	392,355	-
		108,395	21,050	4,144									
		52,794	11,138	1,392							8,097	141,686	(0)
			207								15,605	80,928	(0)
											17,483	17,690	0
			2,192	2,386							75,769	80,346	(0)
			1,800	1,161							96,768	99,729	0
											874,804	874,804	(1)
130	142	205,687	403,205	10,470	135	135	135	135	135	135	1,396,937	2,017,382	(1)

Cash Flow

	OCT '20	NOV '20	DEC '20	JAN '21	FEB '21	MAR '21	APR '21	MAY '21	JUN '21	JUL '21	AUG '21	SEP '21	TOTAL	
Initial Cash Balance	1,396,007	1,396,324	1,397,150	1,193,893	1,264,595	1,302,427	1,306,469	1,317,033	1,331,215	1,373,937	1,565,263	1,573,593		
Cash Received	447	968	2,430	473,907	48,302	4,177	10,699	14,317	42,857	191,461	8,465	775	798,805	
Cash Spent	-130	-142	-205,687	-403,205	-10,470	-135	-135	-135	-135	-135	-135	-1,396,937	-2,017,382	
Net Cash Flow (Rev over Exp.)	316	826	-203,257	70,702	37,832	4,042	10,564	14,182	42,722	191,326	8,330	-1,396,162	-1,218,576	
Cash Balance	1,396,324	1,397,150	1,193,893	1,264,595	1,302,427	1,306,469	1,317,033	1,331,215	1,373,937	1,565,263	1,573,593	177,431		

Revised 3/4/2021

DT W UR Project				Cash Flow (Forecast)											
Cash Received															
Per County Clerk will not receive increment revenue until December 2020														YTD	
1- Cash from Operations	Actual OCT '20	Actual NOV '20	Actual DEC '20	Actual JAN '21	Actual FEB '21	Estimated MAR '21	Estimated APR '21	Estimated MAY '21	Estimated JUN '21	Estimated JUL '21	Estimated AUG '21	Estimated SEP '21	Estimated TOTAL	UNEARNED TOTAL	
Tax Increment			1,112	47,261	1,526	500	500	500	1,000	31,974	200	91	84,664	0	
Interest (assumes no rate increases)														1,000	
Cash from Operations			1,112	47,261	1,526	500	500	500	1,000	31,974	200	91		999	
2- Additional Cash Received	OCT '20	NOV '20	DEC '20	JAN '21	FEB '21	MAR '21	APR '21	MAY '21	JUN '21	JUL '21	AUG '21	SEP '21	TOTAL		
Miscellaneous Revenue															
Appropriated Fund Balance															
Additional Cash Received															
Cash Received			1,112	47,261	1,526	500	500	500	1,000	31,974	200	91		1,000	
	Actual OCT '20	Actual NOV '20	Actual DEC '20	Actual JAN '21	Actual FEB '21	Estimated MAR '21	Estimated APR '21	Estimated MAY '21	Estimated JUN '21	Estimated JUL '21	Estimated AUG '21	Estimated SEP '21	YTD Actual TOTAL	UNEXPENDED TOTAL	
1- Expenditures from Operations															
Professional Services														20,000	
Elam & Burke, P.A.															
Engineering Services															
Reserved - Future Capital														65,664	
SubTotal Spent on Operations														85,664	
Cash Flow															
	OCT '20	NOV '20	DEC '20	JAN '21	FEB '21	MAR '21	APR '21	MAY '21	JUN '21	JUL '21	AUG '21	SEP '21	TOTAL		
Initial Cash Balance				1,112	48,373	49,899	50,399	50,899	51,399	52,399	84,373	84,573			
Cash Received			1,112	47,261	1,526	500	500	500	1,000	31,974	200	91	84,664		
Cash Spent															
Net Cash Flow (Rev over Exp.)			1,112	47,261	1,526	500	500	500	1,000	31,974	200	91	84,664		
Cash Balance			1,112	48,373	49,899	50,399	50,899	51,399	52,399	84,373	84,573	84,664			

CITY OF MCCALL
BALANCE SHEET
JANUARY 31, 2021

URBAN RENEWAL AGENCY FUND

ASSETS

90-10100	CASH ALLOCATED TO OTHER FUNDS	(56,463.51)	
90-10102	CASH ALLOCATED-OTHER UR DISTR.	(1,112.43)	
90-11200	URD CHECKING ACCT.		749,468.60	
90-11201	CASH - LGIP #3389		1,159,934.74	
90-16300	IMPROVEMENTS OTHER THAN BLDGS		3,498,650.00	
90-16310	ACCUM DPN OTHER IMPROV.	(2,367,500.00)	
90-16600	BOND ISSUANCE COSTS		.16	
90-17000	LAND		293,115.13	
90-18000	PROPERTY TAX RECEIVABLE		765,454.00	
	TOTAL ASSETS			4,041,546.69

