

McCall Redevelopment Agency
***Special Meeting* Agenda**
January 17, 2023 – 8:00 am
Legion Hall
216 E. Park Street, McCall, ID 83638 and [Teams Meeting](#)

This is both and in person and virtual meeting. All other persons may attend 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 391 182 710# 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, Mike Maciaszek, Tabitha Martineau, Clair Bowman and Michelle Rentzsch, 1 vacancy

CONSENT AGENDA (ACTION ITEM)

- Expenses: Ratification and approval of paid invoices
 - Elam and Burke – November 30, 2022
- Approval of November 8, 2022 Meeting Minutes
- Approval of July 26, 2022 Special Meeting Minutes

NEW BUSINESS

- Review of Financials and Cash Flow Report – City Treasurer Linda Stokes
- Consider Resolution No. 01-2023 adopting policy regarding Board qualifications and the appointment process. (CED Director Michelle Groenevelt) (**ACTION ITEM**)
- Presentation of Public Art Projects and Request for Funding (Economic Dev. Planner Delta James) (**ACTION ITEM**)

NEXT MEETING,

Next Regular Meeting – February 21, 2023

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

November 30, 2022

Invoice # 199417
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From November 7, 2022 Through November 30, 2022

RE: General

CLIENT/MATTER: 09259-00003

| | HOURS | | AMOUNT |
|-------------------|-------|--|--------|
| 11/07/22 | MSC | .20 Review agency board agenda and meeting packet. Draft follow up email communication to agency staff concerning meeting materials. | 45.00 |
| PROFESSIONAL FEES | | | 45.00 |

| Timekeeper | Staff | Rate | Hours | Amount | Non-Chargeable Hours | Amount |
|-------------------|-------------|--------|-------|--------|-------------------------|--------|
| Conrad, Meghan S. | Shareholder | 225.00 | .20 | 45.00 | .00 | .00 |
| | | | .20 | 45.00 | .00 | .00 |

INVOICE TOTAL 45.00

SPECIAL MEETING
McCall Redevelopment Agency
Minutes
July 26, 2022 – 8:00 am
Legion Hall
216 E. Park Street, McCall, ID 83638 and [Teams Meeting](#)

CALL TO ORDER AND ROLL CALL

Colby Nielsen, Mike Maciaszek, Clair Bowman, Michelle Rentzsch, and Lew Ross were present. Monty Moore and Tabitha Marineau were absent. City Treasurer Linda Stokes, Community and Economic Development Director Michelle Groenevelt, Parks and Recreation Director Kurt Wolf, Permit Technician Rachel Santiago-Govier and Attorney Meghan Conrad were also present.

AMENDMENT TO THE AGENDA – (Action Item)

Member Nielsen made a motion to amend the agenda to include the tentative approval of the FY 2022 Budget for the 1990 Railroad Avenue district. Member Bowman seconded the motion. All members voted aye and the agenda was amended.

CONSENT AGENDA (ACTION ITEMS)

- Ratification and/or Approval of Payment of Agency Expenses and Invoices from March 15, 2022 to July 19, 2022

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

NEW BUSINESS

- Financials and Cash Flow – Linda Stokes

Ms. Stokes gave a brief update for both districts. She gave explanation of the unearned total on the Cash Flow. Member Ross is it ok to use the same checking account for both. Ms. Stokes stated that Harris CPA was fine with this and the expenditures are tracked separately. Ms. Stokes asked what they should do with the \$300.00 donation that was made out to MRA. She will look it up to get more information and bring it back to the board with a recommendation of what to do with it.

- Approval to reimburse The City of McCall for expenditures related to the Lake Street – Waterfront Improvement Project – **(Action Item)**

There is a deficit of \$17,000 that the Parks and Recreation department will have to come up with out off their budget to cover for the remodel of Brown Park. Mr. Wolf and Ms. Stokes will work through that.

Mr. Ross thanked City Staff for the tour of the completed Park.

Member Nielsen made a motion to reimburse The City of McCall for expenditures related to the Lake Street – Waterfront Improvement Project in the amount of \$174,096.62. Member Ross seconded the motion. All members voted aye and the motion carried.

- FY2023 Budget Workshop

For the Downtown West District, she bumped up the tax increment amount for FY23 based on FY22 to \$190,000. Total operating expenses of \$24,000 with the remaining amount being reserved for future capital since they are accumulating revenue.

- Tentative Approval of the FY2023 budget, selection of the public hearing date and authorization to publish the budget public hearing notice (**Action Item**)

Member Bowman made a motion to tentatively approve the FY 2023 Budget for the Downtown West Urban Renewal Project as presented. Member Nielsen seconded the motion. All members voted aye and the motion carried.

The notices will be published in the Star News in the following two weeks publications.

- **Tentative Approval of the FY 2022 amended budget for the 1990 Railroad Avenue Urban Renewal Project, selection of the public hearing date and authorization to publish the amended budget public hearing notice (Action Item)**

Ms. Stokes stated that they assumed construction would be complete by the end of FY2021 but it was not completed. They are bringing forward the cash leftover from 2021 into 2022 to use for the completion of the project.

There will be no funds remaining to go back to The County and the taxing districts related to the termination of this district.

Member Bowman made a motion to tentatively approve the FY2022 amended budget for the 1990 Railroad Avenue urban Renewal Project. Member Nielsen seconded the motion. All members voted aye and the motion carried.

NEXT MEETING

Next Regular Meeting – August 16, 2022

ADJOURN

Member Nielsen made a motion to adjourn the meeting. Member Rentzsch seconded the motion. All members voted aye and the motion carried.

McCall Redevelopment Agency
Minutes
November 08, 2022 – 8:00 am
Legion Hall
216 E. Park Street, McCall, ID 83638 and [Teams Meeting](#)

This was both and in person and virtual meeting.

