

**McCall Redevelopment Agency**  
**Agenda**  
**August 29, 2023 – 8:00 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 – July 31, 2023
- Approval of August 1, 2023 Meeting Minutes

**NEW BUSINESS**

- Review of Financials and Cash Flow Report – City Treasurer Linda Stokes
- Public Hearing: Proposed FY 2024 Downtown West Budget (**Action Item**)
- Resolution No. 05-2023 - Adopt FY2024 Downtown West Budget (**Action Item**)
- Potential Future MRA Projects to Consider for the November meeting

**NEXT MEETING**

Next Regular Meeting – November 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.

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

This was both an in person and virtual meeting.

**CALL TO ORDER AND ROLL CALL**

*Monty Moore, Mike Maciaszek, Tabitha Martineau, Clair Bowman and Michelle Rentzsch were present. Colby Nielsen and Tabitha Martineau were absent. Community and Economic Development Director Michelle Groenevelt, City Treasurer Linda Stokes, Economic Development Planner Delta James, Consulting Attorney Meghan Conrad, 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 – April 30, 2023
  - Jay Rasgorshek – July 19, 2023
- Approval of April 18, 2023 Meeting Minutes

*Member Bowman made a motion to approve the Consent Agenda. Member Rentzsch 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 gave a brief review of the financials and cash flow. As of the month of July the balance is \$254,000.

- Review of public art mural design concepts, public preference survey results, and recommendation of final design to City Council (**ACTION ITEM**)

Ms. James presented the artist process for design concepts and three designs proposed. All include local flora and fauna and his research with local organizations yielded the subject matter of his designs. The public outreach survey overwhelmingly preferred the design “Two River Otters and Balsam Root”. The Public Art Committee also chose this design. Member Martineau served on the Art Selection Committee for this project. The existing sign will be taken down during the mural painting and will be reinstalled upon completion of the mural.

Ms. Rentzsch asked if there would be an interpretive sign on it. Ms. James stated there will be a plaque with the artist and title.

*Member Bowman made a motion to recommend the chosen design of “Two River Otters and Balsam Root” to the McCall City Council. Member Moore seconded the motion. All members voted aye and the motion carried.*

- Review of FY24 Budget

Ms. Stokes presented the draft budget. The upcoming year tax increment estimate is \$275,000. Member Bowman asked questions about the projected revenue. Ms. Stokes explained the flow of the property tax income historically and how she uses that to set the projected revenue.

Member Moore asked what potential larger projects the MRA could be considering.

Ms. Groenevelt spoke about the strategy to allow revenue to accrue to see if a larger project may come up that the Board would like to allocate funds to. The City Council discussed a few ideas of what might be coming up in the district boundaries. Some of the general categories include local housing, parking, streets, infrastructure and sidewalks. The board could hop on existing projects or opportunities to look at designing and developing a project not yet in existence. There is a possibility of assisting with the infrastructure related to the Library but it would be the next fiscal year either late FY24 or early FY25.

Ms. Groenevelt suggested a future agenda item regarding what the board would like to do with their revenue.

- Tentative approval of FY24 Budget (**ACTION ITEM**)

*Member Moore made a motion to tentatively approve the budget, set the meeting for approval on August 29<sup>th</sup>, 2023 and to authorize publication of the budget. Member Bowman seconded the motion. All members voted aye and the motion carried.*

## **NEXT MEETING**

Next Regular Meeting – August 29, 2023

## **ADJOURN**

*Member Rentzch made a motion to adjourn. Member Moore seconded the motion. All members voted aye and the meeting was adjourned at 9:59 AM.*

**ELAM & BURKE**

ATTORNEYS AT LAW

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

Tax Id No. 82-0451327

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

July 31, 2023

Invoice # 203709  
Billing Atty - MSC

## FOR PROFESSIONAL SERVICES RENDERED

From July 24, 2023 Through July 31, 2023

RE: Urban Renewal Plan #2

CLIENT/MATTER: 09259-00002

HOURS		AMOUNT
7/24/23	MSC .20 Review and respond to email communication from Ms. Groenevelt concerning potential project in the Downtown RAA and initial assessment re Idaho Code 50-2903A.	50.00
PROFESSIONAL FEES		50.00

