

McCall Redevelopment Agency
Agenda
August 1, 2023 – 9:30 am
Legion Hall
216 E. Park Street, McCall, ID 83638 and [Teams Meeting](#)

This is both an in person and virtual meeting. All other people 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 212 063 092# 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 – April 30, 2023
 - Jay Rasgorshek – July 19, 2023
- Approval of April 18, 2023 Meeting Minutes

NEW BUSINESS

- Review of Financials and Cash Flow Report – City Treasurer Linda Stokes
- Review of public art mural design concepts, public preference survey results, and recommendation of final design to City Council (**ACTION ITEM**)
- Review of FY24 Budget
- Tentative approval of FY24 Budget (**ACTION ITEM**)

NEXT MEETING

Next Regular Meeting – August 29, 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

April 30, 2023

Invoice # 202057
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From April 13, 2023 Through April 30, 2023

RE: Urban Renewal Plan #2

CLIENT/MATTER: 09259-00002

	HOURS		AMOUNT
4/13/23 MSC	1.50	Review the proposed artwork commission agreement. Work on drafting resolution related to Agency grant participation funding of the public art mural in the amount of \$7,500. Review prior minutes to confirm Agency action. Circulate the draft resolution to City and Agency staff for the Agency Board packet.	375.00
PROFESSIONAL FEES			375.00

Timekeeper	Staff	Rate	Chargeable		Non-Chargeable	
			Hours	Amount	Hours	Amount
Conrad, Meghan S.	Shareholder	250.00	1.50	375.00	.00	.00
			1.50	375.00	.00	.00

INVOICE TOTAL 375.00

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

April 30, 2023

Invoice # 202058
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From April 10, 2023 Through April 30, 2023

RE: General

CLIENT/MATTER: 09259-00003

		HOURS		AMOUNT
4/10/23	MSC	.40	Review and provide preliminary comment on the draft meeting agenda. Review email communication from City staff concerning resolution to address the MRA grant funding re the City mural project.	100.00
4/17/23	MSC	.40	Review Agency Board packet. Draft email communication to Linda Stokes concerning the MRA audit.	100.00
4/18/23	MSC	.50	Attend and participate in the Agency Board meeting.	125.00
PROFESSIONAL FEES				325.00

Timekeeper	Staff	Rate	Chargeable		Non-Chargeable	
			Hours	Amount	Hours	Amount
Conrad, Meghan S.	Shareholder	250.00	1.30	325.00	.00	.00
			1.30	325.00	.00	.00

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ELAM & BURKE

ATTORNEYS AT LAW

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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

April 30, 2023

Invoice # 202058

INVOICE TOTAL

325.00

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July 19th, 2023

City of McCall
216 E. Park St.
McCall, Idaho 83638

Invoice

Job No: 124

Client: City of McCall (Delta James)
Designer: Jay Rasgorshek
Project: McPaws Mural Design Doc

Description of work (\$3,000.00)	
PDF of delivery of the three mural design concepts and apprenticeship schedule.	
Project Cost	\$3,000.00

Please make payable to:
Jay Rasgorshek
2839 N Venus Pl
Boise, ID. 83704

CITY OF MCCALL
BALANCE SHEET
MAY 31, 2023

DT W URBAN RENEWAL PRJ.

ASSETS

91-10100	CASH ALLOCATED TO OTHER FUNDS	(10,798.34)	
91-11200	URD CHECKING ACCT.	181,241.81	
91-11201	CASH - LGIP #3389	239,102.58	
91-18000	PROPERTY TAX RECEIVABLE	265,860.00	
TOTAL ASSETS			675,406.05

LIABILITIES AND EQUITY

LIABILITIES

91-20200	AP ALLOCATED TO FUNDS	700.00	
91-21100	DEFERRED REVENUE - PROP TAXES	264,743.00	
TOTAL LIABILITIES			265,443.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
91-29000	FUND BALANCE	232,305.86	
91-29001	FUND BAL-RESIDUAL EQUITY TRANS	(9,612.54)	
	REVENUE OVER EXPENDITURES - YTD	187,269.73	
BALANCE - CURRENT DATE		409,963.05	
TOTAL FUND EQUITY			409,963.05
TOTAL LIABILITIES AND EQUITY			675,406.05