CALL TO ORDER AND ROLL CALL

Monty Moore, Colby Nielsen, Mike Maciaszek, Tabitha Martineau, Clair Bowman and Michelle Rentzsch were all present. Community Development Director Michelle Groenevelt and Permit Technician Rachel Santiago-Govier were also present.

CONSENT AGENDA (ACTION ITEM)

- Expenses:
 - Ratification and approval of paid invoices
 - ☐ Elam and Burke – September 30, 2022
 - Approval of invoices for payment
 - ☐ Elam and Burke – October 31, 2022
- Approval of August 16, 2022 Meeting Minutes

July Special meeting minutes will be available for review and approval at the next meeting.

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

NEW BUSINESS

- Financials and Cash Flow Report – Michelle Groenevelt

The district is only collecting funds at this time. There were no major expenditures.

- Lakefront Construction Project Update – Kurt Wolf, Nathan Stewart

The project has been completed.

- Approval of 2023 Meeting Calendar – **(Action Item)**

Member Bowman made a motion to approve the 2023 Calendar. Member Nielsen seconded the motion. All members voted aye and the motion carried.

- Letters of interest for open seat
-Vince Scott

Mr. Scott was present at the meeting and introduced himself to the board. He has lived in Lake Tahoe for 28 years. He has worked as a developer and done land use and environmental

planning. He just took a job with the Wilkes Brothers and DF Development as Vice President of Land Development. He is responsible for all of their land holdings ID and eventually in WY and MT and other areas they have land. He is determining where they want their main office to be in McCall as they work on the areas around McCall. He is interested in being a part of the fabric of the community. He loves skiing and snowmobiling and the mountains and 2 kids that just graduated from high school.

He met with Sherry Maupin and she shared some info on the area. He said they spoke about the Ponderosa Center, the water and sewer systems and would like to help with environmental support as they work on timber harvesting. He has heard that there could be some areas where his experience could help.

DF and he have spent the last year during surveying and LIDAR, shoring up access and easements and roads and perfecting the historical land use agreements. Making sure access and utilities are in place and working to improve the property. They have been doing a lot of work on looking at alternative sources of energy, geothermal, solar and hydroelectric on some of their lands as well.

The board members were able to ask questions of his interest in the board. He is aware of the issues with open space and land use issues. He is trying to give back to the community. They are creating a foundation to help with programs in the McCall/Donnelly area. The Wilkes want to be good stewards of their land and he would like to communicate that and be open and transparent.

There was conversation around the history of MRA in McCall and what the new district will be like going forward. Ms. Groenevelt gave some background on the two different districts that have existed in McCall and information on the current State level legislative efforts to curtail the reach of Urban Renewal districts in Idaho. There was clarification on the Ponderosa Center and

Member Rentzsch made a motion to recommend Vince Scott for the McCall Redevelopment Agency to the McCall City Council. Member Bowman seconded the motion Member Nielsen abstained from voting. All other members voted aye and the motion carried.

NEXT MEETING,

Next Regular Meeting – TBD Date in 2023

ADJOURN

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

CITY OF MCCALL
BALANCE SHEET
NOVEMBER 30, 2022

URBAN RENEWAL AGENCY FUND

ASSETS

| | | | | |
|--------------|--------------------------------|---|------------|-----------|
| 90-10100 | CASH ALLOCATED TO OTHER FUNDS | (| 12,102.42) | |
| 90-10102 | CASH ALLOCATED-OTHER UR DISTR. | | 24,228.88 | |
| | | | | |
| TOTAL ASSETS | | | | 12,126.46 |

LIABILITIES AND EQUITY

LIABILITIES

| | | | | |
|-------------------|-----------------------|---|-----------|-----------|
| 90-20200 | AP ALLOCATED TO FUNDS | (| 450.00) | |
| 90-20213 | DUE TO OTHER FUNDS | | 22,189.00 | |
| | | | | |
| TOTAL LIABILITIES | | | | 21,739.00 |

FUND EQUITY

| | | | | |
|-------------------------------|---------------------------------|---|-----------|-----------|
| UNAPPROPRIATED FUND BALANCE: | | | | |
| 90-29000 | FUND BALANCE | (| 9,612.54) | |
| | REVENUE OVER EXPENDITURES - YTD | | | |
| | | | | |
| BALANCE - CURRENT DATE | | | (| 9,612.54) |
| | | | | |
| TOTAL FUND EQUITY | | | (| 9,612.54) |
| | | | | |
| TOTAL LIABILITIES AND EQUITY | | | | 12,126.46 |
| | | | | |
| NET REVENUE OVER EXPENDITURES | | | | |

CONTINGENCY

CITY OF MCCALL
BALANCE SHEET
NOVEMBER 30, 2022

DT W URBAN RENEWAL PRJ.

ASSETS

| | | | |
|----------|--------------------------------|--------------|------------|
| 91-10100 | CASH ALLOCATED TO OTHER FUNDS | 359.58 | |
| 91-10102 | CASH ALLOCATED-OTHER UR DISTR. | (24,228.88) | |
| 91-11200 | URD CHECKING ACCT. | 19,880.53 | |
| 91-11201 | CASH - LGIP #3389 | 234,663.44 | |
| 91-13100 | ACCOUNTS RECEIVABLE - OTHER | 403.21 | |
| 91-18000 | PROPERTY TAX RECEIVABLE | 265,860.00 | |
| | | | |
| | TOTAL ASSETS | | 496,937.88 |

LIABILITIES AND EQUITY

LIABILITIES

| | | | |
|----------|-------------------------------|------------|------------|
| 91-20200 | AP ALLOCATED TO FUNDS | 2,339.00 | |
| 91-21100 | DEFERRED REVENUE - PROP TAXES | 264,743.00 | |
| | | | |
| | TOTAL LIABILITIES | | 267,082.00 |

FUND EQUITY

| | | | |
|----------|---------------------------------|-------------|------------|
| | UNAPPROPRIATED FUND BALANCE: | | |
| 91-29000 | FUND BALANCE | 232,305.86 | |
| | REVENUE OVER EXPENDITURES - YTD | (2,449.98) | |
| | | | |
| | BALANCE - CURRENT DATE | 229,855.88 | |
| | | | |
| | TOTAL FUND EQUITY | | 229,855.88 |
| | | | |
| | TOTAL LIABILITIES AND EQUITY | | 496,937.88 |

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING NOVEMBER 30, 2022

DT W URBAN RENEWAL PRJ.