LIABILITIES AND EQUITY

LIABILITIES

90-20200	AP ALLOCATED TO FUNDS		2,796.00	
90-20213	DUE TO OTHER FUNDS		292,777.74	
90-21100	DEFERRED REVENUE - PROP TAXES		762,984.00	
90-21160	PREPAID INTEREST	(18,250.00)	
90-21161	ACCUMULATED AMORT - PPD INT		18,053.00	
90-22550	URD CURRENT PORTION		.32	
90-23250	U.R. 2007A BOND ISSUE PREMIUM		32,879.90	
90-23251	ACCUMULATED AMORT. PREMIUM	(32,526.00)	
	TOTAL LIABILITIES			1,058,714.96

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
90-29000	FUND BALANCE	2,524,349.06		
90-29100	INVESTMENT IN FIXED ASSETS	.10		
	REVENUE OVER EXPENDITURES - YTD	458,482.57		
	BALANCE - CURRENT DATE		2,982,831.73	
	TOTAL FUND EQUITY			2,982,831.73
	TOTAL LIABILITIES AND EQUITY			4,041,546.69

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 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	472,348.18	476,340.90	793,819.00	317,478.10	60.0
	TOTAL TAX INCREMENT REVENUE	472,348.18	476,340.90	793,819.00	317,478.10	60.0
	<u>INTEREST REVENUE</u>					
90-30-045-100.0	INTEREST INCOME	446.09	1,411.62	8,400.00	6,988.38	16.8
	TOTAL INTEREST REVENUE	446.09	1,411.62	8,400.00	6,988.38	16.8
	<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
	TOTAL FUND REVENUE	472,794.27	477,752.52	2,017,381.00	1,539,628.48	23.7

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 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	.00	15,929.15	51,250.00	35,320.85	31.1
90-40-150-350.0	ENGINEER SERVICES	.00	.00	100,000.00	100,000.00	.0
90-40-150-410.0	INSURANCE	2,796.00	2,796.00	1,546.00	(1,250.00)	180.9
90-40-150-657.0	BANK CHARGES	129.65	544.80	1,625.00	1,080.20	33.5
	TOTAL OPERATING EXPENSE	2,925.65	19,269.95	154,421.00	135,151.05	12.5
	<u>CAPITAL EXPENSE</u>					
90-40-200-700.0	DT PUBLIC ART	.00	.00	90,000.00	90,000.00	.0
	TOTAL CAPITAL EXPENSE	.00	.00	90,000.00	90,000.00	.0
	<u>INTER-FUND TRANSFER EXPENSE</u>					
90-40-600-971.0	FUND TRF-COMMERCIAL WATERFRONT	.00	.00	1,772,960.00	1,772,960.00	.0
	TOTAL INTER-FUND TRANSFER EXPENSE	.00	.00	1,772,960.00	1,772,960.00	.0
	TOTAL URBAN RENEWAL AGENCY EXPENSE	2,925.65	19,269.95	2,017,381.00	1,998,111.05	1.0
	TOTAL FUND REVENUE	472,794.27	477,752.52	2,017,381.00	1,539,628.48	23.7
	TOTAL FUND EXPENDITURES	2,925.65	19,269.95	2,017,381.00	1,998,111.05	1.0
	NET REVENUE OVER EXPENDITURES	469,868.62	458,482.57	.00	(458,482.57)	.0
	<u>CONTINGENCY</u>					
	REV/EXP WITH CONTINGENCY	469,868.62	458,482.57	.00	(458,482.57)	.0

CITY OF MCCALL
BALANCE SHEET
JANUARY 31, 2021

DT W URBAN RENEWAL PRJ.

