

**McCall Redevelopment Agency**  
**Agenda**  
**February 20, 2024 – 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 744 289 554# 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](mailto: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 31, 2023
- Approval of December 5<sup>th</sup> and 19<sup>th</sup>, 2023 Meeting Minutes

**NEW BUSINESS**

- Cash Flow and Financials - Linda Stokes
- **Action Item:** Approval to reimburse The City of McCall for Board approved expenditures related to Parks and Recreation benches and trash receptacle – Linda Stokes
  - \$22,000 Landscape Forms Inc
- **Action Item:** Approval to reimburse The City of McCall for Redevelopment Association of Idaho 2024 Membership Dues – Linda Stokes
  - \$450 RDAI
- **Action Item:** UR/LIDD Draft Amendment Update and Approval of Opposition Letter from the MRA Board
- Federal Transit Administration 5339 Grant for Civic Campus Park & Ride Project Update – Delta James
- Local Art for Light Boxes Public Art Project Update – Delta James

**NEXT MEETING**

Next Regular Meeting – March 19, 2024

**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

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**McCall Redevelopment Agency**  
**Minutes -December 5, 2023 – 8:00 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, Colby Nielsen, Mike Maciaszek, Tabitha Martineau, Clair Bowman and Michelle Rentzsch, 1 vacancy*

*Tabitha Martineau was absent. Michelle Groenevelt and Meredith Todd were present for staff.*

**CONSENT AGENDA (ACTION ITEM)**

- Expenses: Ratification and approval of paid invoices
  - Elam and Burke – August 31, 2023
- Approval of August 29, 2023 Meeting Minutes

*Member Rentzsch moved to approve the consent agenda. Member Nielsen seconded the motion. All members voted aye and the consent agenda was approved.*

**NEW BUSINESS**

- Cash Flow and Financials (Linda Stokes)

Ms. Stokes reviewed the cash flow estimates and cash received from the district from Fiscal Year 2023 and projections for Fiscal Year 2024, estimating a 2024 cash balance amount of \$735,000 by the fiscal year end of 2024 (\$280,000 of upcoming tax increment income in 2024). Expenditures beyond the approved district budget would require a budget amendment.

- Review of MRA Downtown West Plan

Ms. Groenevelt reviewed the Downtown West Urban Renewal District Plan to highlight the purposes of the Downtown West District and highlight the potential projects within it. The original (Railroad) district was established in 1990 and sunset in 2020, transitioning MRA into the Downtown West district that encompasses a mix of community commercial, medium-density residential, and civic uses and zones. State statute requires a particular set of characteristics be present in Urban Renewal Areas to be suitable project areas. The shape of the new district is based on information pulled from the Downtown Master Plan (2013), McCall Area Comprehensive Plan (2018), and the Transportation Master Plan (2017). The land in the district does have a high likelihood of change.

Ms. Groenevelt summarized the stated goals and investment categories of the district that are within the Downtown West Plan, improvements emphasized streetscapes and infrastructure improvements that may serve beneficial uses. She highlighted those partnerships on local

housing, public markets (indoor/outdoor), Lakefront access, and renewal of underutilized property, and public land acquisition were included in the Downtown West Plan.

The successes of the Lakefront Placemaking Plan were reviewed to show the value of sticking to a plan that activates a certain area in a way that is community driven. The resulting improvements to Legacy and Brown Parks honored the original designs closely.

Assumptions within the Downtown West Plan include:

- Approximately 15.3-million-dollar worth of projects
- A 20-year plan period (rather than 30)
- Projects are implemented on a cash basis rather than debt finance.
- MRA will pay its administrative costs of \$20,000 per year.

Some of the Big Ideas for the urban renewal district envisioned in the Comprehensive Plan include expanding Legacy Park further West, turning the Lake St corridor into a Mainstreet design with widened sidewalks.

Members talked about the possibilities for car-free plazas, lakefront land acquisition, and other visionary ideas.

- Future Potential MRA Projects (Action Item)

Ms. Groenevelt, Nathan Stewart (Public Works Director), Delta James (Economic Development Planner) and other City Staff reviewed potential projects within the Urban Renewal District including various opportunities for mixed-use and local housing development, Civic Campus projects, Highway Bypass design and downtown streetscapes etc.

Members asked whether some of the design work through the RAISE (Bypass design) grant funding would be a fresh start, or whether design would be based on previous engineering investments by the City and District. Member Rentzsch voiced support for items 1, 4 and 9. Member Moore asked if undergrounding of power and internet infrastructure would be options for investment in the district. Attorney Conrad provided some clarification on the Grant Match ask for the group and stated that it is fine to take action on the grant match within the bounds of the list of potential projects.