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | VARIANCE | PCNT |
|-----------------|------------------------------|---------------|------------|------------|------------|------|
| | | | | | | |
| | <u>TAX INCREMENT REVENUE</u> | | | | | |
| 91-30-010-100.0 | TAX INCREMENT | .00 | 183.05 | 190,000.00 | 189,816.95 | .1 |
| | TOTAL TAX INCREMENT REVENUE | .00 | 183.05 | 190,000.00 | 189,816.95 | .1 |
| | <u>INTEREST REVENUE</u> | | | | | |
| 91-30-045-100.0 | INTEREST INCOME | 505.62 | 908.91 | 1,000.00 | 91.09 | 90.9 |
| | TOTAL INTEREST REVENUE | 505.62 | 908.91 | 1,000.00 | 91.09 | 90.9 |
| | TOTAL FUND REVENUE | 505.62 | 1,091.96 | 191,000.00 | 189,908.04 | .6 |

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING NOVEMBER 30, 2022

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 | 3,328.50 | 20,000.00 | 16,671.50 | 16.6 |
| 91-40-150-410.0 | INSURANCE | .00 | .00 | 1,889.00 | 1,889.00 | .0 |
| 91-40-150-657.0 | BANK CHARGES | 199.41 | 213.44 | 2,500.00 | 2,286.56 | 8.5 |
| | TOTAL OPERATING EXPENSE | 199.41 | 3,541.94 | 24,389.00 | 20,847.06 | 14.5 |
| <u>CAPITAL EXPENSE</u> | | | | | | |
| 91-40-200-998.0 | RESERVED - FUTURE CAPITAL | .00 | .00 | 166,611.00 | 166,611.00 | .0 |
| | TOTAL CAPITAL EXPENSE | .00 | .00 | 166,611.00 | 166,611.00 | .0 |
| | TOTAL DT W URBAN RENEWAL PRJ EXPNSE | 199.41 | 3,541.94 | 191,000.00 | 187,458.06 | 1.9 |
| | TOTAL FUND REVENUE | 505.62 | 1,091.96 | 191,000.00 | 189,908.04 | .6 |
| | TOTAL FUND EXPENDITURES | 199.41 | 3,541.94 | 191,000.00 | 187,458.06 | 1.9 |
| | NET REVENUE OVER EXPENDITURES | 306.21 | (2,449.98) | .00 | 2,449.98 | .0 |
| <u>CONTINGENCY</u> | | | | | | |
| | REV/EXP WITH CONTINGENCY | 306.21 | (2,449.98) | .00 | 2,449.98 | .0 |

CITY OF MCCALL
BALANCE SHEET
NOVEMBER 30, 2022

URBAN RENEWAL AGENCY FUND

ASSETS

| | | | | |
|--------------|--------------------------------|---|------------|-----------|
| 90-10100 | CASH ALLOCATED TO OTHER FUNDS | (| 12,102.42) | |
| 90-10102 | CASH ALLOCATED-OTHER UR DISTR. | | 24,228.88 | |
| | | | | |
| TOTAL ASSETS | | | | 12,126.46 |

LIABILITIES AND EQUITY

LIABILITIES

| | | | | |
|-------------------|-----------------------|---|-----------|-----------|
| 90-20200 | AP ALLOCATED TO FUNDS | (| 450.00) | |
| 90-20213 | DUE TO OTHER FUNDS | | 22,189.00 | |
| | | | | |
| TOTAL LIABILITIES | | | | 21,739.00 |

FUND EQUITY

| | | | | |
|-------------------------------|---------------------------------|---|-----------|-----------|
| UNAPPROPRIATED FUND BALANCE: | | | | |
| 90-29000 | FUND BALANCE | (| 9,612.54) | |
| | REVENUE OVER EXPENDITURES - YTD | | | |
| | | | | |
| BALANCE - CURRENT DATE | | | (| 9,612.54) |
| | | | | |
| TOTAL FUND EQUITY | | | (| 9,612.54) |
| | | | | |
| TOTAL LIABILITIES AND EQUITY | | | | 12,126.46 |
| | | | | |
| NET REVENUE OVER EXPENDITURES | | | | |

CONTINGENCY

CITY OF MCCALL
BALANCE SHEET
NOVEMBER 30, 2022

DT W URBAN RENEWAL PRJ.

ASSETS

| | | | |
|----------|--------------------------------|--------------|------------|
| 91-10100 | CASH ALLOCATED TO OTHER FUNDS | 359.58 | |
| 91-10102 | CASH ALLOCATED-OTHER UR DISTR. | (24,228.88) | |
| 91-11200 | URD CHECKING ACCT. | 19,880.53 | |
| 91-11201 | CASH - LGIP #3389 | 234,663.44 | |
| 91-13100 | ACCOUNTS RECEIVABLE - OTHER | 403.21 | |
| 91-18000 | PROPERTY TAX RECEIVABLE | 265,860.00 | |
| | | | |
| | TOTAL ASSETS | | 496,937.88 |

LIABILITIES AND EQUITY

LIABILITIES

| | | | |
|----------|-------------------------------|------------|------------|
| 91-20200 | AP ALLOCATED TO FUNDS | 2,339.00 | |
| 91-21100 | DEFERRED REVENUE - PROP TAXES | 264,743.00 | |
| | | | |
| | TOTAL LIABILITIES | | 267,082.00 |

FUND EQUITY

| | | | |
|----------|---------------------------------|-------------|------------|
| | UNAPPROPRIATED FUND BALANCE: | | |
| 91-29000 | FUND BALANCE | 232,305.86 | |
| | REVENUE OVER EXPENDITURES - YTD | (2,449.98) | |
| | | | |
| | BALANCE - CURRENT DATE | 229,855.88 | |
| | | | |
| | TOTAL FUND EQUITY | | 229,855.88 |
| | | | |
| | TOTAL LIABILITIES AND EQUITY | | 496,937.88 |

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING NOVEMBER 30, 2022

DT W URBAN RENEWAL PRJ.