ASSETS

91-10100	CASH ALLOCATED TO OTHER FUNDS	47,260.51	
91-10102	CASH ALLOCATED-OTHER UR DISTR.	1,112.43	
91-18000	PROPERTY TAX RECEIVABLE	76,540.00	
	TOTAL ASSETS		124,912.94

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	48,372.94	
	BALANCE - CURRENT DATE	48,372.94	
	TOTAL FUND EQUITY		48,372.94
	TOTAL LIABILITIES AND EQUITY		124,912.94

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 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	48,372.94	48,372.94	84,664.00	36,291.06	57.1
	TOTAL TAX INCREMENT REVENUE	48,372.94	48,372.94	84,664.00	36,291.06	57.1
	<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
	TOTAL FUND REVENUE	48,372.94	48,372.94	85,664.00	37,291.06	56.5

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 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	48,372.94	48,372.94	85,664.00	37,291.06	56.5
	TOTAL FUND EXPENDITURES	.00	.00	85,664.00	85,664.00	.0
	NET REVENUE OVER EXPENDITURES	48,372.94	48,372.94	.00	(48,372.94)	.0
	<u>CONTINGENCY</u>					
	REV/EXP WITH CONTINGENCY	48,372.94	48,372.94	.00	(48,372.94)	.0

PUBLIC NOTICE

Under the Idaho Urban Renewal Law, Chapter 20, Title 50, Idaho Code, an urban renewal agency is required to file with the local governing body, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include a complete financial statement setting forth its assets, liabilities, income, and operating expense at the end of the calendar year. In 2011, the Legislature modified the law, requiring an urban renewal agency to hold a public meeting to report on the findings in the annual report and to take public comment prior to filing the report with the City.

A copy of the DRAFT 2020 Annual Report is available at the McCall City Clerk's office, 216 E. Park Street, McCall, Idaho or on the Agency's website at:

<https://www.mccall.id.us/redevelopment>. Written public comment may be submitted ON OR BEFORE 4:00 P.M. ON MARCH 15, 2021, to the Urban Renewal Agency for the City of McCall, Idaho, a/k/a the McCall Redevelopment Agency, Attn: Michelle Groenevelt, Agency Administrator, 216 E. Park Street, McCall, ID 83638, mgroenevelt@mccall.id.us. Public comment will also be taken at the McCall Redevelopment Agency's regular meeting on Tuesday, March 16, 2021, at 8:00 a.m. at the McCall Legion Hall, 216 E. Park Street, McCall, Idaho.

Published: March 4, 2021

PUBLIC NOTICE

As required by Idaho Code Section 50-2006(c), the Urban Renewal Agency for the City of McCall, Idaho, a/k/a the McCall Redevelopment Agency has filed a report of its 2020 activities with the office of the McCall City Clerk. The report is available for inspection during business hours in the office of the McCall City Clerk, 216 E. Park Street, McCall, Idaho 83638. Due to COVID-19 the City Clerk's business hours may be adjusted. The report is also available on the Agency's website at <https://www.mccall.id.us/redevelopment>.

If you have any questions please contact the McCall City Clerk, BessieJo Wagner, (208) 634-4874 or at bwagner@mccall.id.us.

Published: March __, 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, A/K/A THE McCALL REDEVELOPMENT AGENCY, TO BE TERMED THE “ANNUAL REPORT RESOLUTION,” APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2020; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT WITH THE CITY; DIRECTING THE CHAIR OR VICE-CHAIR TO SUBMIT SAID REPORT; 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, 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 City Council, 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, the Railroad Avenue Plan, as amended, and the Downtown West Plan contain revenue allocation financing provisions pursuant to the Act;

WHEREAS, pursuant to Idaho Code Section 20-2006(c), the Agency is required to prepare an annual report and submit the annual report to the City, on or before March 31 of each

year;

WHEREAS, pursuant to Idaho Code Section 50-2006(c), Agency representatives prepared the tentative annual report of the Agency's activities for calendar year 2020, a copy of which report is attached hereto as **Exhibit A** and incorporated herein by reference;

WHEREAS, Agency representatives took steps to publish notice and to provide a copy of the report for public review and comment;

WHEREAS, on March 16, 2021, pursuant to Idaho Code Section 50-2006(c), the Agency held an open public meeting, properly noticed, to report these findings in the annual report and to take comments from the public at the McCall Legion Hall, 216 E. Park Street, McCall, Idaho, on the proposed annual report.

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

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

Section 2. That the annual report attached hereto as **Exhibit A** and the notice of filing the annual report attached hereto as **Exhibit B** are hereby approved and adopted by the Agency Board.

Section 3: That the Agency Chair or Vice-Chair shall submit said annual report to the City Clerk of the City of McCall, Idaho, on or before March 31, 2021.

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 March 16, 2021. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on March ____, 2021.

