

McCall Redevelopment Agency
Agenda
February 28, 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)634-5229.

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 – December 30, 2022
 - Elam and Burke – January 30, 2023
- Approval of January 17, 2023 Special Meeting Minutes

NEW BUSINESS

- Election of the Chair, Vice-Chair, Secretary and Treasurer (**ACTION ITEM**)
- Review of Financials and Cash Flow Report – City Treasurer Linda Stokes
- Consider Resolution No. 02-2023 adopting the 2023 Amended and Restated Bylaws (CED Director Michelle Groenevelt) (**ACTION ITEM**)
- Consider tentative approval of the 2022 Annual Report, Schedule Meeting to Take Public Comment and Authorize Publication of the Meeting Notice (**ACTION ITEM**)
- Appointment of Tabitha Martineau as the MRA Representative to the Public Art Projects Subcommittee Related to the Mural (**ACTION ITEM**)
- Appointment of Claire Bowman as the MRA Representative to the Public Art Projects Subcommittee Related to Local Art on Light Boxes (**ACTION ITEM**)
- Update on open board seat
- Volunteer appreciation event

NEXT MEETING,

Next Regular Meeting – March 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 (208) 634-7142.

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

December 31, 2022

Invoice # 200006
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From December 14, 2022 Through December 31, 2022

RE: General

CLIENT/MATTER: 09259-00003

	HOURS		AMOUNT
12/14/22	MSC .20	Call with Michelle Groenevelt to discuss January meeting agenda items.	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

251 East Front Street, Suite 300
Post Office Box 1539
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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

January 31, 2023

Invoice # 200488
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From January 10, 2023 Through January 31, 2023

RE: General

CLIENT/MATTER: 09259-00003

	HOURS		AMOUNT
1/10/23 MSC	1.00	Review email communication from Michelle Groenevelt concerning 2023 bylaws. Review and note outdated references. Review existing bylaws, together with the 2022 amendment and determine need for any amendment in 2023. Review and respond to best practice concerning board appointment recommendation/qualification and how best to memorialize.	225.00
1/11/23 MSC	3.40	Review email communications related to the bylaws and the agenda. Review and provide comment on the draft agenda. Work on drafting the commissioner qualifications and appointment process policy and the corresponding resolution. Work on drafting the 2023 amended and restated bylaws and the corresponding resolution. Circulate documents to Michelle Groenevelt for review and comment.	765.00
1/16/23 MSC	.20	Review board meeting packet.	45.00
1/17/23 MSC	2.00	Attend and participate in the MRA meeting (virtually). Work on revising the draft board qualifications policy based on comments received by the Board. Circulate the revised policy to the board chair for review and sign-off. Work on drafting the February MRA meeting agenda. Work on revising the 2023 amended and restated bylaws and the corresponding resolution to reflect consideration at the February board meeting.	450.00

ELAM & BURKE

ATTORNEYS AT LAW

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

Tax Id No. 82-0451327

RE: General

CLIENT/MATTER: 09259-00003

January 31, 2023

Invoice # 200488

Circulate the draft agenda and preliminary packet
items to Michelle Groenevelt including
information concerning specific meeting action
items.

PROFESSIONAL FEES

1,485.00

Timekeeper	Staff	Rate	Hours	Amount	Non-Chargeable	
					Hours	Amount
Conrad, Meghan S.	Shareholder	225.00	6.60	1,485.00	.00	.00
			6.60	1,485.00	.00	.00

INVOICE TOTAL

1,485.00

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

CALL TO ORDER AND ROLL CALL

Monty Moore, Mike Maciaszek, Tabitha Martineau, Clair Bowman and Michelle Rentzsch were present. Colby Nielsen was absent. Community and Economic Development Director Michele Groenevelt, Economic Development Planner Delta James, Permit Technician Rachel Santiago-Govier and Attorney Meghan Conrad were also present.

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

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

NEW BUSINESS

- Review of Financials and Cash Flow Report – City Treasurer Linda Stokes

Ms. Groenevelt reviewed the Cash Flow and Financials and answered questions.

- Consider Resolution No. 01-2023 adopting policy regarding Board qualifications and the appointment process. (CED Director Michelle Groenevelt) (**ACTION ITEM**)

Ms. Groenevelt reviewed the Resolution language and its key points with the Board Members. There are requirements for residency as well as an appointment term change from 2 to 4 years.

Ms. Conrad stated that the Resolution formalizes the review of new candidates by the Board prior to appointment by City Council.

