

McCall Redevelopment Agency
Agenda
April 6, 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 the February 16, 2021, meeting (Action Item)

Minutes from the March 9, 2021, meeting (Action Item)

Elam & Burke Invoices, dated February 2021 (Action Item)

NEW BUSINESS

Financial Statements and Cash Flow- Linda Stokes

Mill Whistle Update – Amy Westover

Consider Letter of Intent to Terminate the Revenue Allocation Area to the overlapping taxing districts (Action Item)

Brown Park and E. Lake Street Project Update - Kurt Wolf

RAI Legislative Update

NEXT MEETING

Next Regular Meeting – May 4, 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
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.**

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CALL TO ORDER AND ROLL CALL

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

CONSENT AGENDA

Minutes from February 16, 2021 (Action Item)

Elam & Burke Invoices (Action Item)

The Consent Agenda items were tabled until the April 2021 meeting.

NEW BUSINESS

-Financial Statements and Cash Flow- Linda Stokes

Treasurer Stokes gave an update on the financials and the cash flow.

-Mill Whistle Update – Amy Westover

Ms. Westover gave an update. She is still researching purchasing a boiler for the mill whistle. Getting someone to get a correct size for the boiler has been challenging. May need to have it done by an engineer.

-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 the public hearing for comment. No comment was received and the public hearing was closed.

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)

The board noted that the State Legislature could be changing property tax laws and would like to carry this letter forward one more meeting.

-Project Update - Kurt Wolf

Mr. Wolf gave an update and explained the bid schedule for items that need to be performed by contractors. The playground funding will be Land and Water Conservation Fund, City CIP and LOT dollars (\$332,000). The swim lanes will be moved from Rotary Park at this point but if an additional funding source is located, they will have lanes at both locations.

Greg Baer gave an update on the cost estimates.

-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)

Member Ross made a motion to approve cost estimates and proposed bid schedule. Member Maciaszek seconded the motion. All members voted aye and the motion carried.

NEXT MEETING

The next regular meetings are changed to April 6, 2021 and May 4 to accommodate construction schedules.

ADJOURN

Member Maciaszek made a motion to adjourn. Member Ross seconded and the meeting was adjourned at 8:56 am.

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

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

February 28, 2021

Invoice # 189758
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From February 19, 2021 Through February 28, 2021

RE: Urban Renewal Plan #2

CLIENT/MATTER: 09259-00002

HOURS		AMOUNT
2/19/21	MSC .10 Follow up with STC staff concerning contact information for annual attestation form re 50-2903A.	21.50
PROFESSIONAL FEES		21.50

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Conrad, Meghan S.	Shareholder	215.00	.10	21.50	.00	.00
			.10	21.50	.00	.00

INVOICE TOTAL

21.50

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McCall Redevelopment Agency
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February 28, 2021

Invoice # 189759
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From February 3, 2021 Through February 28, 2021

RE: General

CLIENT/MATTER: 09259-00003

		HOURS		AMOUNT
2/03/21	MSC	1.30	Review and assess whether MRA and/or city of McCall may want to weigh in independently re revised budget cap bill. Review and follow up on email communication from city staff. Consider response. Follow up with legislative advisor concerning status of S1048 and ability to amend to address terminating RAAs. Continue to analyze and strategize targeted response by impacted taxing districts. Follow up re same.	279.50
2/03/21	RPA	.20	Address impact of new property tax cap bill on termination process.	45.00
2/08/21	KSK	.50	Draft resolution approving 2020 annual report, pre-meeting public notice, and post-meeting notice.	50.00
2/10/21	MSC	.10	Draft follow up email communication with Rachel Santiago-Govier concerning February agenda items and check in re posting requirements.	21.50
2/11/21	MSC	.80	Review and provide comment on the draft agenda including adding action items for consideration and revising agenda text based on Governor's moving the state to Stage 3. Follow up on email communication from Rachel Santiago-Govier concerning open meeting requirements and provide additional guidance re same. Seek additional information concerning pending action items for the Brown Park improvements.	172.00