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | VARIANCE | PCNT |
|-----------------|------------------------------|---------------|------------|------------|------------|------|
| | | | | | | |
| | <u>TAX INCREMENT REVENUE</u> | | | | | |
| 91-30-010-100.0 | TAX INCREMENT | .00 | 183.05 | 190,000.00 | 189,816.95 | .1 |
| | TOTAL TAX INCREMENT REVENUE | .00 | 183.05 | 190,000.00 | 189,816.95 | .1 |
| | <u>INTEREST REVENUE</u> | | | | | |
| 91-30-045-100.0 | INTEREST INCOME | 505.62 | 908.91 | 1,000.00 | 91.09 | 90.9 |
| | TOTAL INTEREST REVENUE | 505.62 | 908.91 | 1,000.00 | 91.09 | 90.9 |
| | TOTAL FUND REVENUE | 505.62 | 1,091.96 | 191,000.00 | 189,908.04 | .6 |

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING NOVEMBER 30, 2022

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 | 3,328.50 | 20,000.00 | 16,671.50 | 16.6 |
| 91-40-150-410.0 | INSURANCE | .00 | .00 | 1,889.00 | 1,889.00 | .0 |
| 91-40-150-657.0 | BANK CHARGES | 199.41 | 213.44 | 2,500.00 | 2,286.56 | 8.5 |
| | TOTAL OPERATING EXPENSE | 199.41 | 3,541.94 | 24,389.00 | 20,847.06 | 14.5 |
| <u>CAPITAL EXPENSE</u> | | | | | | |
| 91-40-200-998.0 | RESERVED - FUTURE CAPITAL | .00 | .00 | 166,611.00 | 166,611.00 | .0 |
| | TOTAL CAPITAL EXPENSE | .00 | .00 | 166,611.00 | 166,611.00 | .0 |
| | TOTAL DT W URBAN RENEWAL PRJ EXPNSE | 199.41 | 3,541.94 | 191,000.00 | 187,458.06 | 1.9 |
| | TOTAL FUND REVENUE | 505.62 | 1,091.96 | 191,000.00 | 189,908.04 | .6 |
| | TOTAL FUND EXPENDITURES | 199.41 | 3,541.94 | 191,000.00 | 187,458.06 | 1.9 |
| | NET REVENUE OVER EXPENDITURES | 306.21 | (2,449.98) | .00 | 2,449.98 | .0 |
| <u>CONTINGENCY</u> | | | | | | |
| | REV/EXP WITH CONTINGENCY | 306.21 | (2,449.98) | .00 | 2,449.98 | .0 |

CITY OF MCCALL
BALANCE SHEET
DECEMBER 31, 2022

URBAN RENEWAL AGENCY FUND

ASSETS

| | | | | |
|--------------|--------------------------------|---|------------|-----------|
| 90-10100 | CASH ALLOCATED TO OTHER FUNDS | (| 12,102.42) | |
| 90-10102 | CASH ALLOCATED-OTHER UR DISTR. | | 24,228.88 | |
| | | | | |
| TOTAL ASSETS | | | | 12,126.46 |

LIABILITIES AND EQUITY

LIABILITIES

| | | | | |
|-------------------|-----------------------|---|-----------|-----------|
| 90-20200 | AP ALLOCATED TO FUNDS | (| 450.00) | |
| 90-20213 | DUE TO OTHER FUNDS | | 22,189.00 | |
| | | | | |
| TOTAL LIABILITIES | | | | 21,739.00 |

FUND EQUITY

| | | | | |
|-------------------------------|---------------------------------|---|-----------|-----------|
| UNAPPROPRIATED FUND BALANCE: | | | | |
| 90-29000 | FUND BALANCE | (| 9,612.54) | |
| | REVENUE OVER EXPENDITURES - YTD | | | |
| | | | | |
| BALANCE - CURRENT DATE | | | (| 9,612.54) |
| | | | | |
| TOTAL FUND EQUITY | | | (| 9,612.54) |
| | | | | |
| TOTAL LIABILITIES AND EQUITY | | | | 12,126.46 |
| | | | | |
| NET REVENUE OVER EXPENDITURES | | | | |

CONTINGENCY

CITY OF MCCALL
BALANCE SHEET
DECEMBER 31, 2022

DT W URBAN RENEWAL PRJ.

