

McCall Redevelopment Agency
Agenda
July 16, 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 786 002 414# 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 – May 31, 2024
 - Harris CPAs – July 8, 2024
- Approval of June 11, 2024 Meeting Minutes

NEW BUSINESS

- Cash Flow and Financials (**Action Item**) - Linda Stokes
- Update on FTA5339 Grant for Civic Campus improvements – Delta James
- Overview of Public Private Partnerships/Owner Participation Agreements (OPA)- Meghan Conrad
- FY2025 Budget Workshop
- Tentative Approval of the FY2025 budget, selection of the public hearing date and authorization to publish the budget public hearing notice (**Action Item**)

NEXT MEETING

Next Regular Meeting – August 20, 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.

251 E. Front Street, Suite 300
Boise, Idaho 83702
Tax ID No. 82-0451327
Telephone 208-343-5454
Fax 208-384-5844



May 31, 2024

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

Invoice No. 208422
Client No. 9259
Matter No. 2
Billing Attorney: MSC

INVOICE SUMMARY

For Professional Services Rendered from May 28, 2024 through May 31, 2024.

RE: Urban Renewal Plan #2

Total Professional Services	\$ 250.00
Total Costs Advanced	<u> \$.00</u>
TOTAL THIS INVOICE	\$ 250.00



City Of McCall Redevelopment Agency
216 E Park St.
McCall, ID 83638

Date: 7/8/2024
Invoice Number: 90061710
Client: MCC002.001

Audit for Year Ended September 30, 2023

Invoice Total: \$5,000.00
Prior Balance: \$0.00
Current Amount Due: \$5,000.00

Current	31-60	61-90	91-120	121+	Total
\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5,000.00

Please remit payment to: Harris, 1120 S Rackham Way, Suite 100, Meridian, ID 83642

Or you may pay online at www.harriscpas.com

E-Check or Debit Card, no charge; Credit Card, 3% Convenience Fee

If you have any questions, please email billing@harriscpas.com

McCall Redevelopment Agency
Minutes
June 11, 2024 – special meeting – 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 were all present. Acting City Manager Phil Kushlan, Community and Economic Development Director Michelle Groenevelt, Economic Development Planner Delta James, Permit Technician and Addressing Coordinator Rachel Santiago-Govier were also present.

AMEND AGENDA (ACTION ITEM): Consider motion to amend the agenda.

The amended agenda was posted prior to the meeting but less than 48 hours before the meeting. The proposed amended agenda is not effective until a motion is made and the board votes to amend the agenda.

Member Rentzsch made a motion to amend the agenda. Member Nielsen seconded the motion. All members voted aye, and the motion was carried.

CONSENT AGENDA (ACTION ITEM)

- Expenses: Ratification and approval of paid invoices
 - Elam and Burke – February, March and April, 2024
- Approval of March 11, 2024 Meeting Minutes

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

NEW BUSINESS

- Presentation of FY2023 Audited Financial Statements – Josh Tyree, CPA, Harris CPAs

The audited financial statements were presented by Rylie Paluso from Harris CPAs. There was an overall positive rating and no issues were found.

- **Action Item:** Consider accepting the FY2023 Audit and authorizing filing with the State Controller's Office and other public entities as may be required by Idaho law

Member Bowman made a motion to accept the FY2023 Audit and authorize filing with the State Controller's Office. Member Moore seconded the motion. All members voted aye, and the motion was carried.

- **Action Item:** Consider approval of recommended artists and locations for Local Art for Light Boxes public art project

Ms. James gave a presentation on the artists for the light control boxes that will be wrapped with art. This will be the first phase of hopefully two. This project will cover 4 light boxes.

Member Bowman made a motion to approve the recommended artists and locations for Local Art for Light Boxes public art project. Member Martineau seconded the motion. All members voted aye and the motion was carried.

- **Action Item:** Consider approval of Resolution 24-02 for Light Box Local Art project funding

Ms. James spoke briefly about the Resolution to transfer \$7500 from the Board to the City to complete this project.