~~Possible action: Move to approve match commitment for the ITD 5339 Bus and Bus Facilities grant of an amount not to exceed \$XX to support Civic Campus parking lot improvements.~~

*Alternative motion:* Set a special meeting for 12/19 date to deliberate financial commitment to ITD 5339 Bus and Bus Facilities grant to support Civic Campus parking lot improvements and instruct staff to prepare a draft letter of support to this effect. (ACTION ITEM)

*Member Bowman made a motion to conduct a Special Meeting on December 19<sup>th</sup>, 2023. Member Moore seconded the motion. All members voted aye and the motion carried.*

- Presentation of Idaho & Ward Street Project

Michael Hormaechea mentioned that the property he is redeveloping is currently worth approximately 1 million dollars and following the \$35-40 million dollar improvement the tax increment in the district based on the projected development costs. He described expected

potential improvements such as pathways, sidewalks, intersections, sewer infrastructure improvements, etc. Members asked questions about whether tax abatement might be an option, and longer history of development in the McCall area. Ms. Conrad confirmed that TIF abatement partnerships are a common tool that might be available to reimburse costs of the development. Ms. Conrad will look more into the Tax Abatement concepts in time. More specific asks will be brought to the Board after the entitlement process.

- Approval of 2024 Meeting Calendar – (Action Item)
  - January 16
  - February 20
  - March 19
  - July 16
  - August 20
  - November 19

*Member Bowman made a motion to approve the 2024 Meeting Calendar. Member Rentzsch seconded the motion. All members voted aye and the motion was carried.*

#### **NEXT MEETING**

Next Regular Meeting –January 16, 2024

#### **ADJOURN**

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

CITY OF MCCALL  
COMBINED CASH INVESTMENT  
DECEMBER 31, 2023

COMBINED CASH ACCOUNTS

TOTAL COMBINED CASH

TOTAL UNALLOCATED CASH

CASH ALLOCATION RECONCILIATION

91 ALLOCATION TO DT W URBAN RENEWAL PRJ.	( 11,248.34)
TOTAL ALLOCATIONS TO OTHER FUNDS	( 11,248.34)
ALLOCATION FROM COMBINED CASH FUND - 01-10100	
ZERO PROOF IF ALLOCATIONS BALANCE	( 11,248.34)

ACCOUNTS PAYABLE

TOTAL UNALLOCATED ACCOUNTS PAYABLE

ZERO PROOF IF ALLOCATIONS BALANCE	(	450.00)
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CITY OF MCCALL  
BALANCE SHEET  
DECEMBER 31, 2023

DT W URBAN RENEWAL PRJ.

ASSETS

91-10100	CASH ALLOCATED TO OTHER FUNDS	(	11,248.34)	
91-11200	URD CHECKING ACCT.		68,216.73	
91-11201	CASH - LGIP #3389		451,259.74	
91-13100	ACCOUNTS RECEIVABLE - OTHER		1,943.83	
91-18000	PROPERTY TAX RECEIVABLE		292,745.00	
	TOTAL ASSETS			802,916.96

LIABILITIES AND EQUITY

LIABILITIES

91-20200	AP ALLOCATED TO FUNDS	(	450.00)	
91-20213	DUE TO OTHER FUNDS		22,000.00	
91-21100	DEFERRED REVENUE - PROP TAXES		284,364.00	
	TOTAL LIABILITIES			305,914.00

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
91-29000	FUND BALANCE		471,904.68	
91-29001	FUND BAL-RESIDUAL EQUITY TRANS	(	9,612.54)	
	REVENUE OVER EXPENDITURES - YTD		34,710.82	
	BALANCE - CURRENT DATE		497,002.96	
	TOTAL FUND EQUITY			497,002.96
	TOTAL LIABILITIES AND EQUITY			802,916.96



CITY OF MCCALL  
REVENUES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING DECEMBER 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	28,816.00	30,906.61	275,000.00	244,093.39	11.2
	TOTAL TAX INCREMENT REVENUE	28,816.00	30,906.61	275,000.00	244,093.39	11.2
	<u>INTEREST REVENUE</u>					
91-30-045-100.0	INTEREST INCOME	2,001.31	5,985.12	10,000.00	4,014.88	59.9
	TOTAL INTEREST REVENUE	2,001.31	5,985.12	10,000.00	4,014.88	59.9
	<u>APPROPRIATED FUND BALANCE</u>					
91-30-050-997.0	APPROPRIATED FUND BALANCE	.00	.00	232,306.00	232,306.00	.0
	TOTAL APPROPRIATED FUND BALANCE	.00	.00	232,306.00	232,306.00	.0
	TOTAL FUND REVENUE	30,817.31	36,891.73	517,306.00	480,414.27	7.1

CITY OF MCCALL  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 3 MONTHS ENDING DECEMBER 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	( 450.00)	.00	20,000.00	20,000.00	.0
91-40-150-410.0	INSURANCE	.00	2,172.00	5,000.00	2,828.00	43.4
91-40-150-657.0	BANK CHARGES	3.35	8.91	500.00	491.09	1.8
	TOTAL OPERATING EXPENSE	( 446.65)	2,180.91	25,500.00	23,319.09	8.6
<u>CAPITAL EXPENSE</u>						
91-40-200-998.0	RESERVED - FUTURE CAPITAL	.00	.00	491,806.00	491,806.00	.0
	TOTAL CAPITAL EXPENSE	.00	.00	491,806.00	491,806.00	.0
	TOTAL DT W URBAN RENEWAL PRJ EXPNSE	( 446.65)	2,180.91	517,306.00	515,125.09	.4
	TOTAL FUND REVENUE	30,817.31	36,891.73	517,306.00	480,414.27	7.1
	TOTAL FUND EXPENDITURES	( 446.65)	2,180.91	517,306.00	515,125.09	.4
	NET REVENUE OVER EXPENDITURES	31,263.96	34,710.82	.00	( 34,710.82)	.0
<u>CONTINGENCY</u>						
	REV/EXP WITH CONTINGENCY	31,263.96	34,710.82	.00	( 34,710.82)	.0

