

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.

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

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McCall Redevelopment Agency
Attn: Michelle Groenevelt
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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

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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

	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
1- Cash from Operations														
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														
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

	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
Expenditures from Operations														
Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	4,527	15,473
<i>Elam & Burke, P.A.</i>	45	-	-	90	1,485	788	919	700	-	-	-	-	4,027	
<i>Star News - Public Notice</i>	-	-	-	-	-	33	18	-	-	-	-	-	50	
<i>ID Redevelopment Assoc.</i>	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		<u>742,812.75</u>

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		<u>478,069.75</u>
	TOTAL LIABILITIES AND EQUITY		<u>742,812.75</u>

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	.00	4,526.66	20,000.00	15,473.34	22.6
91-40-150-410.0	.00	1,889.00	1,889.00	.00	100.0
91-40-150-657.0	.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	.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 EXPENSE	.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 Pri Year 2 Actual	FY22 Pri Year Actual	FY23 Cur YTD Actual	FY23 Adopted Budget	FY24 Tentative Budget
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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
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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
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Urban Renewal Fund Revenue Total:	85,589	154,981	261,849	191,000	517,306
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Urban Renewal ExpenditureTotal:	-	7,185	6,472	191,000	517,306
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Net Total Urban Renewal Fund:	85,589	147,796	255,376	-	-
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