Ms. Rentzsch brought up that she also has seen an attendance requirement and that she likes that language that would include some qualifications that are “preferable” to the duties of the board.

Ms. Conrad stated that due to the statutory requirements for boards, the attendance can be brought up in a way that you define attendance as dereliction of duty. There was a discussion among members and the desire to keep it a little more informal, that if there is poor attendance, a staff member or the board chair contacts them to

ascertain their attendance. She thinks that 4 year terms would better meet the requirement that not more than two members terms expire in the same year. The process would be to modify it in the Bylaws and then we would change the City Code. A more formal reappointment of terms would be done and some of the terms would be modified in City Council.

There was also discussion on the number of City Council members that sit on the board. There is no state requirement for Council members on the board other than there cannot be more than 2.

The board decided to include verbiage "...the board consists of 7 members with at least one but not more than two City Council members..."

Staff or Chair will reach out to Mr. Scott whose appointment was recommended at the last meeting to ascertain his residency and interest.

Member Bowman made a motion to adopt the Resolution with the changes to exhibit A as discussed. Member Moore seconded the motion. All members voted aye and the motion carried.

- Presentation of Public Art Projects and Request for Funding (Economic Dev. Planner Delta James) **(ACTION ITEM)**

Ms. James outlined the projects and requested financial support for two projects.

A mural program that will hire an artist to mentor 3 local artists. There will be a call to local businesses to provide a wall. The board will examine the visibility and condition of the wall. The project would happen over the summer of 2023. The business must commit to maintaining the mural for a period of 5 years. After 5 years they may paint over it or choose to maintain it. Budget is \$23,000. There was a LOT grant given but the difference remaining is \$5,500.

Ms. Rentzsch brought up that we could have problems enforcing the maintenance. Ms. James stated that they are following a few best practice models and the Public Art Advisory Committee has taken that into consideration. Freak Alley in Boise is a good example of property owners sharing the responsibility of maintenance.

The second project is local art on lightboxes. The art is achieved by vinyl wrap. Local and student artwork is more easily used for this. We have smaller boxes that control the pedestrian areas. We currently have 7 boxes in the downtown. They are all in the DTW district. They are budgeting \$15,000 for this project. They received \$10,500 as a LOT grant. They are requesting \$4,500 for the shortfall.

Ms. Rentzsch mentioned she has seen business sponsor them as well in exchange for inclusion in the subject matter. Ms. James said we might run into some problems with our sign code regarding advertisement.

Ms. James stated that public art is specifically called out as a goal of the new DTW district so this aligns perfectly with them.

Member Moore suggested that we increase the amount to account for inflation so that the projects don't come up short and can accomplish their goals without being forced to find additional funding.

Member Martineau made a motion to approve \$15,000 funding for the Public Art Project. Member Rentzsch seconded the motion. All members voted aye and the motion carried.

Ms. James asked the Board to consider a having member to participate on each committee. The first committee will be convening in February or March of 2023 and the second in the Fall of 2023. Member Martineau expressed interest in the mural project and Member Bowman expressed interest in the box wrap project.

NEXT MEETING,

Next Regular Meeting – February 28, 2023

ADJOURN

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

CITY OF MCCALL
COMBINED CASH INVESTMENT
JANUARY 31, 2023

COMBINED CASH ACCOUNTS

TOTAL COMBINED CASH	
TOTAL UNALLOCATED CASH	

CASH ALLOCATION RECONCILIATION

91 ALLOCATION TO DT W URBAN RENEWAL PRJ.	1,304.08
TOTAL ALLOCATIONS TO OTHER FUNDS	1,304.08
ALLOCATION FROM COMBINED CASH FUND - 01-10100	
ZERO PROOF IF ALLOCATIONS BALANCE	1,304.08

CITY OF MCCALL
PAYABLES CLEARING FUND ALLOCATIONS
JANUARY 31, 2023

ACCOUNTS PAYABLE

TOTAL ACCOUNTS PAYABLE

TOTAL UNALLOCATED ACCOUNTS PAYABLE

ACCOUNTS PAYABLE ALLOCATION RECONCILIATION

91 ALLOCATION TO DT W URBAN RENEWAL PRJ.	1,484.50
TOTAL ALLOCATIONS TO OTHER FUNDS	1,484.50
ALLOCATION FROM PAYABLE CLEARING FUND - 02-20200	
ZERO PROOF IF ALLOCATIONS BALANCE	1,484.50

CITY OF MCCALL
BALANCE SHEET
JANUARY 31, 2023

DT W URBAN RENEWAL PRJ.