Cash Flow - FY24														
McCall Redevelopment Agency.														
Cash Received														
1- Cash from Operations	OCT '23	NOV '23	DEC '23	JAN '24	FEB '24	MAR '24	APR '24	MAY '24	JUN '24	JUL '24	AUG '24	SEP '24	TOTAL YTD	Remaining Budget
Tax Increment	-	2,091	28,816	167,918	-	-	-	-	-	-	-	-	198,825	76,175
Interest	1,948	2,036	2,001	2,083	2,082	-	-	-	-	-	-	-	10,150	(150)
Cash from Operations	1,948	4,126	30,817	170,001	2,082									76,025
2- Additional Cash Received	OCT '23	NOV '23	DEC '23	JAN '24	FEB '24	MAR '24	APR '24	MAY '24	JUN '24	JUL '24	AUG '24	SEP '24		
Appropriated Fund Bal.	-	-	-	-	-	-	-	-		-	-	-	-	232,306
Additional Cash Received														232,306
Cash Received	1,948	4,126	30,817	170,001	2,082									308,332
Expenditures from Operations														
Expenditures from Operations	OCT '23	NOV '23	DEC '23	JAN '24	FEB '24	MAR '24	APR '24	MAY '24	JUN '24	JUL '24	AUG '24	SEP '24	TOTAL YTD	Remaining Budget
Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	550	19,450
Elam & Burke, P.A.	-	-	-	550	-	-	-	-	-	-	-	-	550	
Star News - Public Notice	-	-	-	-	-	-	-	-	-	-	-	-	-	
ID Redevelopment Assoc.	450	-	(450)	-	-	-	-	-	-	-	-	-	-	
Engineering Services	-	-	-	-	-	-	-	-	-	-	-	-	-	
Insurance	2,172	-	-	-	-	-	-	-	-	-	-	-	2,172	2,828
Bank Charges	5	1	3	-	-	-	-	-	-	-	-	-	9	491
Public Art - Mural & Art on Light Boxes	-	-	-	-	-	-	-	-	-	-	-	-	-	7,500
Reserved for Future Prjcts	-	-	-	-	-	-	-	-	-	-	-	-	-	484,306
SubTotal Spent on Operations	2,627	1	-447	550										514,575
Cash Flow														
	OCT '23	NOV '23	DEC '23	JAN '24	FEB '24	MAR '24	APR '24	MAY '24	JUN '24	JUL '24	AUG '24	SEP '24	YTD	
Initial Cash Balance	452,783	452,105	456,230	487,494	656,945	659,027	659,027	659,027	659,027	659,027	659,027	659,027		
Cash Received	1,948	4,126	30,817	170,001	2,082								208,974	
Cash Spent	-2,627	-1	447	-550									-2,731	
Net Cash Flow (Rev over Exp.)	-679	4,125	31,264	169,451	2,082								206,243	
Cash Balance	452,105	456,230	487,494	656,945	659,027	659,027	659,027	659,027	659,027	659,027	659,027	659,027		

**McCall Redevelopment Agency**  
**Minutes**  
**March 28, 2023 – 8:00 am**  
**Legion Hall**  
**216 E. Park Street, McCall, ID 83638 and [Teams Meeting](#)**

**CALL TO ORDER AND ROLL CALL**

*Monty Moore, Colby Nielsen, Mike Maciaszek, Tabitha Martineau and Michelle Rentzsch were present. Clair Bowman was absent. City Treasurer Linda Stokes, Economic Development Planner Delta James, Consulting Attorney Meghan Conrad, Parks and Recreation Director Kurt Wolf and Permit Tech and Addressing Coordinator Rachel Santiago-Govier were also present.*

**CONSENT AGENDA (ACTION ITEM)**

- Expenses: Ratification and approval of paid invoices
  - Elam and Burke – February 2023This item had not been received and was removed from the consent agenda.
- Approval of February 28, 2023 Special Meeting Minutes

Member Rentzsch asked to correct the motion to elect “Clair Bowman” to the electrical box selection committee.

*Member Rentzsch made a motion to approve the consent agenda with the changes stated to the minutes. 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

Treasurer Stokes presented the Cash Flow and Financials.

- Presentation of FY2022 Audited Financial Statements – The Audit will not be ready until the next meeting on April 18<sup>th</sup>.
- **Action Item:** Accept the FY2022 Audit and authorizing filing with the State Controller’s Office and other public entities as may be required by Idaho law – This item will now be at the April 18<sup>th</sup> meeting.
- **Public Comment:** 2022 Annual Report

*Member Rentzsch made a motion to open the Public Hearing. Member Nielsen seconded the motion. All members voted aye and the motion carried.*

*No written comments were received, and no one was present online or in the room to give comment.*

*Member Martineau made a motion to close the Public Hearing. Member Nielsen seconded the motion. All members voted aye and the motion carried.*

- **Action Item:** Consider Resolution No. 03-2023 approving the 2022 Annual Report, authorize filing the Annual Report with the City Clerk and the State Controller's Office as required by Idaho law, and authorize publication of the legal notice of filing.