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RE: General

CLIENT/MATTER: 09259-00003
February 28, 2021
Invoice # 189759

2/11/21	MSC	.50	Call with Michelle Groenevelt to discuss open meeting questions, agenda items, annual report process and board packet materials in preparation for the meeting on February 16, 2021.	107.50
2/12/21	MSC	1.60	Work on drafting the MRA 2020 Annual Report and circulate the draft to Michelle Groenevelt and Rachel Santiago-Govier. Review and respond to several email communications from Ms. Santiago-Govier concerning amendments to the agenda, posting and designating items as action items.	344.00
2/13/21	MSC	.60	Continue to review and assess impact of SB1108 limiting taxing districts to recover 50% of new construction from a terminating RAA. Follow up with legislative advisors and others.	129.00
2/15/21	MSC	.90	Review, revise and final the pre-meeting publication notice advertising the meeting to take public comment on the 2020 Annual Report. Work on drafting the resolution adopting the 2020 annual report. Review, revise and final the post-meeting publication notice.	193.50
2/15/21	MSC	1.30	Review board packet materials in preparation for the agency board meeting. Review and respond to email communication from Kurt Wolf and Michelle Groenevelt re RAA termination best practices.	279.50
2/16/21	MSC	1.90	Prepare for, attend (virtually) and participate in the agency board meeting.	408.50
2/17/21	MSC	.60	Continue to revise draft letter to the Senate Committee re S1108. Circulate draft letter to the RAI executive committee for review/comment. Call with RAI legislative advisor concerning status of S1108 and new steps. Draft RAI Alert re S1108 including talking points and link to committee members. Review and respond to multiple email communications with interested stakeholders concerning opposition to S1107 and S1108. Provide additional talking points to certain members re 1107. Strategize testimony and comments before the Senate Local Government	129.00

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RE: General

CLIENT/MATTER: 09259-00003
February 28, 2021
Invoice # 189759

committee. Prepare for call with McCall city manager; leave detailed message. Call with McCall city manager concerning letter to the committee and thoughts re response to S1108.

2/18/21	MSC	.50	Attend and participate in a call with Michelle Groenevelt and Kurt Wolf concerning termination nuances and next steps.	107.50
2/26/21	MSC	1.40	Attend and participate in city council workshop re brown park improvements.	301.00
PROFESSIONAL FEES				2,567.50

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Armbruster, Ryan P.	Of Counsel	225.00	.20	45.00	.00	.00
Conrad, Meghan S.	Shareholder	215.00	11.50	2,472.50	.00	.00
Kline, Kim S.	Paralegal	100.00	.50	50.00	.00	.00
			12.20	2,567.50	.00	.00

INVOICE TOTAL	2,567.50
BALANCE FORWARD	1,253.00
BALANCE DUE	3,820.50

CITY OF MCCALL
COMBINED CASH INVESTMENT
MARCH 31, 2021

COMBINED CASH ACCOUNTS

TOTAL COMBINED CASH	_____
TOTAL UNALLOCATED CASH	_____

CASH ALLOCATION RECONCILIATION

90 ALLOCATION TO URBAN RENEWAL AGENCY FUND	(9,221.00)
91 ALLOCATION TO DT W URBAN RENEWAL PRJ.	18.00
TOTAL ALLOCATIONS TO OTHER FUNDS	(9,203.00)
ALLOCATION FROM COMBINED CASH FUND - 01-10100	_____
ZERO PROOF IF ALLOCATIONS BALANCE	(9,203.00)

CITY OF MCCALL
BALANCE SHEET
MARCH 31, 2021

URBAN RENEWAL AGENCY FUND

ASSETS

90-10100	CASH ALLOCATED TO OTHER FUNDS	(9,221.00)	
90-10102	CASH ALLOCATED-OTHER UR DISTR.	(52,458.25)	
90-11200	URD CHECKING ACCT.		228,952.35	
90-11201	CASH - LGIP #3389		1,160,424.13	
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			3,185,556.52

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		2,192,646.06	
90-29100	INVESTMENT IN FIXED ASSETS		.10	
	REVENUE OVER EXPENDITURES - YTD		116,782.14	
	BALANCE - CURRENT DATE		2,309,428.30	
	TOTAL FUND EQUITY			2,309,428.30
	TOTAL LIABILITIES AND EQUITY			3,175,574.52

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING MARCH 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	5,262.68	529,613.33	793,819.00	264,205.67	66.7
TOTAL TAX INCREMENT REVENUE	5,262.68	529,613.33	793,819.00	264,205.67	66.7
<u>INTEREST REVENUE</u>					
90-30-045-100.0 INTEREST INCOME	201.29	1,905.29	8,400.00	6,494.71	22.7
TOTAL INTEREST REVENUE	201.29	1,905.29	8,400.00	6,494.71	22.7
<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	16,442.36	16,442.36	.00	(16,442.36)	.0
TOTAL OTHER REVENUE	16,442.36	16,442.36	.00	(16,442.36)	.0
TOTAL FUND REVENUE	21,906.33	547,960.98	2,017,381.00	1,469,420.02	27.2

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING MARCH 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	3,432.15	51,250.00	47,817.85 6.7
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	191.38	921.19	1,625.00	703.81 56.7
	TOTAL OPERATING EXPENSE	191.38	5,899.34	154,421.00	148,521.66 3.8
<u>CAPITAL EXPENSE</u>					
90-40-200-700.0	DT PUBLIC ART	10,000.00	25,000.00	90,000.00	65,000.00 27.8
	TOTAL CAPITAL EXPENSE	10,000.00	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	10,191.38	431,178.84	2,017,381.00	1,586,202.16 21.4
	TOTAL FUND REVENUE	21,906.33	547,960.98	2,017,381.00	1,469,420.02 27.2
	TOTAL FUND EXPENDITURES	10,191.38	431,178.84	2,017,381.00	1,586,202.16 21.4
	NET REVENUE OVER EXPENDITURES	11,714.95	116,782.14	.00	(116,782.14) .0
<u>CONTINGENCY</u>					
	REV/EXP WITH CONTINGENCY	11,714.95	116,782.14	.00	(116,782.14) .0

CITY OF MCCALL
 BALANCE SHEET
 MARCH 31, 2021

DT W URBAN RENEWAL PRJ.