ASSETS

91-10100	CASH ALLOCATED TO OTHER FUNDS	1,304.08	
91-10102	CASH ALLOCATED-OTHER UR DISTR.	(24,228.88)	
91-11200	URD CHECKING ACCT.	192,981.96	
91-11201	CASH - LGIP #3389	235,824.99	
91-18000	PROPERTY TAX RECEIVABLE	265,860.00	
TOTAL ASSETS			671,742.15

LIABILITIES AND EQUITY

LIABILITIES

91-20200	AP ALLOCATED TO FUNDS	1,484.50	
91-21100	DEFERRED REVENUE - PROP TAXES	264,743.00	
TOTAL LIABILITIES			266,227.50

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-29000	FUND BALANCE	231,902.65	
	REVENUE OVER EXPENDITURES - YTD	173,612.00	
BALANCE - CURRENT DATE		405,514.65	
TOTAL FUND EQUITY			405,514.65
TOTAL LIABILITIES AND EQUITY			671,742.15

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2023

DT W URBAN RENEWAL PRJ.

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
	<u>TAX INCREMENT REVENUE</u>					
91-30-010-100.0	TAX INCREMENT	168,146.49	174,060.28	190,000.00	15,939.72	91.6
	TOTAL TAX INCREMENT REVENUE	168,146.49	174,060.28	190,000.00	15,939.72	91.6
	<u>INTEREST REVENUE</u>					
91-30-045-100.0	INTEREST INCOME	619.63	2,075.01	1,000.00	(1,075.01)	207.5
	TOTAL INTEREST REVENUE	619.63	2,075.01	1,000.00	(1,075.01)	207.5
	TOTAL FUND REVENUE	168,766.12	176,135.29	191,000.00	14,864.71	92.2

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING JANUARY 31, 2023

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	(1,799.00)	585.00	20,000.00	19,415.00	2.9
91-40-150-410.0	INSURANCE	1,889.00	1,889.00	1,889.00	.00	100.0
91-40-150-657.0	BANK CHARGES	(134.01)	49.29	2,500.00	2,450.71	2.0
	TOTAL OPERATING EXPENSE	(44.01)	2,523.29	24,389.00	21,865.71	10.4
	<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	(44.01)	2,523.29	191,000.00	188,476.71	1.3
	TOTAL FUND REVENUE	168,766.12	176,135.29	191,000.00	14,864.71	92.2
	TOTAL FUND EXPENDITURES	(44.01)	2,523.29	191,000.00	188,476.71	1.3
	NET REVENUE OVER EXPENDITURES	168,810.13	173,612.00	.00	(173,612.00)	.0
	<u>CONTINGENCY</u>					
	REV/EXP WITH CONTINGENCY	168,810.13	173,612.00	.00	(173,612.00)	.0

Cash Flow														
DT W UR Project														
Cash Received														
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	TOTAL YTD	Remaining Budget
Tax Increment	183	-	5,731	168,146	7,309	-	-	-	-	-	-	-	181,369	8,631
Interest (assumes no rate increases)	403	506	546	620	732	-	-	-	-	-	-	-	2,807	(1,807)
Cash from Operations	586	506	6,277	168,766	8,041									6,822
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	168,766	8,041									6,823
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	TOTAL YTD	Remaining Budget
Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	585	19,415
Elam & Burke, P.A.	45	-	-	90	-	-	-	-	-	-	-	-	135	
Redevelopment Association of ID	450	-	-	-	-	-	-	-	-	-	-	-	450	
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	
Insurance	1,889	-	-	-	-	-	-	-	-	-	-	-	1,889	-
Bank Charges	14	199	(30)	(134)	193	-	-	-	-	-	-	-	242	2,258
	-	-	-	-	-	-	-	-	-	-	-	-	-	
Reserved for Future Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	166,611
SubTotal Spent on Operations	3,343	199	-975	-44	193									188,284
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	403,620	411,468	411,468	411,468	411,468	411,468	411,468	411,468		
Cash Received	586	506	6,277	168,766	8,041								184,177	
Cash Spent	-3,343	-199	975	44	-193								-2,716	
Net Cash Flow (Rev over Exp.)	-2,756	306	7,252	168,810	7,849								181,461	
Cash Balance	227,252	227,558	234,810	403,620	411,468	411,468	411,468	411,468	411,468	411,468	411,468	411,468		

2023
AMENDED AND RESTATED BYLAWS
OF
THE URBAN RENEWAL AGENCY OF THE CITY OF McCall, IDAHO

ARTICLE I
Name

The Urban Renewal Agency of the City of McCall as created pursuant to the provisions of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (the "Law"), shall be known as the "McCall Urban Renewal Agency" (hereinafter "Agency") but shall also be authorized to use the name "McCall Redevelopment Agency" if and as required. Under the Law, the Agency is deemed an independent, public body, corporate and politic.