*Member Rentzsch made a motion to approve Resolution 03-2023. Member Nielsen seconded the motion. All member voted aye and the motion carried.*

- **Action Item:** Downtown benches and trash receptacles funding requests – Parks & Recreation Director Kurt Wolf

Mr. Wolf gave a presentation to ask for funding for 6 benches and 1 trash receptacle in the downtown core. He showed a few pictures of which benches and receptacles they would like to use. These are durable, easy for staff to maintain and hold up well to the weather and heavy usage. With regard to invoicing, LOT money for Brown Park items would be kept separate and any matching funds from MRA would be utilized in the downtown core. He is getting feedback from the business and staff on what numbers of each item they think is needed.

Ms. Martineau was in full support and stated as a town that sees heavy tourist usage in the downtown, benches are very nice for people that want and need to just sit and enjoy the sites or people who need to rest.

Ms. Rentzsch thinks the items Mr. Wolf presented to the Board are fairly priced.

\$21,417 on MRA is on the memo.

*Member Rentzsch made a motion to approve funding for 6 benches and 1 trash receptacle not to exceed \$22,000 for locations in the Downtown West Tax Allocation District. Member Moore seconded the motion. All members voted aye and the motion carried.*

- **Action Item:** Approval of Downtown Mural recommended artist Jay Rasgorshek-Economic Dev. Planner Delta James

The artist selection committee met and chose Jay Rasgorshek. The wall that is currently recommended is the West wall of McPaws Thrift Store. It's very visible and easily accessible. We will also give the artist the opportunity to give input on which wall or walls (as the budget allows) they would prefer if they room in their budget for more than one.

*Member Martineau made a motion to approve Mr. Rasgorshek as the artist. Member Rentzsch seconded the motion. All members voted aye and the motion carried.*

- Volunteer appreciation event reminder RSVP- April 12, 2023
- Legislative Update

Ms. Conrad gave the Legislative update to the board. HB292 is a compromise bill to provide property tax relief was being considered. Those funds would be replaced with sales tax. In some districts this creates a significant hit. Our revenue allocation area is less dependent on homeowners. The Governor vetoed the bill yesterday. There are some other bills popping up to replace portions of the bill that was vetoed.

Urban renewal specific bills related to Data Centers in a RAA like the one in Kuna have been proposed. If they qualify for a sales tax exemption, than tax revenue funds cannot be used to improve the area they are in. The goal would be to preserve the tool of Urban Renewal. RAI has opposed that bill.

### **NEXT MEETING**


Next Regular Meeting – TBD hopefully in April for the item related to the Audit for 2022. Possibly April 18<sup>th</sup>.


### **ADJOURN**

*Member Rentzsch made a motion to adjourn the meeting. Member Nielsen seconded the motion. All members voted aye and the meeting was adjourned at 8:58.*

Signed: April 18, 2023

Attest:

DocuSigned by:  
  
1A8BB70D79A44B6  
Mike Maciaszek  
MRA Chair

DocuSigned by:  
  
5BACBBBCF58B401  
Rachel Santiago-Govier  
Secretary

VENDOR: LANDSCAPE FORMS INC (18382)  
7800 EAST MICHIGAN AVE  
KALAMAZOO MI 49048

9/14/2023

98153

DATE	INVOICE #	DESCRIPTION	AMOUNT	GL ACCOUNT #
8/31/2023	0000185517	MRA Funds of \$22,000 will cover the cost of	26,407.50	28-59-150-570.0

Total Amount: \$26,407.50

9/14/2023

\$\*\*26,407.50\*\*

\*\*\*Twenty-Six Thousand Four Hundred Seven and 50/100 Dollars\*\*\*

LANDSCAPE FORMS INC  
7800 EAST MICHIGAN AVE  
KALAMAZOO MI 49048

VENDOR: LANDSCAPE FORMS INC (18382)

9/14/2023

98153

DATE	INVOICE #	DESCRIPTION	AMOUNT
8/31/2023	0000185517	MRA Funds of \$22,000 will cover the cost of	26,407.50

Total Amount: \$26,407.50

Invoice

Invoice Date: 8/31/2023

Reference/P.O.#: Signed Quote - Stefanie Bork PO#8177

Order #: 0000385164

Invoice #: 0000185517

Project: Downtown Core Project, McCall - 2024 LOT grant

Please remit to our lockbox:

LANDSCAPE FORMS, INC

PO BOX 78000

DEPT. 78073

DETROIT, MICHIGAN 48278-0073

Bill To: City of McCall, Idaho

Stefanie Bork

216 E. Park Street

McCall, ID 83638

Ship To: City of McCall, Idaho

101 Forest St.

Attn: Stefanie Bork

(208)634-9695

McCall, ID 83638

Contact: Accounts Payable

Shipped:	8/31/2023	Ship Via:	R&L	Ship Track#:	386678664	Terms:	NET 30 - PENDING CRED AP
Item:		Qty	Shp	Unit	Price:	Total	Price:
PRICING INCLUDES 5% DISCOUNT		1			0.00	0.00	
LAKESIDE BENCH: Backed, 67" length. Panel design: Grass. Freestanding/Surface MountableC1: BLAC					\$16,074.00		
		6			\$ 3,576.75	16,074.00	
PD999-06115-01: Presidio side opening litter receptacle. With lock. Grass pattern side and door panels with powdercoated steel backer plate. Freestanding/surface mount. Backer plate Powdercoat color: SIVER. Litter Powdercoat color: MATTE BLACK					\$19,650.75		
		2			\$ 2,703.00 Shipping	7,153.50	
					\$22,353.75		
					(\$22,000.00) MRA not to exceed		
Shipping & Handling -		1			3,180.00	3,180.00	
					353.75 City		

LAST ITEM

Payment/Credit from Document:

\*\*\* Sales tax, if applicable, has been added to this invoice unless we have received a tax-exempt certificate. If purchaser is indeed tax exempt, please submit certificate with payment.