APPROVED:

Chair of the Board

ATTEST:

Secretary

4853-0252-2331, v. 1

[INSERT LETTERHEAD]

March __, 2021

City of McCall	Valley County
McCall Cemetery District	Valley County Emergency Medical Service District
McCall Fire Protection District	Valley County Road & Bridge
McCall Memorial Hospital	Payette Lakes Recreational Water & Sewer
McCall-Donnelly School District #421	Idaho State Tax Commission Attention: Alan Dornfest Attention: Archie Keeton, III Attention: Jeff Servatius

Re: Intent to Terminate the 1990 Urban Renewal Plan for the Railroad Avenue Area, as amended

Dear _____,

This letter serves as advance notice to you of the intent of the Urban Renewal Agency of the City of McCall, Idaho, also known as McCall Redevelopment Agency (the "Agency"), to terminate the revenue allocation area adopted at the time of the 1990 Urban Renewal Plan for the Railroad Avenue Area, as subsequently amended by the 2006 Updated Urban Renewal Plan (the "Railroad Avenue Plan"). The Railroad Avenue Plan has the distinct honor of being McCall's first revenue allocation area ("RAA"). For the past 30 years, the Agency has reinvested revenue from the RAA in public improvements within the boundaries of the RAA.

The termination date for the Railroad Avenue Plan and the RAA is December 2020, recognizing the Agency shall receive its allocation of revenues assessed in calendar year 2020 during calendar year 2021, as permitted by Idaho Code § 50-2905(7). The Agency has reviewed the projected revenues and expenses of the Railroad Avenue Plan and has determined the RAA can be terminated by December 31, 2021, effective retroactive to January 1, 2021, as it relates to assessed values within the RAA. As a result, the Agency shall not receive 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. The Agency does not intend to receive revenue allocation funds from any delinquency tax payments.

At its May 18, 2021, public meeting, the Agency Board of Commissioners will consider the adoption of a resolution of intent to terminate the Railroad Avenue Plan and RAA, including a formal recommendation to the McCall City Council to adopt an ordinance terminating the RAA by December 31, 2021. Thereafter, the McCall City Council is expected to hold a public meeting and adopt a termination ordinance, which is the final step in formally terminating the Railroad Avenue Plan and RAA.

Under current Idaho law, the increment value of the terminating RAA shall be included in the net taxable value of the taxing district when calculating the subsequent property tax levies pursuant to section 63-803, Idaho Code. The increment value shall also be included in subsequent notification of taxable value for each taxing district pursuant to section 63-1312, Idaho Code, and subsequent certification of actual and adjusted market values for each school district pursuant to section 63-315, Idaho Code. You will need to contact the Valley County Assessor's Office and/or the State Tax Commission for increment value information, including the increment value, if any, included on the new construction roll for new construction located within the RAA since December 31, 2006. **Please note, the Idaho Legislature is currently considering legislation that, if passed and signed into law, will limit a taxing district's ability to increase its budget capacity resulting from a terminating RAA.**

Since late 2018/early 2019, the Agency has been working to complete design and engineering for projects to be constructed related to the Lake Front Improvement Project. The scope of these efforts are focused on the area along the shoreline north of Mile High Marina to Brown Park, and include shoreline stabilization to remediate wave erosion caused by boat traffic, waterfront improvements increasing non-motorized access to Payette Lake, improvements to Brown Park, improvements to the pathways and access into Brown Park, and ultimately improvements to E. Lake Street, if sufficient funds exist to complete the full project. Due to the short construction season and the limited access to Payette Lake for shoreline improvements, there are remaining improvements to be completed under the Railroad Avenue Plan, which are anticipated to be completed by the Agency's current fiscal year ending September 30, 2021. The Agency has or will have sufficient funds on deposit for payment of all final project costs and administrative fees. At this point, no surplus is anticipated to be distributed prior to the end of the Agency's 2021 fiscal year on September 30, 2021. Any available 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 RAA. The Agency understands, if not budgeted, the return of any surplus may require the taxing district to amend its budget.

The Agency anticipates distributing the formal termination budget, together with a narrative termination plan, well prior to the statutory deadline of September 1, 2021. City Council approval is also expected before the statutory deadline of December 31, 2021.