ARTICLE II
Offices

The office of the Agency shall be located in the McCall City Hall at 216 E. Park Street, McCall, Idaho 83638.

ARTICLE III
Board of Commissioners

Section 1. The property, business, powers, and affairs of the Agency shall be managed and controlled by the Board of Commissioners thereof. The Board of Commissioners is vested with all powers as provided by the Law, as the same now exists or as may be amended hereafter.

Section 2. The Board of Commissioners shall consist of a number of members determined in accordance with the provisions of Section 50-2006, Idaho Code, as the same now exists or as may be amended hereafter and as appointed by the Mayor of the city of McCall, Idaho with the advice and consent of the McCall City Council. The number of commissioners of the Agency shall be not less than three nor more than nine, which number may be increased or decreased from time to time as provided for in Section 50-2006, Idaho Code.

Section 3. Commissioners shall receive no compensation for their services but shall be entitled to the necessary expenses, including travel expense, incurred in the discharge of their duties.

Section 4. Each Commissioner shall hold office until his or her successor has been appointed and qualified. A certificate of the appointment or reappointment of a Commissioner shall be filed with the City Clerk of the city of McCall, Idaho, and such certificate shall be conclusive evidence of the due and proper appointment of such Commissioner. Any vacancy in

office shall be filled by appointment by the Mayor with the advice and consent of the McCall City Council or as provided for by the Law.

Section 5. The qualifications and eligibility of persons to serve on the Board of Commissioners shall be as defined and described in Section 50-2006, Idaho Code, as the same now exists or may be amended hereafter.

Section 6. The Board of Commissioners shall hold regular meetings at the American Legion Hall, below City Hall, 216 East Park Street, McCall, Idaho, on the third Tuesday of the months of February, March, July, August, and November at the hour of 8:00 a.m. every month ~~at the hour of 8:00 a.m.~~ Regular meetings may be held at other locations with legal notice provided in accordance with Idaho State statutes. All meetings shall be noticed according to, and held in compliance with, the Idaho Open Meeting Law.

Section 7. The Chairman or any two members of the Board of Commissioners has the power to call special meetings of the Board, the object of which shall be submitted to the Board as is appropriate to the circumstances or as otherwise provided by law; the call and object, as well as the disposition thereof, shall be entered upon the minutes of the Secretary. The person or persons authorized to call special meetings of the Board of Commissioners may fix any place as the place for holding any special meeting of the Board of Commissioners called by them. Notice for a special meeting to deal with an emergency involving injury or damage to persons or property or the likelihood of such injury or damage or other recognized emergency shall be as required by state law. Any special meetings shall be noticed according to, and held in compliance with, the Idaho Open Meeting Law.

Section 8. A majority of the members of the Board of Commissioners as fixed by Section 2 above shall constitute a quorum for the purpose of conducting business and exercising the powers of the Agency and for all other purposes. Official action may be taken by the Board of Commissioners upon a vote of a majority of the members thereof present at a duly convened regular or special meeting at which a quorum is present.

Section 9. The Board of Commissioners, by majority vote, may employ an Administrator, who shall serve as the Executive Director of the Agency. The Administrator serves at the pleasure of the Board of Commissioners and may be removed by a majority vote of the Board. The Board of Commissioners or as delegated to the Administrator is empowered to employ technical experts, legal counsel, and such other agents and employees, permanent and temporary, as the Agency may require. The compensation for all of said persons so employed shall be determined by the Board as may be delegated to the Administrator.

Section 10. The Board of Commissioners shall file with the City Clerk, city of McCall, Idaho, and the State Controller's Office, on or before March 31st of each year or such date as may be set by state law, a report of its activities for the preceding calendar year which report shall include the financial data and audit reports required under sections 67-1075 and 67-1076, Idaho Code. ~~a complete financial statement setting forth the Agency's assets, liabilities,~~

~~income, and operating expenses as of the end of such calendar or fiscal year.~~ At the time of filing said report the Board of Commissioners shall cause to be published in the *Star-News*, McCall, Idaho, a notice to the effect that such report has been filed with the City and the State Controller's Office and that the report is available for inspection during the regular business hours in the office of the City Clerk, ~~and~~ in the office of the Agency, and at all times on the website of the State Controller.