\*\*\* Purchaser shall pay all costs and expenses paid or incurred by Seller in collecting any amounts due for goods purchased by Purchaser, including without limitation, reasonable attorneys' fees and costs. Balances on invoices not paid within thirty (30) days of date of invoice or within an alternate period of time as determined and indicated by Seller, shall incur interest at a rate of eighteen percent (18%) per annum. No cash discounts shall be allowed.

28-59-150-570

9-5-23

PO#8177

MRA funds/1bench donation

Stefanie Bork

Subtotal	26,407.50
Sales Tax	0.00
Payment/Credit Amount	0.00
Balance Due: USD	26,407.50



10/26/2023

Check #: 101545

**VOIDED**

\*\*\*Four Hundred Fifty and 00/100 Dollars

1

\*\*450.00\*\*

REDEVELOPMENT ASSOC. OF IDAHO  
776 E RIVERSIDE DR STE 240  
EAGLE ID 83616

VENDOR: 25593 REDEVELOPMENT ASSOC. OF IDAHO

10/26/2023

Check No: 101545

<u>INVOICE #</u>	<u>INV DATE</u>	<u>DESCRIPTION</u>	<u>INV AMOUNT</u>
M16013 24	10/01/2023	2024 MEMBERSHIP DUES	450.00

TOTAL AMOUNT	450.00
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VENDOR: 25593 REDEVELOPMENT ASSOC. OF IDAHO

10/26/2023

Check No: 101545

<u>INVOICE #</u>	<u>INV DATE</u>	<u>DESCRIPTION</u>	<u>INV AMOUNT</u>
M16013 24	10/01/2023	2024 MEMBERSHIP DUES	450.00

TOTAL AMOUNT	450.00
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VENDOR: REDEVELOPMENT ASSOC. OF IDAHO (25593)  
776 E RIVERSIDE DR STE 240  
EAGLE ID 83616

12/28/2023

101

<u>DATE</u>	<u>INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>GL ACCOUNT #</u>
10/01/2023	M16013 24	2024 MEMBERSHIP DUES	450.00	91-40-150-300.0

Total Amount: \$450.00

12/28/2023

\$\*\*450.00\*\*

\*\*\*\*\* DIRECT DEPOSIT \*\*\*\*\*

REDEVELOPMENT ASSOC. OF IDAHO  
776 E RIVERSIDE DR STE 240  
EAGLE ID 83616

VENDOR: REDEVELOPMENT ASSOC. OF IDAHO (25593)

12/28/2023

101

<u>DATE</u>	<u>INVOICE #</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
10/01/2023	M16013 24	2024 MEMBERSHIP DUES	450.00

Total Amount: \$450.00

Redevelopment Association of Idaho. Inc.  
776 E Riverside Drive, Suite 240  
Eagle, Idaho 83616

## Invoice

Date	Invoice #
10/1/2023	M16013

RECEIVED

OCT 11 2023

**Bill To**

McCall Urban Renewal Agency  
Attn: Rick Fereday  
216 E. Park Street  
McCall, ID 83638

Item	Qty	Description	Rate	Amount
	1	Membership Dues - fiscal year 2024  <i>Michelle Groenevelt</i> 91-40-150-300		\$ 250.00
	1	Legislative Contribution - FY 2024		\$ 200.00
Total Due			\$	450.00

**From:** [Michelle Groenevelt](#)  
**To:** [Mike Maciaszek](#); [Colby Nielsen](#); [martineautabitha@gmail.com](mailto:martineautabitha@gmail.com); [Michelle Rentzsch](#); [Monty Moore](#); [Clair Bowman](#); [Rachel Santiago-Govier](#)  
**Subject:** FW: RAI LEGISLATIVE ALERT - ACTION REQUIRED- UR/LIDD Draft Summary  
**Date:** Wednesday, February 14, 2024 8:39:36 AM  
**Attachments:** [Local Economic Development Draft.pdf](#)  
[Letter to Legislatures re UR and LIDD.docx](#)  
**Importance:** High

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All,

Please see email and attachments. This item will be on the agenda next week for a letter from the MRA agency but please feel free to contact your legislators as an individual before then and share if others who may be interested.