Timekeeper	Staff	Rate	Chargeable		Non-Chargeable	
			Hours	Amount	Hours	Amount
Conrad, Meghan S.	Shareholder	250.00	.20	50.00	.00	.00
			.20	50.00	.00	.00

INVOICE TOTAL

50.00

PAGE 1

**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

July 31, 2023

Invoice # 203710  
Billing Atty - MSC

FOR PROFESSIONAL SERVICES RENDERED

From July 18, 2023 Through July 31, 2023

RE: General

CLIENT/MATTER: 09259-00003

		HOURS		AMOUNT
7/18/23	KSK	.20	Add action item for budget tentative approval to July agenda and email to Rachael.	22.00
7/21/23	MSC	.30	Review meeting agenda packet and draft follow-up email communication to Linda Stokes re status of the FY2024 budget.	75.00
7/24/23	MSC	.20	Review the revised budget for the meeting packet. Draft follow-up email communication to Linda Stokes re clarifying budget items.	50.00
7/25/23	MSC	.20	Virtually attend the MRA Board meeting (no meeting for lack of quorum but scheduled the budget meetings).	50.00
PROFESSIONAL FEES				197.00

Timekeeper	Staff	Rate	Chargeable		Non-Chargeable	
			Hours	Amount	Hours	Amount
Kline, Kim S.	Paralegal	110.00	.20	22.00	.00	.00
Conrad, Meghan S.	Shareholder	250.00	.70	175.00	.00	.00
			.90	197.00	.00	.00

PAGE 1

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  
July 31, 2023  
Invoice # 203710

INVOICE TOTAL

197.00

# 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	168,146	7,309	3,097	3,541	711	5,007	61,145	-	-	254,871	(64,871)
Interest	0	506	546	620	746	798	894	913	973	981	-	-	6,978	(5,978)
Cash from Operations	183	506	6,277	168,766	8,055	3,895	4,436	1,624	5,980	62,126				-70,850
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	62,126				-70,849

													TOTAL	Remaining
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	-	-	-	-	-	-	-	-	-	-	-	-	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	485,384	485,384		
Cash Received	183	506	6,277	168,766	8,055	3,895	4,436	1,624	5,980	62,126			261,849	
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	62,126			255,376	
Cash Balance	227,793	228,099	235,351	404,161	410,724	412,855	416,354	417,277	423,258	485,384	485,384	485,384		

CITY OF MCCALL  
BALANCE SHEET  
JULY 31, 2023

DT W URBAN RENEWAL PRJ.

ASSETS

91-10100	CASH ALLOCATED TO OTHER FUNDS	(	10,798.34)	
91-11200	URD CHECKING ACCT.		246,742.86	
91-11201	CASH - LGIP #3389		241,008.23	
91-18000	PROPERTY TAX RECEIVABLE		265,860.00	
TOTAL ASSETS				742,812.75

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		255,376.43	
BALANCE - CURRENT DATE			478,069.75	
TOTAL FUND EQUITY				478,069.75
TOTAL LIABILITIES AND EQUITY				742,812.75



CITY OF MCCALL  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	61,145.38	254,870.95	190,000.00	( 64,870.95)	134.1
	TOTAL TAX INCREMENT REVENUE	61,145.38	254,870.95	190,000.00	( 64,870.95)	134.1
	<u>INTEREST REVENUE</u>					
91-30-045-100.0	INTEREST INCOME	981.09	6,977.96	1,000.00	( 5,977.96)	697.8
	TOTAL INTEREST REVENUE	981.09	6,977.96	1,000.00	( 5,977.96)	697.8
	TOTAL FUND REVENUE	62,126.47	261,848.91	191,000.00	( 70,848.91)	137.1

CITY OF MCCALL  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 10 MONTHS ENDING JULY 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	.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	62,126.47	261,848.91	191,000.00	( 70,848.91)	137.1
	TOTAL FUND EXPENDITURES	.00	6,472.48	191,000.00	184,527.52	3.4
	NET REVENUE OVER EXPENDITURES	62,126.47	255,376.43	.00	( 255,376.43)	.0
	<u>CONTINGENCY</u>					
	REV/EXP WITH CONTINGENCY	62,126.47	255,376.43	.00	( 255,376.43)	.0