Section 11. For inefficiency or neglect of duty or misconduct in office, a Commissioner may be removed by a majority vote of the local governing body only after a hearing and only after he or she shall be given a copy of the charges at least ten (10) days prior to such hearing and shall have had an opportunity to be heard in person or by counsel.

ARTICLE IV Officers

Section 1. The officers of the Agency shall be a Chair, a Vice-Chair, Secretary, Treasurer, and such other officers as the Board of Commissioners may deem necessary. Only the Chair and Vice Chair need be members of the Board of Commissioners. The offices of Secretary and Treasurer may be combined upon approval of the Board.

Section 2. The Board of Commissioners shall elect the Chair, Vice-Chair, Secretary, Treasurer, and such other officers as are deemed necessary for a term of one (1) year and until his or her successor is duly elected and qualified. Such elections shall occur at the regular Board meeting held in ~~January~~February. Officers elected at that meeting shall hold office until the ~~January~~February meeting the following year.

Section 3. The Chair shall be the chief presiding officer of the Agency. The Chair shall, subject to the control of the Board of Commissioners, in general supervise and control all of the business and affairs of the Agency. The Chair shall, with the Secretary or any other proper officer of the Agency thereunto authorized by the Board of Commissioners, execute all deeds, bonds, contracts, and other legal documents authorized by the Board, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Commissioners, or by these Amended and Restated Bylaws, to some other officer or agent of the Agency, or shall be required by law to be otherwise signed or executed. The Chair shall have the power to vote on any matter presented to the Board of Commissioners for their consideration. The Chair shall also have such other powers and duties as may be assigned to him or her by the Board of Commissioners.

Section 4. The Vice-Chair shall be possessed of all the powers and shall perform all the duties of the Chair in the absence or disability of the Chair. The Vice-Chair shall have the power to vote on any matter presented to the Board of Commissioners for their consideration. The Vice-Chair shall also have such other powers and duties as may be assigned to him or her by the Board of Commissioners.

Section 5. The Secretary shall cause to be kept the minutes of all proceedings of the Board; shall cause the giving and serving of all notices of meetings of the Board of Commissioners as required by these Amended and Restated Bylaws or the law; shall provide for the execution, along with the Chair, or other corporate officer, in the name of the Agency, all deeds, bonds, contracts, and other legal documents and instruments as authorized by the Board of Commissioners and shall be the custodian of the Agency seal, books, Amended and Restated Bylaws, and such other books, records, and papers of the Agency as the Board of Commissioners shall direct. The Secretary shall also keep a register of the post office address of each Commissioner which shall be furnished to the Secretary by such Commissioner. In addition, he or she shall perform other duties and have such responsibilities as may be designated by the Board of Commissioners. In case of the absence or disability of the Secretary or his or her refusal or neglect to perform such duties, all duties required of the Secretary may be performed by the Chair or Vice-Chair or such other person as may be designated by the Board of Commissioners.

Section 6. The Treasurer shall have the general custody of all the funds and securities of the Agency and shall have general supervision of the collection and disbursement of funds of the Agency. The Treasurer shall provide for the endorsement, on behalf of the Agency, for collection, checks, notes, and other obligations and shall deposit the same to the credit of the Agency in such bank or banks or depositories as the Board may designate. He or she may sign, with the Chair or such other person or persons as may be designated for said purpose by the Board of Commissioners, all negotiable instruments. He or she shall enter or cause to be entered regularly in the books of the Agency full and accurate account of all monies received and paid by him or her on account of the Agency; shall at all reasonable times exhibit the Agency books and accounts to any Commissioner of the Agency at the office of the Agency during regular business hours; and, whenever required by the Board or the Chair, shall render a statement of his or her accounts. He or she shall perform such other duties as may be prescribed from time to time by the Board of Commissioners or by the Amended and Restated Bylaws. The Treasurer shall give bond for the faithful performance of his or her duties in such sum and with such surety as shall be required by the Board of Commissioners.

Section 7. The officers of the Board of Commissioners that are members of the Board of Commissioners shall not receive any salaries for their services.

Section 8. If any of the foregoing offices described in this Article shall, for any reason, become vacant, the Board of Commissioners shall elect a successor who shall hold office for the unexpired term and until a successor is elected and qualified.