Thanks,  
Michelle

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**From:** Meghan Conrad <msc@elamburke.com>  
**Sent:** Friday, February 9, 2024 3:50 PM  
**To:** ceckles@cityofkimberly.org; midura2008@gmail.com; brad@perspective-planning.com; LRadford@parsonsbehle.com; tonyb@ignitecda.org; terry@alturaidaho.com; mhumble@tfid.org; Ryan Armbruster <rpa@elamburke.com>; Meghan Conrad <msc@elamburke.com>; Kim Kline <ksk@elamburke.com>; Russ@westerbergassoc.com; Michelle Groenevelt <mgroenevelt@mccall.id.us>; glennascott@frontiernet.net; jbrunelle@ccdcboise.com; pkushlan@fiberpipe.net; rskinner@skinnerfawcett.com; jmcdevitt@skinnerfawcett.com; mwilliams@cityofjerome.org; slawrence@ccdcboise.com; tom.clark@ucdenver.edu; trothweiler@tfid.org; mcgeehan@uidaho.edu; rmorgan@cityofchubbuck.us; brentjtolman@gmail.com; terry.butikofer@ecipda.net; Cynthia.rose@gcura.org; DHillam@cityofchubbuck.us; rvalley2@msn.com; eagleurbanrenewal@gmail.com; jfleischman@ci.moscow.id.us; dwoodruff@ccdcboise.com; sbybee@mindspring.com; driggsurachair@gmail.com; driggsura@gmail.com; benn@bennbrocksomeandassociates.com; jchen@ccdcboise.com; kpacker@idahocities.org; sfrick@ketchumidaho.org; lisa.horowitz@haileycityhall.org; bothwella@cityofnampa.us; sellersr@cityofnampa.us; criddle@ci.moscow.id.us; Abbey R. Germaine <arg@elamburke.com>; jreynolds@middletoncity.com; middletonura@gmail.com; maciaszek@frontiernet.net; leslie.garner@rupert.id.us; leon@rathdrum.org; janet@calyx-weaver.com; SBarigar@tfid.org; Sgrow@cityoflewiston.org; taylor@alturaidaho.com; Peyton@bennbrocksomeandassociates.com; troy@athenian-partners.com; maustin@cityofammon.us; mcleveland@welchcomer.com; jamemich@isu.edu; scott.miller@rexburg.org; cortezk@cityofnampa.us; wsanner@idahofalls.gov; meridiandevelopmentcorp@gmail.com; lthomas@priestriver-id.gov; bboyer@burleyidaho.org; longca@cityofnampa.us; dtorres@meridiantcity.org; rigginscity@gmail.com; leslie@alturaidaho.com  
**Subject:** RAI LEGISLATIVE ALERT - ACTION REQUIRED- UR/LIDD Draft Summary  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Dear RAI Members,

Attached please find the proposed draft amendments to the urban renewal statutes (previously circulated), which as drafted, significantly impacts the ability to use urban renewal/revenue allocation financing to support economic development and/or downtown revitalization projects.

The draft bill also includes a proposed replacement tool to support economic development projects, the Local Infrastructure Development District Act (LIDD), which is based off of the community infrastructure district act (CID). A summary of the proposed changes and the new LIDD tool is outlined below.

**Please be aware the attached proposal is a draft and may change before the bill is formally printed. With that in mind early communications should focus on preservation of the tool, communication, and analysis of the impact these changes could have on pending projects: 1) reach out to your legislators and advise them you are aware of a proposal that will significantly impact urban renewal and request a meeting; 2) reach out to developers and request that they reach out to legislators again advising them that they are aware of a proposal that will significantly impact urban renewal, and if the information is available, how the draft changes impact current projects (and why LIDD/CID will not work as a replacement); and 3) reach out to non-members in your region and advise them of this proposal and request their engagement on these issues.**

Attached is a draft letter from developers to legislators that can be individualized. This form can also be modified to be sent from agencies to legislators. Communication is critical – legislators need to be able to stay that they have heard from their constituents.

General Comments that can be weaved into communications:

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- No group, entity or person who has used the existing Idaho Urban Renewal Law, Local Economic Development Act, or the CID authority, whether public or private were invited around the table to participate in the drafting process, identify whether there is a real problem to solve or whether the LIDD concept should/could replace Urban Renewal/RAA. Information we received indicates the LIDD approach does not work well and would not be preferable over existing Urban Renewal/RAA.
- The drafting effort completely disregards the fact many, if not all projects would not have taken place without Urban Renewal/RAA, the “but for” test.
- No objection to adopting the LIDD as a standalone bill and seeing how it could be used, but not a replacement for Urban Renewal/RAA.
- No definitive grandfather provision to except out any existing plan.
- LIDD completely untested; no other state to look to for success stories. UR has a successful track record in the State.
- Question the policy objectives – they are unclear.

Again, as this proposal remains in draft form, it can continue to be revised; however, it is critical that developers/industry/commercial reach out to stakeholder groups and legislators and urge them to

seek counsel or flat out reject further cuts to the urban renewal tool.

See below for comprehensive outline of proposed changes:

## RS DRRCB238

The RS empowers the city or county governing body to dissolve the urban renewal agency at any time, provided the agency has no outstanding bond debt.

The RS prohibits any bond issued after July 1, 2024 from having a maturity date longer than 20 years.

Urban renewal areas and revenue allocation areas created after July 1, 2024, or expanded on or after July 1, 2024, cannot include single family residential properties, agricultural properties, or undeveloped properties unless previously developed for non-agricultural purposes.