The list of those who contributed to the Railroad Avenue Plan's remarkable transformation over the past three decades is long and varied. Private developers supported the vision by investing capital. Public entities guided the evolution to ensure conformity with the Railroad Avenue Plan, as amended, and Idaho law, resulting in desirable improvements enjoyed by all, most notably the improvements to Legacy Park. Agency commissioners and staff are proud of the essential, central role the Agency has played over the years by intelligently and transparently applying the redevelopment tools granted by the Idaho Legislature. [CONSIDER INCLUDING LIST OF SUCCESSFUL PROJECTS]

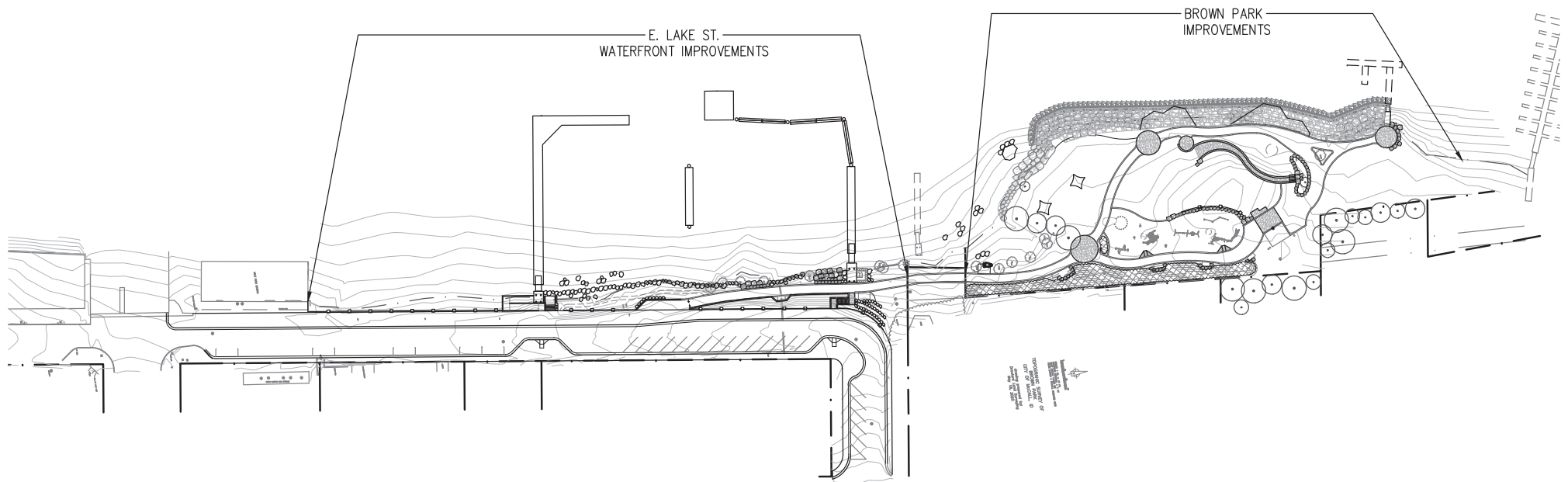
For additional information contact Michelle Groenevelt at 208-634-5229 or mgroenevelt@mccall.id.us