Member Nielsen made a motion to approve Resolution 24-02. Member Rentzsch seconded the motion. All members voted aye, and the motion was carried.

NEXT MEETING

Annual Meeting Calendar

Next Regular Meeting – July 16, 2024

ADJOURN

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

Signed: July 16, 2024

Attest:

Mike Maciaszek
MRA Chair

Rachel Santiago-Govier
Secretary

Cash Flow - FY24

McCall Redevelopment Agency.

Cash Received

													TOTAL	Remaining
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	YTD	Budget
Tax Increment	-	2,091	28,816	167,918	6,815	5,032	755	387	3,146	-	-	-	214,961	60,039
Interest	1,948	2,036	2,001	2,083	2,100	1,984	2,093	1,983	2,692	-	-	-	18,919	(8,919)
Cash from Operations	1,948	4,126	30,817	170,001	8,915	7,017	2,848	2,370	5,838					51,119
													TOTAL	Remaining
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	YTD	Budget
Appropriated Fund Bal.	-	-	-	-	-	-	-	-	-	-	-	-	-	232,306
Additional Cash Received													-	232,306
Cash Received	1,948	4,126	30,817	170,001	8,915	7,017	2,848	2,370	5,838					283,426

													TOTAL	Remaining
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	YTD	Budget
Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	2,792	17,208
Elam & Burke, P.A.	-	-	-	550	-	596	955	205	-	-	-	-	2,305	-
Star News - Public Notice	-	-	-	-	-	37	-	-	-	-	-	-	37	-
ID Redevelopment Assoc.	450	-	(450)	-	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
Job Total Spent on Operations	2,627	1	-447	550	450	633	955	205					512,333	

Cash Flow

													YTD	
	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	665,409	671,793	673,687	675,852	681,691	681,691	681,691		
Cash Received	1,948	4,126	30,817	170,001	8,915	7,017	2,848	2,370	5,838					233,880
Cash Spent	-2,627	-1	447	-550	-450	-633	-955	-205					-4,973	
Net Cash Flow (Rev over Exp.)	-679	4,125	31,264	169,451	8,465	6,384	1,893	2,165	5,838					228,907
Cash Balance	452,105	456,230	487,494	656,945	665,409	671,793	673,687	675,852	681,691	681,691	681,691	681,691		

CITY OF MCCALL
BALANCE SHEET
MAY 31, 2024

DT W URBAN RENEWAL PRJ.

ASSETS

91-10100	CASH ALLOCATED TO OTHER FUNDS	(11,248.34)	
91-11200	URD CHECKING ACCT.		74,601.88	
91-11201	CASH - LGIP #3389		611,436.97	
91-18000	PROPERTY TAX RECEIVABLE		292,745.00	
				<u>967,535.51</u>
	TOTAL ASSETS			<u>967,535.51</u>

LIABILITIES AND EQUITY

LIABILITIES

91-20200	AP ALLOCATED TO FUNDS	(245.50)	
91-21100	DEFERRED REVENUE - PROP TAXES		284,364.00	
				<u>284,118.50</u>
	TOTAL LIABILITIES			284,118.50

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		221,124.87	
				<u>683,417.01</u>
	BALANCE - CURRENT DATE			683,417.01
	TOTAL FUND EQUITY			<u>683,417.01</u>
	TOTAL LIABILITIES AND EQUITY			<u>967,535.51</u>

CITY OF MCCALL
REVENUES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2024

DT W URBAN RENEWAL PRJ.

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
<u>TAX INCREMENT REVENUE</u>						
91-30-010-100.0	TAX INCREMENT	387.37	211,814.64	275,000.00	63,185.36	77.0
	TOTAL TAX INCREMENT REVENUE	387.37	211,814.64	275,000.00	63,185.36	77.0
<u>INTEREST REVENUE</u>						
91-30-045-100.0	INTEREST INCOME	1,982.58	14,283.24	10,000.00	(4,283.24)	142.8
	TOTAL INTEREST REVENUE	1,982.58	14,283.24	10,000.00	(4,283.24)	142.8
<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	2,369.95	226,097.88	517,306.00	291,208.12	43.7

CITY OF MCCALL
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING MAY 31, 2024

DT W URBAN RENEWAL PRJ.