ARTICLE V

Miscellaneous

Section 1. The Board of Commissioners may appoint one or more committees to investigate and study matters of Agency business and thereafter to report on and make recommendations concerning said matters assigned to the Board of Commissioners. When

possible each of said committees shall be chaired by a member of the Board of Commissioners, but said committees may be comprised of persons other than members of the Board of Commissioners. No such committee shall have the power to make final Agency decisions and power being vested solely in the Commissioners. The terms of office, the persons serving, the matters to be studied, and all procedural decisions shall be made and decided by the Board of Commissioners.

The Board of Commissioners may establish an Executive Committee, consisting of the Board Chair and Vice-Chair or Secretary or Treasurer (or the combined office of Secretary/Treasurer), but no more than two board members, to investigate and study certain matters of the Agency without the necessity of convening a meeting of the full Board of Commissioners. The Executive Committee, upon recommendation of the Administrator (if an administrator has been appointed) will have the authority to approve invoices or expenses in an amount not to exceed up to \$2,000 with required copy of the invoice or bill and payment voucher distributed to all members of the Board electronically, prior to the payment. The invoice and payment voucher shall be presented to the Board at its next Board meeting for review and ratification. The Executive Committee shall report its activities to the full Board at one of the monthly Board meetings. Specific matters to be studied and any procedural protocol of the Executive Committee shall be defined by the Board of Commissioners and may be revised from time to time as appropriate by the full Commission.

Section 2. In addition to such bank accounts as may be authorized in the usual manner by resolution of the Board of Commissioners, the Treasurer of the Agency, with the approval of the Chair, may authorize such bank accounts to be opened or maintained in the name and on behalf of the Agency as he or she may deem necessary or appropriate. Payments from such bank accounts are to be made upon the check of the Agency, each of which checks shall be signed by two of such Commissioners, officers, or bonded employees of the Agency as shall be authorized by the Board of Commissioners. All funds of the Agency not otherwise employed shall be deposited from time to time to the credit of the Agency in such banks, trust companies, or other depositories as the Board of Commissioners may select.

Section 3. No loans shall be contracted on behalf of the Agency and no evidences of indebtedness shall be issued in its name unless authorized by a resolution of the Board of Commissioners and in compliance with the Law. Such authority may be general or confined to specific instances.

Section 4. All checks, drafts or other orders for the payment of money, notes, or other evidences of indebtedness issued in the name of the Agency, shall be signed by such officer or officers, agent or agents of the Agency and in such manner as shall from time to time be determined by the Board of Commissioners.

Section 5. The Board of Commissioners may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the Agency, and such authority may be general or confined to specific instances.

Section 6. The rules contained in the current edition of Robert's Rules of Order Newly Revised shall govern regular and special meetings of the Board of Commissioners or state law in all cases to which they are applicable and in which they are not inconsistent with these Amended and Restated Bylaws and any special rules of order the Board of Commissioners may adopt.

Section 7. The Board of Commissioners adopts the official newspaper the City of McCall has designated pursuant to Idaho Code Section 50-231.

ARTICLE VI

Fiscal Year

The fiscal year of the Agency shall begin on October 1 and end on September 30 of the succeeding calendar year.

ARTICLE VII

Amendments

These Amended and Restated Bylaws may be further repealed, amended, or new bylaws adopted at any regular or special meeting for such purpose of the Board of Commissioners by a majority vote of all members of said Board of Commissioners.

We, the undersigned, being all of the members of the Board of Commissioners of the Urban Renewal Agency of the City of McCall, do hereby certify that the foregoing 2023 Amended and Restated Bylaws were duly and regularly adopted as the 2023 Amended and Restated Bylaws of said Agency by the written approval of a majority of all of the members of the Board of Commissioners of said Agency on the 16th-17th day of February-January 2021-2023.

~~Rick Fereday~~ Mike Maciaszek, Chair

~~Nic Swanson~~ Tabitha Martineau, Vice-Chair

Colby Nielsen

Monty Moore

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

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF McCall, IDAHO, ALSO KNOWN AS THE McCall REDEVELOPMENT AGENCY, REPEALING THE EXISTING BYLAWS; ADOPTING THE 2023 AMENDED AND RESTATED BYLAWS; AUTHORIZING THE CHAIRMAN AND SECRETARY TO TAKE ALL NECESSARY ACTION REQUIRED TO IMPLEMENT THIS ACTION; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Urban Renewal Agency of the City of McCall, Idaho, also known as McCall Redevelopment Agency, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 29, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for McCall, Idaho, hereinafter referred to as the "Agency;"

WHEREAS, the Agency adopted the Amended and Restated Bylaws (2021) on February 16, 2021 (the "Bylaws");

WHEREAS, the Agency amended Section 6, Article III and Section 2, Article IV of the Bylaws on February 15, 2022;