ASSETS

| | | | |
|----------|--------------------------------|--------------|------------|
| 91-10100 | CASH ALLOCATED TO OTHER FUNDS | 359.58 | |
| 91-10102 | CASH ALLOCATED-OTHER UR DISTR. | (24,228.88) | |
| 91-11200 | URD CHECKING ACCT. | 24,698.85 | |
| 91-11201 | CASH - LGIP #3389 | 235,207.97 | |
| 91-13100 | ACCOUNTS RECEIVABLE - OTHER | 403.21 | |
| 91-18000 | PROPERTY TAX RECEIVABLE | 265,860.00 | |
| | | | |
| | TOTAL ASSETS | | 502,300.73 |

LIABILITIES AND EQUITY

LIABILITIES

| | | | |
|----------|-------------------------------|------------|------------|
| 91-20200 | AP ALLOCATED TO FUNDS | 1,394.50 | |
| 91-21100 | DEFERRED REVENUE - PROP TAXES | 264,743.00 | |
| | | | |
| | TOTAL LIABILITIES | | 266,137.50 |

FUND EQUITY

| | | | |
|----------|---------------------------------|------------|------------|
| | UNAPPROPRIATED FUND BALANCE: | | |
| 91-29000 | FUND BALANCE | 232,305.86 | |
| | REVENUE OVER EXPENDITURES - YTD | 4,801.87 | |
| | | | |
| | BALANCE - CURRENT DATE | 237,107.73 | |
| | | | |
| | TOTAL FUND EQUITY | | 237,107.73 |
| | | | |
| | TOTAL LIABILITIES AND EQUITY | | 503,245.23 |

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING DECEMBER 31, 2022

DT W URBAN RENEWAL PRJ.

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | VARIANCE | PCNT |
|-----------------|------------------------------|---------------|------------|------------|------------|-------|
| | | | | | | |
| | <u>TAX INCREMENT REVENUE</u> | | | | | |
| 91-30-010-100.0 | TAX INCREMENT | 5,730.74 | 5,913.79 | 190,000.00 | 184,086.21 | 3.1 |
| | TOTAL TAX INCREMENT REVENUE | 5,730.74 | 5,913.79 | 190,000.00 | 184,086.21 | 3.1 |
| | <u>INTEREST REVENUE</u> | | | | | |
| 91-30-045-100.0 | INTEREST INCOME | 546.47 | 1,455.38 | 1,000.00 | (455.38) | 145.5 |
| | TOTAL INTEREST REVENUE | 546.47 | 1,455.38 | 1,000.00 | (455.38) | 145.5 |
| | TOTAL FUND REVENUE | 6,277.21 | 7,369.17 | 191,000.00 | 183,630.83 | 3.9 |

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING DECEMBER 31, 2022

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 | (944.50) | 2,384.00 | 20,000.00 | 17,616.00 | 11.9 |
| 91-40-150-410.0 | INSURANCE | .00 | .00 | 1,889.00 | 1,889.00 | .0 |
| 91-40-150-657.0 | BANK CHARGES | (30.14) | 183.30 | 2,500.00 | 2,316.70 | 7.3 |
| | TOTAL OPERATING EXPENSE | (974.64) | 2,567.30 | 24,389.00 | 21,821.70 | 10.5 |
| <u>CAPITAL EXPENSE</u> | | | | | | |
| 91-40-200-998.0 | RESERVED - FUTURE CAPITAL | .00 | .00 | 166,611.00 | 166,611.00 | .0 |
| | TOTAL CAPITAL EXPENSE | .00 | .00 | 166,611.00 | 166,611.00 | .0 |
| | TOTAL DT W URBAN RENEWAL PRJ EXPNSE | (974.64) | 2,567.30 | 191,000.00 | 188,432.70 | 1.3 |
| | TOTAL FUND REVENUE | 6,277.21 | 7,369.17 | 191,000.00 | 183,630.83 | 3.9 |
| | TOTAL FUND EXPENDITURES | (974.64) | 2,567.30 | 191,000.00 | 188,432.70 | 1.3 |
| | NET REVENUE OVER EXPENDITURES | 7,251.85 | 4,801.87 | .00 | (4,801.87) | .0 |
| <u>CONTINGENCY</u> | | | | | | |
| | REV/EXP WITH CONTINGENCY | 7,251.85 | 4,801.87 | .00 | (4,801.87) | .0 |

Cash Flow

DT W UR Project

Cash Received

| | | | | | | | | | | | | | | TOTAL | Remaining |
|--------------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|---------|-----------|
| 1- Cash from Operations | OCT '22 | NOV '22 | DEC '22 | JAN '23 | FEB '23 | MAR '23 | APR '23 | MAY '23 | JUN '23 | JUL '23 | AUG '23 | SEP '23 | YTD | Budget | |
| Tax Increment | 183 | - | 5,731 | - | - | - | - | - | - | - | - | - | 5,914 | 184,086 | |
| Interest (assumes no rate increases) | 403 | 506 | 546 | - | - | - | - | - | - | - | - | - | 1,455 | (455) | |
| Cash from Operations | 586 | 506 | 6,277 | | | | | | | | | | | 183,630 | |
| 2- Additional Cash Received | OCT '22 | NOV '22 | DEC '22 | JAN '23 | FEB '23 | MAR '23 | APR '23 | MAY '23 | JUN '23 | JUL '23 | AUG '23 | SEP '23 | | | |
| Miscellaneous Revenue | - | - | - | - | - | - | - | - | - | - | - | - | - | - | |
| Additional Cash Received | | | | | | | | | | | | | | | |
| Cash Received | 586 | 506 | 6,277 | | | | | | | | | | | 183,631 | |

| | | | | | | | | | | | | | | TOTAL | Remaining |
|--|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|-------|---------|-----------|
| 1- Expenditures from Operations | OCT '22 | NOV '22 | DEC '22 | JAN '23 | FEB '23 | MAR '23 | APR '23 | MAY '23 | JUN '23 | JUL '23 | AUG '23 | SEP '23 | YTD | Budget | |
| Professional Services | - | - | - | - | - | - | - | - | - | - | - | - | 495 | 19,505 | |
| <i>Elam & Burke, P.A.</i> | 45 | - | - | - | - | - | - | - | - | - | - | - | 45 | | |
| <i>Redevelopment Association of ID</i> | 450 | - | - | - | - | - | - | - | - | - | - | - | 450 | | |
| Engineering Services | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Insurance | 1,889 | - | - | - | - | - | - | - | - | - | - | - | 1,889 | - | |
| Bank Charges | 14 | 199 | (30) | - | - | - | - | - | - | - | - | - | 183 | 2,317 | |
| | - | - | - | - | - | - | - | - | - | - | - | - | - | | |
| Reserved for Future Projects | - | - | - | - | - | - | - | - | - | - | - | - | - | 166,611 | |
| SubTotal Spent on Operations | 3,343 | 199 | -975 | | | | | | | | | | | 188,433 | |