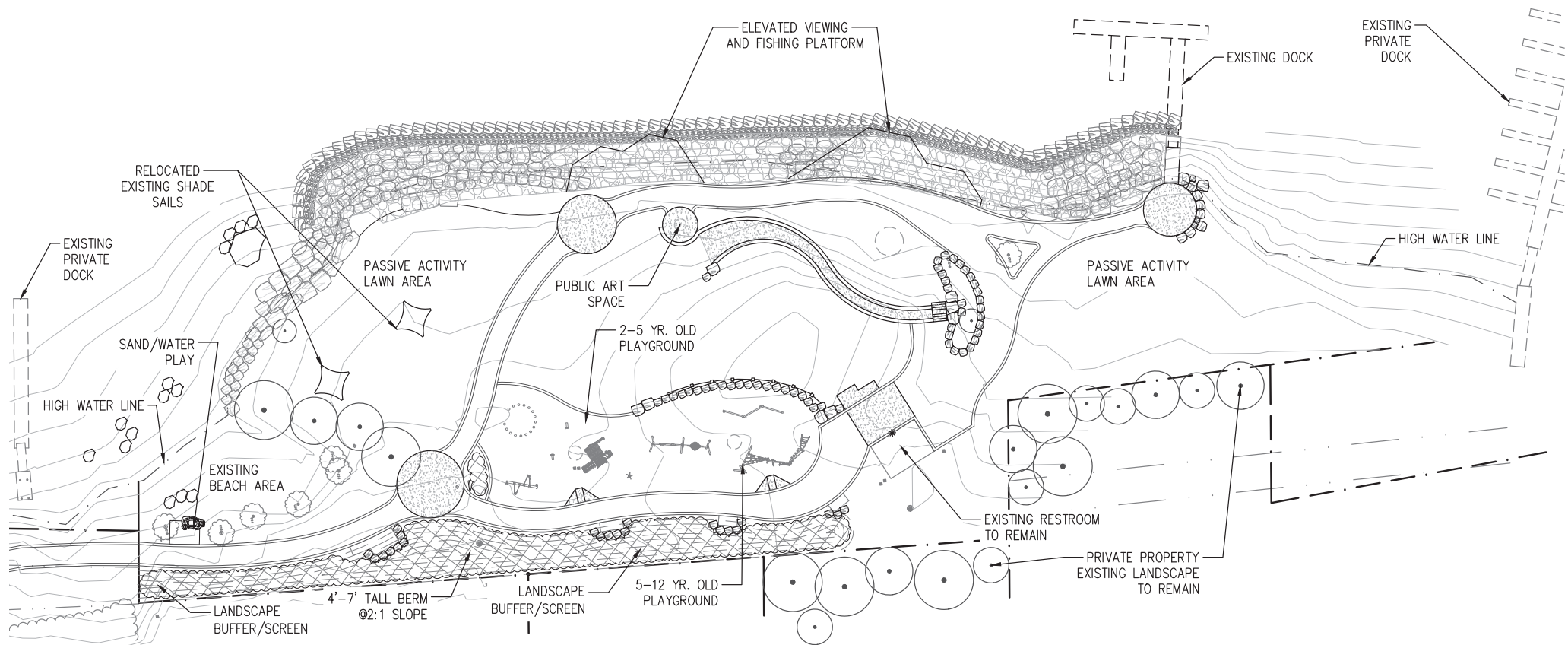
Sincerely,

Rick Fereday
Chair, Board of Commissioners

Michelle Groenevelt
Executive Director

cc: Agency Board of Commissioners
Meghan S. Conrad, Elam & Burke
4847-0902-6518, v. 1