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 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	710.61	188,718.79	190,000.00	1,281.21	99.3
	TOTAL TAX INCREMENT REVENUE	710.61	188,718.79	190,000.00	1,281.21	99.3
	<u>INTEREST REVENUE</u>					
91-30-045-100.0	INTEREST INCOME	912.94	5,023.42	1,000.00	(4,023.42)	502.3
	TOTAL INTEREST REVENUE	912.94	5,023.42	1,000.00	(4,023.42)	502.3
	TOTAL FUND REVENUE	1,623.55	193,742.21	191,000.00	(2,742.21)	101.4

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 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	700.00	4,526.66	20,000.00	15,473.34	22.6
91-40-150-410.0	INSURANCE	.00	1,889.00	1,889.00	.00	100.0
91-40-150-657.0	BANK CHARGES	.00	56.82	2,500.00	2,443.18	2.3
	TOTAL OPERATING EXPENSE	700.00	6,472.48	24,389.00	17,916.52	26.5
<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	700.00	6,472.48	191,000.00	184,527.52	3.4
	TOTAL FUND REVENUE	1,623.55	193,742.21	191,000.00	(2,742.21)	101.4
	TOTAL FUND EXPENDITURES	700.00	6,472.48	191,000.00	184,527.52	3.4
	NET REVENUE OVER EXPENDITURES	923.55	187,269.73	.00	(187,269.73)	.0
<u>CONTINGENCY</u>						
	REV/EXP WITH CONTINGENCY	923.55	187,269.73	.00	(187,269.73)	.0

McCall Redevelopment Agency
Minutes
April 18, 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 and Michelle Rentzsch were present. Colby Nielsen and Clair Bowman were absent. Community and Economic Development Director Michelle Groenevelt, City Treasurer Linda Stokes, Economic Development Planner Delta James and Permit Technician and Addressing Coordinator Rachel Santiago-Govier were also present.

CONSENT AGENDA (ACTION ITEM)

- Expenses: Ratification and approval of paid invoices
 - Elam and Burke – February 28, 2023
- Approval of March 28, 2023 Meeting Minutes

Member Rentzsch made a motion to approve the Consent Agenda. Member Moore 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. Stokes presented the current cash flows and financials. There is not much new to report on the cash flow report. There will be a correction in the amount of \$22,000 for the benches and trash receptacle and \$15,000 for the two public art projects within the urban renewal district boundary.

- Presentation of FY2022 Audited Financial Statements – Josh Tyree, CPA, Harris CPAs

Mr. Tyree presented the audit. They had no significant findings or issues to report. If there would have been any issues, they would have been presented in writing.

- **Action Item:** Consider accepting the FY2022 Audit and authorizing filing with the State Controller's Office and other public entities as may be required by Idaho law

Member Moore made a motion to accept the FY2022 Audit and authorize filing with the State Controller's Office and other public entities as may be required by Idaho law. Member Rentzsch seconded the motion. All members voted Aye and the motion carried.

- **Action Item:** Consider Resolution No. 04-2023 – Agency participation with City of McCall in funding a mural within the Downtown West Project Area

Ms. James presented the resolution. The artist, Mr. Rasgorshek, visited town and the project location is the McPaws Thrift Store West facing wall. There is excitement by the artist for the project.

Ms. Conrad gave some detail on the Resolution.

Ms. Rentzsch asked if a wall that was visible from 55 was considered. There was one nominated but ultimately it was decided that the logistics would be difficult for that location.

Ms. Rentzsch made a motion to approve Resolution No. 04-2023. Member Martineau seconded the motion. All members voted aye and the motion carried.

NEXT MEETING

Next Regular Meeting – July 18, 2023

ADJOURN

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

CITY OF MCCALL
BALANCE SHEET
JUNE 30, 2023

DT W URBAN RENEWAL PRJ.