Cash Flow

| | OCT '22 | NOV '22 | DEC '22 | JAN '23 | FEB '23 | MAR '23 | APR '23 | MAY '23 | JUN '23 | JUL '23 | AUG '23 | SEP '23 | YTD | |
|--------------------------------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|----------------|--------------|--|
| Initial Cash Balance | 230,008 | 227,252 | 227,558 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | | |
| Cash Received | 586 | 506 | 6,277 | | | | | | | | | | 7,369 | |
| Cash Spent | -3,343 | -199 | 975 | | | | | | | | | | -2,567 | |
| Net Cash Flow (Rev over Exp.) | -2,756 | 306 | 7,252 | | | | | | | | | | 4,802 | |
| Cash Balance | 227,252 | 227,558 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | 234,810 | | |

**The Urban Renewal Agency of the City of McCall also known as the McCall Redevelopment Agency
Commissioner Qualifications and Appointment Process Policy
January 17, 2023: Effective Upon Adoption of Resolution No. 01-2023, dated January 17, 2023**

This policy of The Urban Renewal Agency of the City of McCall also known as the McCall Redevelopment Agency (the “Agency”), outlines the qualifications to serve on the Board of Commissioners (the “Agency Board”) and the appointment process pursuant to Idaho Code Section 50-2006.

Number of Commissioners on the Agency Board, Appointment Authority and Terms

The Agency Board consists of seven (7) commissioners appointed by the Mayor, by and with the advice and consent of the McCall City Council. The number of commissioners shall not be less than three (3) nor more than nine (9), which number may be increased or decreased from time to time as provided by the Mayor and McCall City Council as provided for in Idaho Code Section 50-2006.

Commissioners are appointed for three (3) year terms, and such terms shall be staggered such that no more two (2) commissioners shall expire in the same year, except one (1) year will have three (3) commissioners.

Each commissioner shall hold office until his or her successor has been appointed and qualified. Any vacancy shall be filled for the unexpired term by appointment by the Mayor, by and with the advice an consent of the McCall City Council.

Commissioner Qualifications

Commissioners on the Agency Board must be residents of Valley County (Idaho Code Section 50-2006(3)). Commissioners represent, as much as possible, the broad spectrum of people who enjoy all that McCall has to offer. Expertise and experience in areas relevant to the Agency Board’s purpose will be considered in the appointment process.

Application Process and Recommendation to the City Council

The City of McCall (the “City”), through its Community and Economic Development Director, will publish a notice in the *Star News* seeking applicants for any Agency Board openings. Notice shall be published once a week for at least two (2) weeks. Applicants must submit a cover letter and resume.

The Community and Economic Development Director will review applications with the Agency Board and the Agency Board may elect to interview potential candidates. The Agency Board, may by majority vote of the commissioners present at a meeting with quorum, submit recommendations to the Mayor and the McCall City Council for their consideration for appointment pursuant to Idaho Code Section 50-2006.

Commented [MC1]: We should discuss moving to 4 year terms. Statute requires no more than 2 commissioners shall expire in the same year.

Commented [MC2R1]: For now we can go with this...

RESOLUTION NO. 01-2023
BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF McCALL, IDAHO:

A RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE
URBAN RENEWAL AGENCY OF THE CITY OF McCALL, IDAHO,
A/K/A THE McCALL REDEVELOPMENT AGENCY, APPROVING THE
COMMISSIONER QUALIFICATIONS AND APPOINTMENT PROCESS
POLICY, 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, 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, establishing the Downtown West revenue allocation area (the "Downtown West Project Area") and making certain findings;

WHEREAS, the Agency currently has no formal policy governing Commissioner qualifications and appointment process consistent with the requirements outlined in Idaho Code Section 50-2006;

WHEREAS, the Commissioner Qualifications and Appointment Process Policy (the "Policy"), a copy of which is attached hereto as Exhibit A and incorporated herein as if set forth in full;

WHEREAS, the Policy has an effective date of January 17, 2023;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve and adopt the Policy.

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 and incorporated herein.

Section 2: That the Policy, attached hereto as Exhibit A and incorporated herein as if set out in full, is hereby approved and adopted by the Board, and that the Chairman or his/her designee is authorized and directed to take all action to implement the Policy and to perform any and all other duties required pursuant to said Policy.

Section 3: 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 January 17, 2023. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners on January 17, 2023.

APPROVED:

Mike Maciaszek, Chair

ATTEST:

Rachel Santiago-Govier, Secretary

4875-0002-0792, v. 1

McCall Public Art Project Outline: Downtown Mural #1

Project description: Select an Idaho professional muralist to mentor up to three (3) local emerging artists in the design, selection, and implementation of a large-scale colorful mural in McCall's downtown core.

Purpose:

- Further goals of the McCall Public Art Plan, including:
"Create memorable gathering places and generate community economic development"
"Expand the range of artworks and participating artists"
"Tell the stories of all people who have shaped McCall and the region;" and
- Highlight and increase customer circulation to downtown businesses; and
- Provide workforce development/training for local aspiring artists in artwork proposal development, design, collaboration with private property owner(s), and technical execution.

Budget: \$23,000

Lead artist mentor/design fee: \$15,000
Wall prep, equipment, paint and supplies: \$5,000
Local artist honoraria (3 @ \$1000 ea.): \$3,000

Mural lifespan: 5 years minimum; 7 years average in communities with similar climate.