No duration or extension of a revenue allocation area can exceed 20 years beyond July 1, 2024, except for bonds issued to finance a project with a maturity date beyond that date but not exceeding 20 years, or refinancing of debt that extends beyond 20 years in order to avoid a default on the bonds.

The provision requiring taxes to be remitted to highway districts would cover revenue allocation areas established or expanded to include property on or after July 1, 2020, and prior to July 1, 2024.

For revenue allocation areas first established or expanded on or after July 1, 2024, each taxing district's governing board must vote to decide whether their increment will be used for urban renewal.

For revenue allocation areas created or expanded prior to July 1, 2024, the allocation of taxes would be governed by subparagraphs (ii) and (iv) of Idaho Code 50-2908(2)(a).

The bill also would create a new Title 50, Chapter 32, the Local Infrastructure Development District Act.

The types of infrastructure financed by this tool include publicly owned or controlled infrastructure by the state or local governments; infrastructure owned by a public utility; and cable, broadband, and telecommunications infrastructure. More specifically, that would include: water production, treatment, storage and distribution facilities; wastewater collection, treatment and disposal facilities; roads and bridges, including rights-of-way, traffic signals, landscaping, and local components of state or federal highways; stormwater

collection, retention, detention, treatment and disposal facilities, flood control facilities, bank and shore protection and enhancement; public parking facilities; public safety facilities; acquiring interests in real property for commercial or industrial infrastructure; and electrical, gas, cable, broadband and telecommunications.

Infrastructure also includes costs of planning, design, engineering, construction, acquisition, and installation, including costs of applications, financing, impact fees and other fees, permits and approvals.

Land within the district may only be developed for industrial or commercial, non residential purposes.

The district would be created by petition signed by all of the owners of all the lands located within the proposed district.

The district has the power to levy special assessments which are charged in relation to an individual property's benefits from the improvements, as well as levy property taxes, and impose fees or charges to fund providing services.

The district would develop a general plan identifying the infrastructure to be financed by the district, its location, estimated costs, proposed financing methods and revenues to achieve those projects.

When a petition has been filed to create a district, the governing body (city council or county commissioners) must hold a public hearing on the petition. The governing body has the power to approve or deny the petition. The governing body may charge the petitioner a reasonable fee to cover the costs of consultants or other professionals hired by the city or county to advise on creating the district. The petitioner may be reimbursed for those costs if the district is formed.

If the district is within a city, then 3 members of the city council selected by the city council serve as the district board; if the district is within the unincorporated parts of the county, the county commissioners serve as the district board.

The district board is legally separate from the city or county governing board and the district board members must act on behalf of the district and not as city councilors or county commissioners.

The district manager is a city or county staff person selected to administer and run the district, hire and fire staff, and retain professionals, as authorized by the board, and could be a consultant. The district treasurer is the city or county treasurer, or person designated by the district board. The district clerk is the city or county clerk, or person designated by the district board.

The district has the power to enter into contracts; spend money; enter into intergovernmental agreements; enter into district development agreements; acquire real and personal property and sell or convey such property; plan, design, engineer and install infrastructure, including improving existing facilities; have staff, legal counsel and consultants; reimburse the city or county for providing staff support for the district; accept gifts or grants; collect special assessments on real property within the district; levy property taxes on real property within the district; and borrow money and incur debt.

The district's bonds are not an obligation of the county or city, and district bonds do not restrict the city or county's bonding capacity.

General obligation bonds repaid with property taxes are issued upon a petition of all the property owners in the district.

Special assessment bonds may be issued to fund infrastructure upon submission of a petition signed by owners of all the lands located within the proposed assessment area. The aggregate fair market value of real property within the assessment area, including the value of the infrastructure to be funded, must be at least three times the aggregate principal amount of the special assessment bonds, determined by a licensed appraiser.

Revenue bonds repaid through fees may be issued by the district upon receipt of a petition from all the property owners requesting that the question be submitted to the voters.

All bonds—general obligation, revenue and special assessment—must be approved by a two-thirds majority of qualified electors.

Qualified electors include both residents of the district and property owners within the district.

The term of repayment for bonds may be up to 30 years.

The district is dissolved following a resolution of the district board that all infrastructure has been conveyed to the state or a local government, the district has no outstanding bonds, and all obligations of the district pursuant to contracts or agreements have been satisfied.

Given how politically unpopular Community Infrastructure Districts (CIDs) have been, tying local governments even more firmly to this tool is begging for trouble.

CIDs normally cover large, high end residential developments. It is not clear whether a similar concept will work as well in a more targeted commercial or industrial area. The requirement for all property owners to sign off on forming the Local Infrastructure Development District and the restrictions to commercial and industrial property mean that the idea that this could be



used to fund public safety facilities, roads and bridges, and wastewater treatment facilities seems unlikely (there might be exceptions in the case of the largest projects). It seems like the district needs a bigger geographic footprint to make those kind of projects viable.

The recent focus of communities with urban renewal agencies has been to get the project done as quickly as possible and get the increment value back on the tax rolls ASAP. These districts aren't designed to work that quickly, they can issue bonds for up to 30 years. They will be around for decades.

Given the fact that finance professionals have probably been left out of the development of this proposal, there is a strong possibility that they may find that this won't work. This is all conjecture until they start looking at the tool and determine if it is viable.