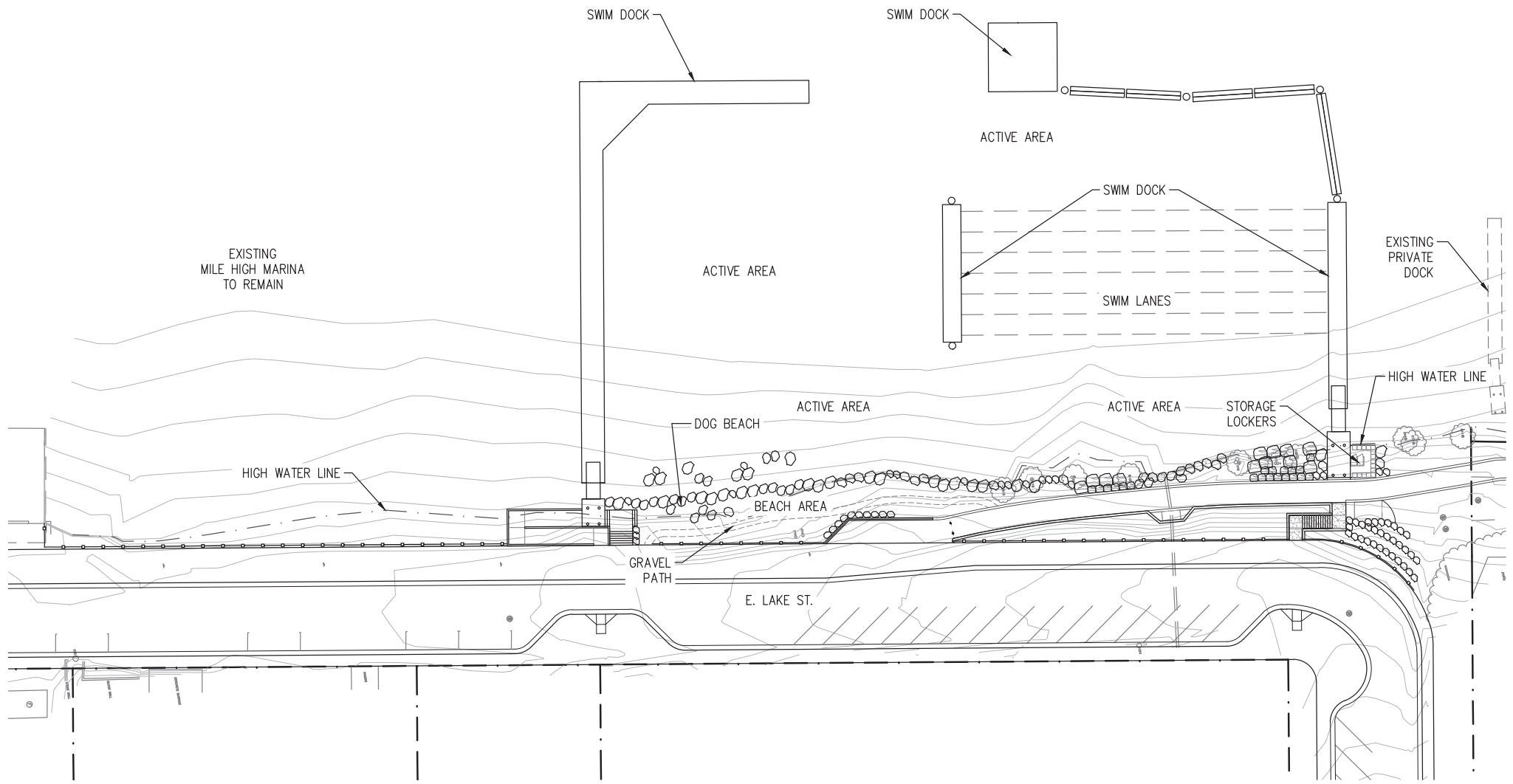




'CONCEPTUAL' BROWN PARK

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

0 40 80
Scale 1" = 40'-0"



'CONCEPTUAL' E. LAKE ST. WATERFRONT
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

0 40 80
Scale 1" = 40'-0"