Timeline:

| | | |
|---|---------------|------|
| Lead mentor artist selection | Winter/Spring | 2023 |
| Recruitment of local participating artists | Spring | 2023 |
| Mural design selection & community outreach | Late Spring | 2023 |
| Wall prep and mural installation | Summer/Fall | 2023 |

Possible locations (pending property owner approval):

1. South wall of Ice and Events Centre at 200 E. Lake St.
2. South wall of Market Square (north edge of 1st St. Parking Lot) at 136 E. Lake St.
3. West wall of McPaws Thrift Store at 301 E. Lenora St.
4. East wall of McCall Pet Outfitters at 200 E. Lenora St.
5. East wall section of Albertsons (facing 1st St. Parking Lot) at 132 E. Lake St.

Responsibility of the City of McCall / McCall Public Art Advisory Committee:

- Provide all funding for project implementation including artist fees, design fees, equipment and materials necessary to complete mural; and
- Administer artist and design selection processes; and

- Advise on any necessary maintenance needed to the artwork; and
- Promote mural project and business location via social and print media.

Expectations of private property owner:

- Allow mural placement on exterior wall via Memo of Understanding with City of McCall; and
- Participate (or designate a representative) in artist and mural design selection; and
- Assume responsibility for the maintenance/repair of the artwork for a minimum of 5 years; and
- Agree to keep artwork visible and accessible to the public during the lifespan of the mural.

Frequently asked questions:

How will a business benefit from having a public art mural on an exterior wall?

Murals are eye-catching. A large colorful mural will be very visible to passing vehicles and pedestrians and will make the business “pop,” no matter the mural subject. Also, the mural location and associated business will be promoted as part of the City of McCall public art collection, including walking tour maps (print and online), social media posts, print media releases, and via partnering agencies like the Chamber of Commerce, Idaho Tourism, etc.

Will a mural encourage graffiti “tagging”?

No. In fact, graffiti “tagging” is less likely to occur on walls that have public art murals. The Project for Public Spaces (www.pps.org) lists murals as a preventative measure to combat graffiti “tagging” and states, “Research suggests that painting multi-colored designs or murals on surfaces will discourage graffiti, since tagging is more difficult. Such mural projects, especially when they involve local artists and high school students, have solved many graffiti problems.” Additionally, The Graffiti Resource Council (www.anti-graffiti.org) lists murals as a recommended tool to reduce unauthorized graffiti “tagging” and provides numerous example programs from towns such as Missoula, MT, Louisville, KY, and other large and small communities.

What happens if the mural is damaged or “tagged”?

First, every effort will be made to discourage vandalism of the public art mural starting with the design of the mural itself. If the wall height allows, the mural can be designed so that the image is located above pedestrian reach and/or the mural design can include aspects within the pedestrian height that are not intricate and, therefore, easy to repair. If the mural is damaged, the property owner will be responsible for making any necessary repairs as soon as possible. The local artists involved in the project will be a resource to implement any needed repairs/repainting. Cost of any needed repairs is the responsibility of the property owner, but City of McCall staff can help advise and arrange appropriate repairs.

What type of paint will be used for the mural?

Exterior Latex paint over water-based primer. This paint will provide vibrant colors, easy clean up and can be re-painted easily.

Will a graffiti protective coat be used over mural?

No. Coatings that allow for graffiti to be scrubbed off murals do exist and can be effective, however these coatings must be removed before the wall can be repainted in the future. Over time, use of the coating is often more costly than just making any needed mural repairs.

Example mural programs:

Hillsboro, OR (<https://www.hillsboro-oregon.gov/home/showpublisheddocument?id=16790>): A mural placed on a private structure becomes the responsibility of the building/property owner, assuming any costs associated with its maintenance, repair and/or removal.

City of Amarillo, TX (<https://www.amarillo.com/story/news/2021/01/10/city-accepting-mural-grant-program-applications/6616384002/>): City offers 50% matching “grants” to commercial property owners up to \$6,000. The selected property owner pays for ½ the mural install cost and assumes responsibility for maintenance of the mural for 5 years.

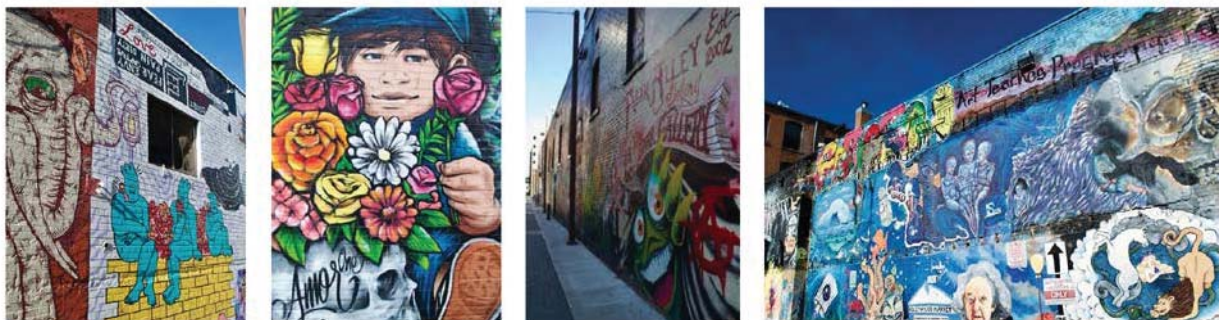
Portland, OR (<https://racc.org/public-art/public-art-murals-program/>) Up to \$5,000 in matching (50%) funds for murals by professional artists / \$2500 for student artists for murals on commercial private property. The selected property owner assumes responsibility for maintenance of the mural for as long as they want to maintain it.

Pueblo, CO (<http://www.puebl levee.org/wp-content/uploads/2020/11/11.3.20-Revised-Guidelines.pdf>) Artists propose images, community committee selects murals, artist assumes maintenance responsibility for the designated lifespan of the mural.

Vale, OR (<https://traveloregon.com/things-to-do/culture-history/historic-sites-oregon-trail/vale-murals/>) Murals are painted and maintained by Vale Mural Society, an independent non-profit organization that raises funds through special events and donations.