ASSETS

91-10100	CASH ALLOCATED TO OTHER FUNDS	(10,798.34)	
91-11200	URD CHECKING ACCT.		185,571.04	
91-11201	CASH - LGIP #3389		240,053.58	
91-18000	PROPERTY TAX RECEIVABLE		265,860.00	
TOTAL ASSETS				680,686.28

LIABILITIES AND EQUITY

LIABILITIES

91-21100	DEFERRED REVENUE - PROP TAXES		264,743.00	
TOTAL LIABILITIES				264,743.00

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:

91-29000	FUND BALANCE		232,305.86	
91-29001	FUND BAL-RESIDUAL EQUITY TRANS	(9,612.54)	
	REVENUE OVER EXPENDITURES - YTD		193,249.96	
BALANCE - CURRENT DATE			415,943.28	
TOTAL FUND EQUITY				415,943.28
TOTAL LIABILITIES AND EQUITY				680,686.28

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 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	5,006.78	193,725.57	190,000.00	(3,725.57)	102.0
	TOTAL TAX INCREMENT REVENUE	5,006.78	193,725.57	190,000.00	(3,725.57)	102.0
	<u>INTEREST REVENUE</u>					
91-30-045-100.0	INTEREST INCOME	973.45	5,996.87	1,000.00	(4,996.87)	599.7
	TOTAL INTEREST REVENUE	973.45	5,996.87	1,000.00	(4,996.87)	599.7
	TOTAL FUND REVENUE	5,980.23	199,722.44	191,000.00	(8,722.44)	104.6

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING JUNE 30, 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	.00	4,526.66	20,000.00	15,473.34	22.6
91-40-150-410.0	INSURANCE	.00	1,889.00	1,889.00	.00	100.0
91-40-150-657.0	BANK CHARGES	.00	56.82	2,500.00	2,443.18	2.3
	TOTAL OPERATING EXPENSE	.00	6,472.48	24,389.00	17,916.52	26.5
<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	.00	6,472.48	191,000.00	184,527.52	3.4
	TOTAL FUND REVENUE	5,980.23	199,722.44	191,000.00	(8,722.44)	104.6
	TOTAL FUND EXPENDITURES	.00	6,472.48	191,000.00	184,527.52	3.4
	NET REVENUE OVER EXPENDITURES	5,980.23	193,249.96	.00	(193,249.96)	.0
<u>CONTINGENCY</u>						
	REV/EXP WITH CONTINGENCY	5,980.23	193,249.96	.00	(193,249.96)	.0

May 8, 2023

McCall Redevelopment Agency
BessieJo Wagner, Risk Manager
216 E Park Street
McCall, ID 83638

Re: Renewal Information for your insurance policy set to renew on October 1, 2023

Dear BessieJo,

On behalf of the ICRMP Board of Trustees, I wanted to provide some context to this year's estimated renewal premiums. As with every April meeting, the Board reviewed ICRMP's current financial position and discussed the program's estimated future funding needs. Those needs are mainly based on estimates regarding trends in both claim frequency and severity as well as market costs to secure adequate reinsurance backing.

Unfortunately, the reinsurance marketplace has become extremely challenging over the past five years with 2023 being the worst so far. Both liability and property reinsurers are reducing limits, and coverages, while significantly increasing pricing. Due to this market deterioration as well as ICRMP's own adverse claim development, the program will need to increase renewal premiums more this year than in recent history.

Being local elected officials themselves, the ICRMP Board fully understands the budgetary challenges Idaho public entities face. The ICRMP Board strives to provide members with the best property and liability insurance coverages possible, while balancing the need for maintaining stable, affordable pricing.

As an insurance pool, all ICRMP members share the cost of claims which is the driving force behind premiums. The ICRMP Board strongly encourages all members to contact our risk management team to take advantage of training and resources to reduce your entity's claims and risk exposures. If each of us takes a small step in risk reduction ICRMP as a whole can take a large leap toward ensuring future stable pricing and coverages.