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DT W URBAN RENEWAL PRJ EXPNSSES</u>					
<u>OPERATING EXPENSE</u>					
91-40-150-300.0	204.50	2,791.78	20,000.00	17,208.22	14.0
91-40-150-410.0	.00	2,172.00	5,000.00	2,828.00	43.4
91-40-150-657.0	.00	9.23	500.00	490.77	1.9
TOTAL OPERATING EXPENSE	204.50	4,973.01	25,500.00	20,526.99	19.5
<u>CAPITAL EXPENSE</u>					
91-40-200-998.0	.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	204.50	4,973.01	517,306.00	512,332.99	1.0
TOTAL FUND REVENUE	2,369.95	226,097.88	517,306.00	291,208.12	43.7
TOTAL FUND EXPENDITURES	204.50	4,973.01	517,306.00	512,332.99	1.0
NET REVENUE OVER EXPENDITURES	2,165.45	221,124.87	.00	(221,124.87)	.0
<u>CONTINGENCY</u>					
REV/EXP WITH CONTINGENCY	2,165.45	221,124.87	.00	(221,124.87)	.0



City of McCall

COMMUNITY DEVELOPMENT

www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-7052

Main 208-634-7142

Fax 208-634-3038

Subject: 5339 Bus and Bus Facilities Grant for Civic Campus Park & Ride Project
From: Delta James, Economic Development Planner
Date: July 2024

The intention of this Memorandum is to provide an update on the status of the City of McCall's 5339 Grant for the Civic Campus Park & Ride Project

The City of McCall has received notification that its Federal Transit Administration 5339 Bus & Bus Facilities Infrastructure Investment Program grant application via the Idaho Transportation Department has been awarded in the amount of \$1,225,768 for the Civic Campus Park & Ride Project.

The Civic Campus Park & Ride Project will make improvements to the public parking area located behind City Hall and the McCall Transit Center within the McCall Downtown West Urban Renewal Area. The project will tie into the recent site improvements at the Senior/Community Center and the parking area scheduled for construction as part of the Library Expansion Project, and include establishment of a bus turn around route, paving, striping, landscaped islands, lighting, conduit for future EV charging stations, covered bicycle parking, "Park and Ride" wayfinding, and ADA compliant sidewalk and crossings to/from the Senior Center, Central District Health, McCall Transit Center, and City Hall. The project will begin with final engineering design in FY25 and construction must conclude by Sept. 30, 2027.