The changes requiring taxing districts to authorize giving their increment revenue to new revenue allocation areas mean that urban renewal will face greater challenges.

It's not clear whether the Local Infrastructure Development District will adequately fulfill the needs of cities of different populations and characteristics, and whether urban renewal should be curtailed as swiftly and severely as this proposal envisions. There are a lot of questions.

Line 18, Page 18; Line 29, Page 18; have punctuation errors.



## **ARTIST CALL FOR APPLICATIONS**

### **Local Art for Lightboxes**

Deadline to apply: XXXXXX, 2024

### **Project Outline**

The City of McCall invites artists to participate in the first phase of the Local Art for Lightboxes project. Through this project, vinyl wraps featuring selected artworks by regional artists will transform utilitarian streetlight control boxes in downtown McCall into public art.

Submitted artwork should:

- Contribute to downtown McCall as an inviting place to visit and gather
- Explore the themes relating to “community” or “community-building” (see “Artist Prompt” below for details)
- Be able to be formatted to fit the dimensions of the streetlight control boxes on all four vertical sides and top (see attached design template).

### **Artist Prompt**

Across Idaho, growth and change are spurring conversations on a range of important issues, including community, engagement and belonging. Here in McCall, how can we use public art to encourage constructive discussions about these timely topics? By focusing on the themes of “community” and “community-building,” this project challenges artists to reflect on one or more of the following in their artwork:

- What does “community” mean to you?
- How is community created or nurtured?
- What defines McCall’s community?
- What kind of community should McCall aspire to be?

### **Site Information**

This phase of the project will install vinyl wraps printed with selected artworks on three (3) streetlight control boxes within the Downtown West Urban Renewal Area, which roughly includes McCall’s downtown core, and extends south along 3<sup>rd</sup> Street to Stibnite Street and west along Lake Street to Mission Street (see attached map). Each selected artist or artist team will be invited to provide artwork for one location.

**Budget**

Each artist/artist team chosen for this opportunity will receive an artist fee of \$1,000. Funding for the project, including printing and installation costs for the vinyl wraps is being provided by the McCall Redevelopment Agency.

**Eligibility**

This public art opportunity is open to artists aged 17 and over and living within Idaho's West Central Mountain region, which covers Valley County and northern Adams County, and includes the communities of McCall, Donnelly, Cascade, Yellowpine and New Meadows. Submissions may consist of either new artwork created specifically for this project or existing, unpublished artwork that satisfies the project requirements.

**Selection Process**

A selection committee consisting of representatives from the McCall Public Art Advisory Committee, the McCall Redevelopment Agency Board, professional artists and the community at large will review all submissions and recommend three (3) artists to the McCall City Council for final selection.

The criteria for selection will include the artistic quality of the submitted work; its appropriateness to the site and its alignment with the artist prompt; and the timeliness, organization and clarity of the application materials.

All submitted artwork will remain the property of the artist. Selected artists may be called upon to work with either City staff or members of the McCall Public Art Advisory Committee, and/or a private contractor to prepare and finalize artwork for fabrication and installation.

**How to Apply**

Interested artists should submit the following by **XXXX, 2024**:

1. Letter of interest (one page maximum) that outlines the motivation for participating in this project and relevant experience, and explains how the submitted artwork responds to the artist prompt.
2. Resume summarizing qualifications and/or past experience (one page maximum; must include applicant's contact information. Artist teams should submit one resume for each member.
3. At least two references per artist with knowledge the artist's work and working methods, and the references' contact information.
4. Image or Visual Concept: Applicants must either submit an image of an existing original artwork, or a visual concept (such as a sketch) of their proposed artwork, in PDF or JPEG format (300 dpi). Examples of existing artworks include illustration, painting, digital images, photography, or photographs of an original artwork. Please be sure to include the title, media, and date completed in addition to the image. Visual concepts are uncompensated, so please provide just enough detail to effectively illustrate your idea.

5. Previous Work Examples: Provide up to three example images of past and/or current works in progress. Examples should not include artwork submitted for consideration for this project. Include the title, media and date completed for each example. Images should be in JPEG format, 300 dpi.

Email completed application materials to: [djames@mccall.id.us](mailto:djames@mccall.id.us) with “Local Art for Lightboxes” in the subject line. Attachments must not exceed a total size of 7M. Alternatively, applicants may use a file share program and email a document link by the deadline.

### **Seminar/Q&A on Proposal Development**

For anyone who is new to creating proposals for public art projects or has questions about the process, a (free) seminar and Q&A session will be held on XXXX. RSVP at: [djames@mccall.id.us](mailto:djames@mccall.id.us)

### **Anticipated Timeline**

XXXX, 2024 Applications due (see above)  
XXXX, 2024 Selection committee recommends finalist artists  
XXXX, 2024 McCall City Council approves artist selections  
Summer/Fall, 2024 Installation of vinyl wraps

### **Questions?**

Please contact: Delta James, Economic Development Planner, City of McCall, Idaho  
Tel: 208-634-3504; email: [djames@mccall.id.us](mailto:djames@mccall.id.us)



Photo of a streetlight control box to receive artwork vinyl wrap.



**Light control boxes within the Downtown West Urban Renewal District**



Existing (6)

To be installed 2024 (1)