Sincerely,



Tim Osborne, CPCU
Executive Director

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	3,097	3,541	711	5,007	-	-	-	193,726	(3,726)
Interest	0	506	546	620	746	798	894	913	973	-	-	-	5,997	(4,997)
Cash from Operations	183	506	6,277	168,766	8,055	3,895	4,436	1,624	5,980					-8,723
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	183	506	6,277	168,766	8,055	3,895	4,436	1,624	5,980					-8,722
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	-	-	-	-	-	-	-	-	-	-	-	-	4,527	15,473
Elam & Burke, P.A.	45	-	-	90	1,485	788	919	700	-	-	-	-	4,027	
Star News - Public Notice	-	-	-	-	-	33	18	-	-	-	-	-	50	
ID Redevelopment Assoc.	450	-	-	-	-	-	-	-	-	-	-	-	450	
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	
Insurance	945	-	-	-	-	945	-	-	-	-	-	-	1,889	-
Bank Charges	14	199	(30)	(134)	8	-	-	-	-	-	-	-	57	2,443
Fixtures - 6 Benches & 1 Trash Receptacle	-	-	-	-	-	-	-	-	-	-	-	-	-	22,000
Public Art - Mural & Art on Light Boxes	-	-	-	-	-	-	-	-	-	-	-	-	-	15,000
Reserved for Future Prjcts	-	-	-	-	-	-	-	-	-	-	-	-	-	129,611
Job Total Spent on Operations	2,398	199	-975	-44	1,493	1,765	937	700						184,528
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	227,793	228,099	235,351	404,161	410,724	412,855	416,354	417,277	423,258	423,258	423,258		
Cash Received	183	506	6,277	168,766	8,055	3,895	4,436	1,624	5,980				199,722	
Cash Spent	-2,398	-199	975	44	-1,493	-1,765	-937	-700					-6,472	
Net Cash Flow (Rev over Exp.)	-2,215	306	7,252	168,810	6,563	2,131	3,499	924	5,980				193,250	
Cash Balance	227,793	228,099	235,351	404,161	410,724	412,855	416,354	417,277	423,258	423,258	423,258	423,258		

		FY21 Pri Year 2 Actual	FY22 Pri Year Actual	FY23 Cur YTD Actual	FY23 Adopted Budget	FY24 Requested Budget
Urban Renewal Fund						
Urban Renewal Revenue						
DT W URBAN RENEWAL PRJ REVENUE - TAX INCREMENT REVENUE - DT W URBAN RENEWAL PRJ.						
91-30-010-100.0	TAX INCREMENT	83,836	154,000	254,871	190,000	275,000
Total Tax Increment:		83,836	154,000	254,871	190,000	275,000
DT W URBAN RENEWAL PRJ REVENUE - INTEREST REVENUE - DT W URBAN RENEWAL PRJ.						
91-30-045-100.0	INTEREST INCOME	-	981	6,952	1,000	10,000
Total Interest Revenue:		-	981	6,952	1,000	10,000
DT W URBAN RENEWAL PRJ REVENUE - APPROPRIATED FUND BALANCE - DT W URBAN RENEWAL PRJ.						
91-30-050-997.0	APPROPRIATED FUND BALANCE	-	-	-	-	232,306
Total Appropriated Fund Balance:		-	-	-	-	232,306
DT W URBAN RENEWAL PRJ REVENUE - DT W URBAN RENEWAL PRJ. - OTHER REVENUE						
91-30-070-900.0	MISCELLANEOUS REVENUE	1,754	-	-	-	-
Total Other Revenue:		1,754	-	-	-	-
Total Urban Renewal Fund Revenue:		85,589	154,981	261,822	191,000	517,306
Urban Renewal						
91-40-150-300.0	PROFESSIONAL SERVICES	-	5,500	4,527	20,000	20,000
91-40-150-410.0	INSURANCE	-	1,673	1,889	1,889	5,000
91-40-150-657.0	BANK CHARGES	-	12	57	2,500	500
Total Operating Expense:		-	7,185	6,472	24,389	25,500
DT W URBAN RENEWAL PRJ EXPNSES - CAPITAL EXPENSE - DT W URBAN RENEWAL PRJ.						
91-40-200-998.0	RESERVED - FUTURE CAPITAL	-	-	-	166,611	491,806
Total Captial Expense:		-	-	-	166,611	491,806
Total Urban Renewal Fund Expense:		-	7,185	6,472	191,000	517,306
Urban Renewal Fund Revenue Total:		85,589	154,981	261,822	191,000	517,306
Urban Renewal ExpenditureTotal:		-	7,185	6,472	191,000	517,306
Net Total Urban Renewal Fund:		85,589	147,796	255,350	-	-