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, TO BE TERMED THE “ANNUAL APPROPRIATION RESOLUTION,” APPROPRIATING SUMS OF MONEY AUTHORIZED BY LAW AND DEEMED NECESSARY TO DEFRAID ALL EXPENSES AND LIABILITY OF THE URBAN RENEWAL AGENCY, FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2023, AND ENDING SEPTEMBER 30, 2024, FOR ALL GENERAL, SPECIAL, AND CORPORATE PURPOSES; DIRECTING THE CHAIR, VICE-CHAIR, OR ADMINISTRATOR TO SUBMIT THE RESOLUTION AND BUDGET TO THE CITY OF McCALL AND ANY OTHER ENTITY ENTITLED TO A COPY OF THE RESOLUTION AND BUDGET; 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 City Council (“City Council”) of the city of McCall, Idaho (“City”), after notice duly published, conducted a public hearing on the Urban Renewal Plan for the Downtown West Urban Renewal Project (the “Downtown West Plan”);

WHEREAS, following said public hearing the City Council adopted its Ordinance No. 982 on October 24, 2019, approving the Downtown West Plan and making certain findings;

WHEREAS, pursuant to Idaho Code Sections 50-2006(5)(d), 50-2903(5), and 50-1002, the Agency prepared a budget for the Downtown West Plan area, and the Agency tentatively approved estimated revenues and expenditures for the fiscal year commencing October 1, 2023, and ending September 30, 2024, by virtue of its action at the Agency’s Board meeting on August 1, 2023;

WHEREAS, the Agency has previously published notice of a public hearing to be conducted on Tuesday, August 29, 2023, at 8:00 a.m. at Legion Hall, 216 E. Park Street, McCall, Idaho, pursuant to the Notice of Hearing published August 10 and 17, 2023, a copy of which notice is attached hereto as **Exhibit A** and incorporated herein by reference;

WHEREAS, on August 29, 2023, pursuant to Idaho Code Sections 50-2006(5)(d), 50-2903(5) and 50-1002, the Agency held a public hearing on the proposed budget and considered public comment, along with Board input, on services, expenditures, and revenues planned for Fiscal Year 2024;

WHEREAS, pursuant to Idaho Code Sections 50-2006(5)(d), 50-2903(5) and 50-1002, the Agency is required to pass an annual appropriation resolution and submit the resolution to the City Clerk of the city of McCall, Idaho, on or before September 1, 2023.

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 the sums of money, or as much thereof as may be authorized by law, needed, or deemed necessary to defray all expenses and liabilities of the Agency, as set forth in **Exhibit A**, which is annexed hereto and by reference made a part of this Resolution, reflecting no changes from the proposed FY 2024 Budget which was published on August 10 and 17, 2023, and the same are hereby appropriated for the general, special, and corporate purposes and objectives of the Agency for the fiscal year commencing October 1, 2023, and ending September 30, 2024.

Section 3. That Chair, Vice-Chair, or Agency Administrator shall submit the Resolution and Budget to the city of McCall, Idaho, on or before September 1, 2023, and any other entity entitled to a copy of the Budget and Resolution.

Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Urban Renewal Agency of the City of McCall, Idaho, also known as the McCall Redevelopment Agency, on August 29, 2023. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 29th day of August 2023.

APPROVED:

By \_\_\_\_\_  
Chair of the Board

ATTEST:

By \_\_\_\_\_  
Secretary

## **Exhibit A**

### **Published Notice of Public Hearing (FY2024 Budget – Downtown West Project)**

4853-0297-2615, v. 3

FY21	FY22	FY23	FY23	FY24
Pri Year 2	Pri Year	Cur YTD	Adopted	Tentative
Actual	Actual	Actual	Budget	Budget

#### Urban Renewal Fund - Downtown West

#### 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	6,978	1,000	10,000
Total Interest Revenue:		-	981	6,978	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	261,849	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	261,849	191,000	517,306
-----------------------------------	--------	---------	---------	---------	---------

Urban Renewal ExpenditureTotal:	-	7,185	6,472	191,000	517,306
---------------------------------	---	-------	-------	---------	---------

Net Total Urban Renewal Fund:	85,589	147,796	255,376	-	-
-------------------------------	--------	---------	---------	---	---