ASSETS

91-10100	CASH ALLOCATED TO OTHER FUNDS	18.00	
91-10102	CASH ALLOCATED-OTHER UR DISTR.	52,458.25	
91-18000	PROPERTY TAX RECEIVABLE	76,540.00	
		<u> </u>	
	TOTAL ASSETS		<u>129,016.25</u>

LIABILITIES AND EQUITY

LIABILITIES

91-21100	DEFERRED REVENUE - PROP TAXES	76,540.00	
		<u> </u>	
	TOTAL LIABILITIES		76,540.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
	REVENUE OVER EXPENDITURES - YTD	52,458.25	
		<u> </u>	
	BALANCE - CURRENT DATE	52,458.25	
		<u> </u>	
	TOTAL FUND EQUITY		<u>52,458.25</u>
	TOTAL LIABILITIES AND EQUITY		<u>128,998.25</u>

CITY OF MCCALL
 REVENUES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING MARCH 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	805.24	50,704.61	84,664.00	33,959.39	59.9
TOTAL TAX INCREMENT REVENUE	805.24	50,704.61	84,664.00	33,959.39	59.9
<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	1,753.64	1,753.64	.00	(1,753.64)	.0
TOTAL OTHER REVENUE	1,753.64	1,753.64	.00	(1,753.64)	.0
TOTAL FUND REVENUE	2,558.88	52,458.25	85,664.00	33,205.75	61.2

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING MARCH 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	.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	.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 EXPENSE	.00	.00	85,664.00	85,664.00	.0
TOTAL FUND REVENUE	2,558.88	52,458.25	85,664.00	33,205.75	61.2
TOTAL FUND EXPENDITURES	.00	.00	85,664.00	85,664.00	.0
NET REVENUE OVER EXPENDITURES	2,558.88	52,458.25	.00	(52,458.25)	.0
<u>CONTINGENCY</u>					
REV/EXP WITH CONTINGENCY	2,558.88	52,458.25	.00	(52,458.25)	.0

Cash Received

YTD

	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
1- Cash from Operations														
Property Taxes	443	538	1,899	473,461	48,010	3,708	10,230	13,848	42,388	190,992	7,996	306	793,819	0
Interest (assumes no rate increases)	4	430	531	446	292	469	469	469	469	469	469	469	4,987	3,413
Cash from Operations	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														
Miscellaneous Revenue														
<i>Appropriated Fund Balance</i>														1,215,162
Additional Cash Received														1,215,162
Cash Received	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 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															
<i>Elam & Burke, P.A.</i>			929		1,253							47,818	50,000	(0)	
<i>Redevelopment Assoc. of Idaho</i>				1,250									1,250	-	
<i>Star News</i>															
Engineering Services												100,000	100,000	-	
Insurance - ICRMP				1,546									1,546	-	
US Bank Acct Charges	130	142	142	130	135	135	135	135	135	135	135	135	1,625	0	
Brown Park / E. Lake Str. Imp. Trf to City															
1.Public Art - committed \$100,000			15,000										85,000	100,000	-
2.Public Art - committed \$45,000													45,000	45,000	-
3.Brown Park / E. Lake Str. Wf															
<i>Miscellaneous Vendors</i>			611	1,995									2,606		
<i>Falvey's LLC.- sort & screen material</i>			27,816										27,816		
<i>Falvey's LLC.- Contract</i>				361,897								30,458	392,355	-	
Horrock's Task Orders:															
<i>TO #20-08 LakeSt/Brwn Park Imprv.</i>			108,395	21,050	4,144							8,097	141,686	(0)	
<i>TO #20-09 Brown Park Slope Stablz.</i>			52,794	11,138	1,392							15,605	80,928	(0)	
<i>TO #20-09A Shoreline Stabilization</i>				207								17,483	17,690	0	
<i>TO #21-04 E.Lake Str. Shoreline & WF Imp</i>				2,192	2,386							75,769	80,346	(0)	
<i>TO #21-05 Brown Park Improvements</i>				1,800	1,161							96,768	99,729	0	
<i>Remaining to be assigned</i>												874,804	874,804	(1)	
SubTotal Spent on Operations	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	

DT W UR Project

Cash Flow (Forecast)

Cash Received

Per County Clerk will not receive increment revenue until December 2020

YTD

	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
1- Cash from Operations														
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														
Miscellaneous Revenue														
<i>Appropriated Fund Balance</i>														
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
<i>Elam & Burke, P.A.</i>														
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		

[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