WHEREAS, Article VII of the Bylaws allows for amending the existing Bylaws and adoption of amended Bylaws by a majority vote of all members of the Agency Board of Commissioners (the "Agency Board");

WHEREAS, the Agency Board now finds it necessary to amend and restate the Bylaws to incorporate the prior amendments as well as update sections based on statutory changes; and

WHEREAS, the 2023 Amended and Restated Bylaws of the City of McCall Urban Renewal Agency (the "Amended and Restated Bylaws") were submitted and reviewed by the Agency Board at a special meeting on January 17, 2023;

WHEREAS, the Agency Board finds it in the best interest of the Agency to adopt the Amended and Restated Bylaws to better comport with statutory changes to the Law and the Act and the current Agency practices; and

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

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

Section 2. That all previous Bylaws of the Agency and amendments to such Bylaws are hereby repealed, superseded and replaced by the 2023 Amended and Restated Bylaws attached to this Resolution as Exhibit A and incorporated herein are hereby adopted.

Section 3: That the Chairman and Secretary of the Agency are hereby authorized to take all required action to implement this resolution and the 2023 Amended and Restated Bylaws.

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, on January 17, 2023. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 17th day of January 2023.

APPROVED:

By _____
Mike Maciaszek, Chair

ATTEST:

By _____
Rachel Santiago-Govier, Secretary

4821-9200-6331, v. 1

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 and the Idaho State Controller, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include certain financial information. Pursuant to Idaho Code Section 50-2006(5)(c), the Agency is required 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 and the Idaho State Controller.

A copy of the DRAFT 2022 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 20, 2023, to the Urban Renewal Agency for the City of McCall, Idaho, aka 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 20, 2023, at 8:00 a.m. at the McCall Legion Hall, 216 E. Park Street, McCall, Idaho.

Published: March __, 2023

2022 ANNUAL REPORT
URBAN RENEWAL AGENCY OF THE CITY OF McCALL, ALSO KNOWN AS THE
McCALL REDEVELOPMENT AGENCY

Pursuant to Idaho Code § 50-2006(5)(c), an urban renewal agency is required to file with the local governing body and the Idaho State Controller, on or before March 31 of each year, a report of its activities for the preceding calendar year, which shall include certain financial information, specifically the fiscal year 2021 audit and the fiscal year 2022 budget. An urban renewal agency's fiscal year commences October 1 and ends September 30.

Pursuant to Idaho Code § 67-450B, an urban renewal agency is required to prepare certain audited financial statements as described in that section depending on the agency's overall expenditures. The Agency authorized an audit of its financial statements for fiscal year ending September 30, 2021, which audit was completed and received by the Agency in 2022. A copy of the Agency's 2021 audited financial statements are attached hereto as **Exhibit 1**. The fiscal year 2021 audit was uploaded to the Local Government Registry administered by the Idaho State Controller's Office prior to December 1, 2022, as required by Idaho Code Section 67-1076. The fiscal year 2022 audit is underway and is anticipated to be completed in or around March 2023.

The fiscal year budgetary process, which the Agency completed on August 17, 2021, resulted in a termination budget approval for the original 1990 Railroad Avenue Project Area that depicts actual and budgeted figures for Fiscal Years 2020, 2021 and 2022 identifying budgeted obligations and costs related to completing the E. Lake Street Waterfront & Brown Park Improvements Project and final year costs. Additionally, the Agency Board approved a budget for the Downtown West Urban Renewal Project that depicts actual and budgeted figures for Fiscal Years 2021 and 2022. A copy of the approved budgets are attached as **Exhibit 2**. The fiscal year 2023 budget was adopted on August 16, 2022. The fiscal year 2022 budget was uploaded to the Local Government Registry administered by the Idaho State Controller's Office prior to December 1, 2022, as required by Idaho Code Section 67-1076. The Agency was determined by the Idaho State Controller's Office to be in compliance with the Local Government Registry reporting requirements for 2022. The Agency is also required to submit certain information to the Idaho State Tax Commission for the urban renewal registry pursuant to Idaho Code Section 50-2913. The Agency timely submitted the necessary information.

The McCall City Council formally approved the 1990 Urban Renewal Plan for the Railroad Avenue Area on December 13, 1990, by Ordinance No. 578 (the "Lake Front Plan") establishing the revenue allocation project area (the "Lake Front Project Area"). The ordinance became effective upon publication. Since that approval, the Agency worked on implementation of the Lake Front Plan. In 2006, pursuant to Section 900 of the Lake Front Plan, the Agency prepared the 2006 Updated Urban Renewal Plan (the "Amended Lake Front Plan"). The Lake Front Project Area terminated on September 30, 2021, as formally acknowledged in City Council Ordinance No. 1007, dated September 23, 2021.