MRA Funded Project Costs and Construction Overview - 3/4/2021

Project Funding Sources

MRA Available Funds

\$804,000-\$950,000

Playground Grant

\$332,496











Total Project Funds

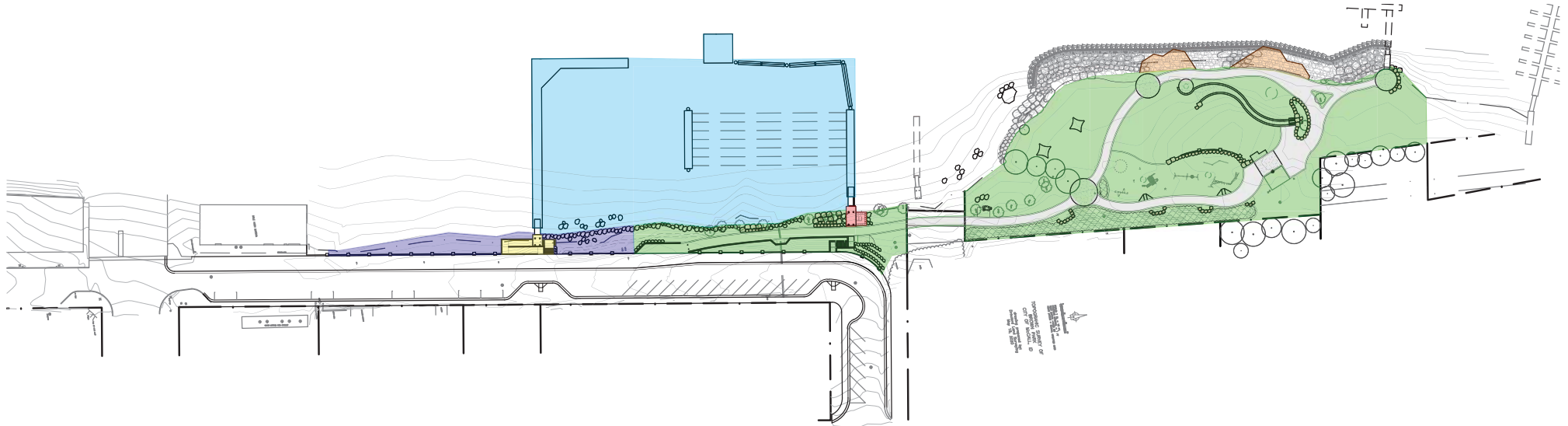
\$1,136,496 - \$1,282,496

Task Order No.	Project Description	Total Starting Project Funds (Low to High)	Design Engineering Costs	Design/Analysis Complete	Construction Costs	Construction Engineering and Inspection Costs	Total Project Cost	Year Construction Complete	Balance of Funds Available (Low to High)
	Playground & Surfacing (Separate Funding Source)	\$ 1,136,496.00 to \$ 1,228,496.00	\$ -	March 2021	\$ 250,000.00	\$ -	\$ 250,000.00	2021	\$ 886,496.00 to \$ 978,496.00
21-04 & 21-05	BASE BID - 1B - E. Lake St Waterfront & 2 - Brown Park Improv.	\$ 886,496.00 to \$ 978,496.00	\$ -	March 2021	\$ 818,682.54	\$ 65,494.60	\$ 884,177.14	2021	\$ 2,318.86 to \$ 94,318.86
21-04 & 21-05	ADD ALT #1 - Lake Street Shoreline Protection	\$ 2,318.86 to \$ 94,318.86	\$ -	March 2021	\$ 96,360.00	\$ 7,708.80	\$ 104,068.80	2021	\$ (101,749.94) to \$ (9,749.94)
21-04 & 21-05	ADD ALT #2 - Installation of DG Pathways	\$ (101,749.94) to \$ (9,749.94)	\$ -	March 2021	\$ 46,824.00	\$ 3,745.92	\$ 50,569.92	2021	\$ (152,319.86) to \$ (60,319.86)
21-04 & 21-05	ADD ALT #3 - Irrigation System	\$ (152,319.86) to \$ (60,319.86)	\$ -	March 2021	\$ 43,297.20	\$ 3,463.78	\$ 46,760.98	2021	\$ (199,080.84) to \$ (107,080.84)
21-04 & 21-05	ADD ALT #4 - Landscaping	\$ (199,080.84) to \$ (107,080.84)	\$ -	March 2021	\$ 72,162.00	\$ 5,772.96	\$ 77,934.96	2021	\$ (277,015.80) to \$ (185,015.80)
21-04 & 21-05	ADD ALT #5 - Lake Street Waterfront Piers and Piles	\$ (277,015.80) to \$ (185,015.80)	\$ -	March 2021	\$ 228,000.00	\$ 18,240.00	\$ 246,240.00	2021	\$ (523,255.80) to \$ (431,255.80)
21-04 & 21-05	ADD ALT #6 - Brown Park Platforms	\$ (523,255.80) to \$ (431,255.80)	\$ -	March 2021	\$ 459,712.00	\$ 36,776.96	\$ 496,488.96	2021	\$ (1,019,744.76) to \$ (927,744.76)

*Note: Bid Alternates do not need to be selected in sequential order.

FUTURE PROJECTS									
21-04 & 21-05	Waterfront Dock Access - City/Private Joint Effort	\$ (1,019,744.76) to \$ (927,744.76)	\$ -	March 2021	\$ 86,220.00	\$ 6,897.60	\$ 93,117.60	2021	\$ (1,112,862.36) to \$ (1,020,862.36)
21-04 & 21-05	Waterfront Dock Improvements	\$ (1,112,862.36) to \$ (1,020,862.36)	\$ -	March 2021	\$ 324,500.00	\$ 25,960.00	\$ 350,460.00	2021	\$ (1,463,322.36) to \$ (1,371,322.36)
21-06	3 - E. Lake Street Improvements	\$ (1,463,322.36) to \$ (1,371,322.36)	\$ 172,802.21	Sept. 2021	\$ 2,160,027.65	\$ 108,001.38	\$ 2,440,831.25	TBD	\$ (3,904,153.61) to \$ (3,812,153.61)

-  PLAYGROUND EQUIPMENT & INSTALL (\$250,000)
-  BASE BID (\$884,177)
-  ADD ALT. #1 - LAKE STREET SHORELINE PROTECTION (\$104,069)
-  ADD ALT. #2 - DECOMPOSED GRANITE PATHWAYS (\$50,570)
-  ADD ALT. #3 - IRRIGATION SYSTEM (\$46,761)
-  ADD ALT. #4 - LANDSCAPING (\$77,935)
-  ADD ALT. #5 - PIERS AND PILES ALONG LAKE STREET (\$246,240)
-  ADD ALT. #6 - BROWN PARK PLATFORMS (\$496,489)
-  FUTURE PRIVATE & PUBLIC JOINT DOCK ACCESS EFFORT (\$93,118)
-  FUTURE WATERFRONT DOCK IMPROVEMENTS (\$350,460)



BID OUTLINE

E. LAKE ST. WATERFRONT / BROWN PARK

0 100 200

Scale 1" = 100'-0"