Do. More. Art., TN (<https://www.dma-events.com/our-murals>). This nonprofit coordinates mural programs in urban and rural towns in Tennessee. Murals are placed on private property; property owner pledges to maintain the mural for at least 3 years.

Hayward, CA (<https://www.cacities.org/Top/Partners/California-City-Solutions/2011/Hayward-Public-Mural-Art-Program>) The Hayward Public Mural Art Program was instituted as an anti-graffiti tool to combat ongoing graffiti problems on public and private properties.



Boise Freak Alley Gallery, Boise, ID.

Photos of possible locations:

1. South wall of Ice and Events Centre at 200 E. Lake St.



2. South wall of Market Square (north edge of 1st St. Parking Lot) at 136 E. Lake St.



3. West wall of McPaws Thrift Store at 301 E. Lenora St.



4. East wall of McCall Pet Outfitters at 200 E. Lenora St. (right)



5. East wall section of Albertsons (facing 1st St. Parking Lot) at 132 E. Lake St. (below)



McCall Public Art Project Outline: Local Art on Light Boxes

Project description: Like the artwork seen on traffic light control boxes in Boise, Ketchum and other cities across the nation, this project will select up to seven (7) local artists and/or students to design artwork to be installed as vinyl-wrapped images on street lighting control box pedestals throughout McCall.

Purpose:

- Further the goal of the McCall Area Comprehensive Plan goal to “Promote context appropriate public art as an important element of the vibrancy, place-making, and celebration of McCall’s character.”
- Further goals of the McCall Public Art Plan, including:
“Create memorable gathering places and generate community economic development”; and
“Provide opportunities that engage local artists and youth, allow them to create and develop their skills.”
- Highlight the artwork of local talent while transforming prominently located ordinary objects into something extraordinary.
- Discourage graffiti tagging through public art placement as recommended by the Graffiti Resource Council (www.anti-graffiti.org).

Cost Estimate: \$15,000

Local artist design fees (7 @ \$1000 ea.): \$7000

Vinyl wrap printing and installation (7@ \$1000 ea.): \$7000

Project promotion: \$1000

NOTE: The cost estimate above was generated with help from the staff of the Boise Department of Arts and History’s traffic box artwork program. The cost per box in McCall is less than what Boise’s program allocates because McCall’s lighting control boxes are slightly smaller in overall square footage than Boise’s traffic light control boxes.

Timeline:

| | | |
|-----------------------------|--------|------|
| Local artist selection | Fall | 2023 |
| Artwork design and printing | Winter | 2023 |
| Vinyl wrap installation | Spring | 2024 |

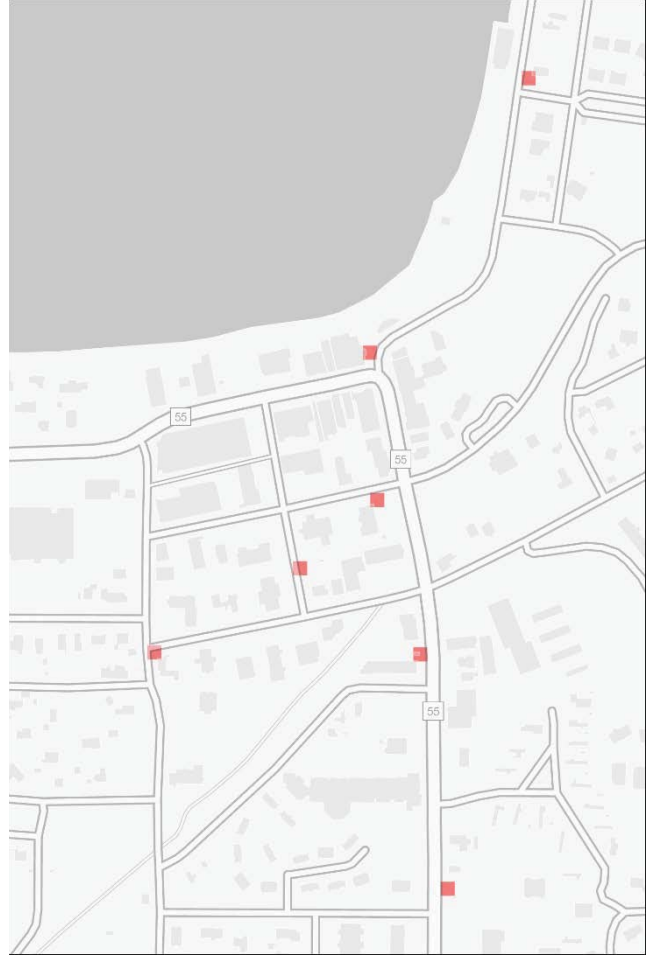
Graphic vinyl wrap expected lifespan: 10 years average in communities with similar climate.



McCall’s lighting control boxes are approx. 4 ft. tall, 2 ft. x 2 ft. square. The one pictured above is on 2nd St. and was tagged with graffiti shortly after installation.

Artwork Locations: The City of McCall currently has seven (7) light control boxes (see map to right). They are all located either immediately adjacent to, or within, public sidewalks at these locations:

1. Corner of E. Lake Street and Fir Street across the street from the public boat ramp.
2. Corner of E. Lake St. and 3rd Street at the entrance to Legacy Park.
3. Lenora St. in downtown core near Veteran's Park.
4. East side of 2nd St. between Lenora and Park Streets in the downtown core.
5. Corner of E. Park St. and 1st St. in downtown core.
6. N. 3rd St. on west side of street near the Sports Exchange.
7. N. 3rd St. on east side of street near the Chamber of Commerce.



Vinyl wrapped traffic light control box in Boise, Idaho by artist Julie Clemons.



Vinyl wrapped traffic control boxes in Ketchum, Idaho (artists unknown).