The McCall City Council formally approved the Urban Renewal Plan for the Downtown West Urban Renewal Project on October 24, 2019, by Ordinance No. 928 (the "Downtown West Plan") establishing the Downtown West Project Area. The ordinance became effective upon publication. The Agency is working on implementation of the Downtown West Project Area.

AGENCY BOARD MEMBERS, OFFICERS, CONSULTANTS AND SUPPORT STAFF

Board members for calendar year 2022 included Monty Moore, Colby Nielsen, Mike Maciaszek, Tabitha Martineau, Lew Ross, Clair Bowman and Michelle Rentzsch.. Officers for the year were Mike Maciaszek, Chairman, and Tabitha Martineau, Vice-Chairman. Elam & Burke, P.A. served as legal counsel on certain matters as requested by the Agency Board and/or Agency Staff. Michelle Groenevelt, the Community and Economic Development Director for the City of McCall serves as the Agency's Administrator. Additional administrative support for the Agency is provided by Rachel Santiago-Govier who acts as the Secretary. Linda Stokes, the City Treasurer, performs treasurer duties for the Agency.

AGENCY ACTIVITIES

Lake Front Project Area

During 2022, the Agency completed the final projects related to the Lake Street – Waterfront Improvement Project and the Brown Park Stabilization and Park Reconstruction Project. Project completion had been delayed due to weather, supply chain and labor shortage issues.

Termination of the Lake Front Project Area

The MRA Board worked with Staff and the MRA Attorney to complete all the steps to terminate and close out the 1990 Railroad Avenue Project Area. Due to construction delays primarily due to COVID-19 resulting in supply chain issues and labor shortages, the East Lake Street and Brown Park Improvement Project was not completed and carried over to FY2022. The Project was completed with existing revenue allocation proceeds by Summer 2022. There were no remaining surplus funds to be returned to the County for distribution to the affected taxing districts. The Agency completed its scope of work and did not receive additional revenue allocation area proceeds as the increment value became available for the overlapping taxing districts to use in setting their respective FY2022 budgets.

Downtown West Project Area

No projects were planned for the new district to allow time to acquire funding for future projects.

REVENUES

Tax Increment Revenue

The only source of Agency income in FY2022 is revenue allocation proceeds, also referred to as tax increment revenue, generated within the Downtown West Project Area. Because of the provisions of the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, and the ad valorem tax system, for the Downtown West Project Area, the Agency received \$_____, tax increment revenue and \$_____ interest earnings totaling \$_____.

EXPENDITURES

Leverage of Agency Dollars

An integral component of the Agency's program is to develop outside funding sources to leverage Agency dollars for improvements within the revenue allocation area. The Agency continues to coordinate with property owners and public entities in an effort to determine redevelopment opportunities.

The Agency intends to seek, review and approve funding, where appropriate, for other projects that positively impact each revenue allocation area and its residents.

OPERATING EXPENSES

The Agency's operating expenses are minimal. Those expenses are shown on Exhibit 2 to this report.

ASSETS

The Agency's Assets are comprised of cash accounts and property taxes receivable. The major portions of property taxes are received twice per year (end of January and end of July) with smaller amounts of delinquent taxes received during the course of the year.

LIABILITIES AND DEBT

As of the fiscal year end, the Agency's liabilities consist only of current accounts payable and deferred revenue.

SIGNIFICANT CHANGES IN AGENCY'S FINANCIAL POSITION

The Agency currently operates in a "pay-as-you-go" environment, committing only those funds to projects that can be funded out of current funds or projected tax increment revenues in a given fiscal year, though the Agency continues to consider how to better leverage Agency funds.

Mike Maciaszek, Chairman

Exhibit 1
FY2021 Audit

Exhibit 2
FY2022 Audits



PLEASE JOIN US FOR A

Garden Party

THE CITY OF MCCCALL
WISHES TO EXPRESS OUR
APPRECIATION FOR YOUR
SERVICE.

YOU'RE INVITED TO AN EVENING
AT BANYANS ON THE GREEN

925 FAIRWAY DRIVE

THERE WILL BE APPETIZERS AND
DOOR PRIZES

APRIL 12TH AT 5:30 P.M.

RSVP TO LORI BY 31 MARCH

208-634-8907