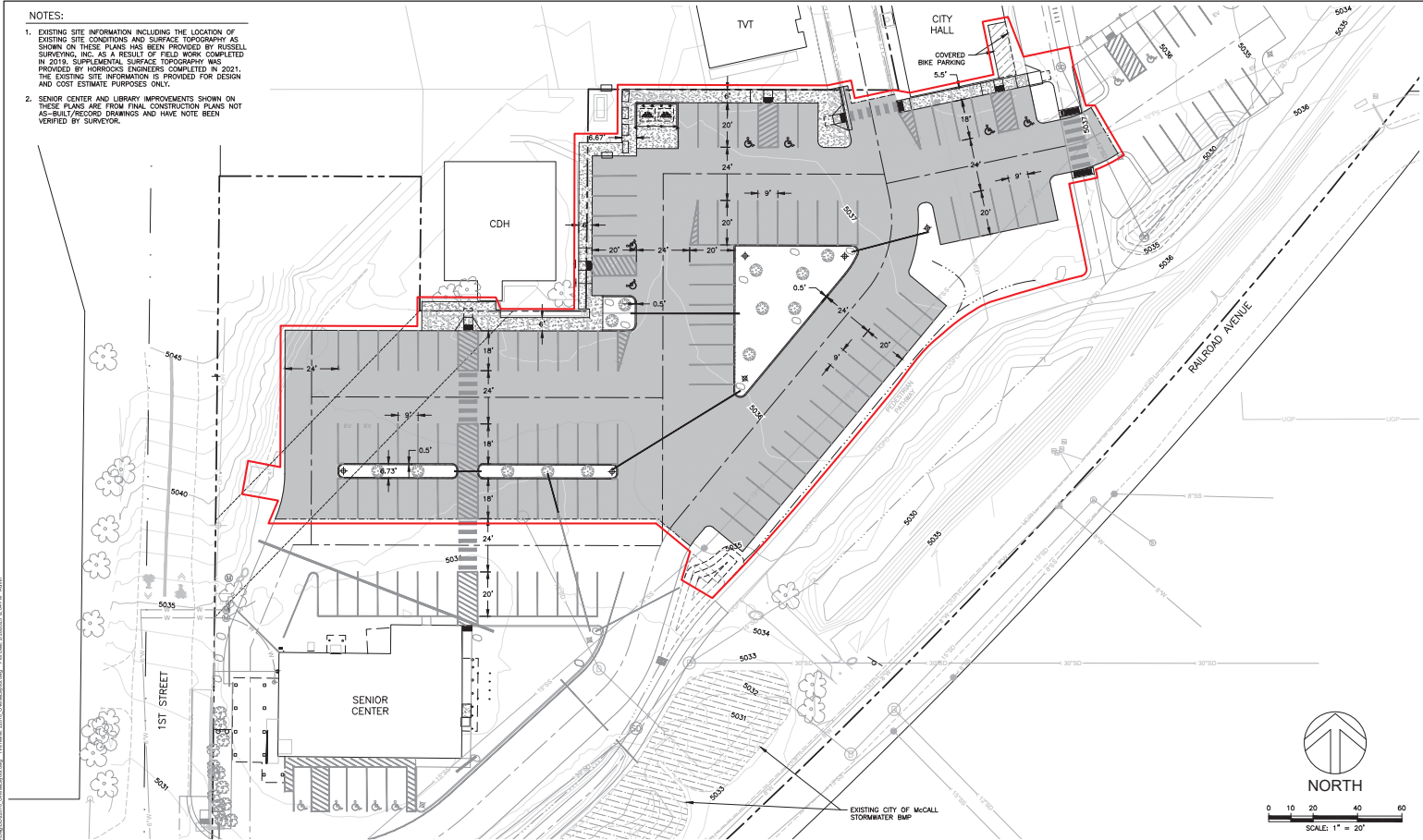
The total project cost is estimated at \$1,569,711, which includes final engineering design and construction. Grant funding will provide up to 80% of the total project cost (\$1,255,768) and 20% (\$313,943) must be committed as local matching funds. Local matching funds include the \$100,000 pledged by the McCall Redevelopment Agency in December 2023, \$44,000 from Central District Health Department, and the balance (\$169,943) from City of McCall.

Attached find:

- Project site exhibit

NOTES:

- EXISTING SITE INFORMATION INCLUDING THE LOCATION OF EXISTING SITE CONDITIONS AND SURFACE TOPOGRAPHY AS SHOWN ON THESE PLANS HAS BEEN PROVIDED BY RUSSELL SURVEYING, INC. AS A RESULT OF FIELD WORK COMPLETED IN 2019. SUPPLEMENTAL SURFACE TOPOGRAPHY WAS PROVIDED BY HORRICKS ENGINEERS COMPLETED IN 2021. THE EXISTING SITE INFORMATION IS PROVIDED FOR DESIGN AND COST ESTIMATE PURPOSES ONLY.
- SENIOR CENTER AND LIBRARY IMPROVEMENTS SHOWN ON THESE PLANS ARE FROM FINAL CONSTRUCTION PLANS NOT AS-BUILT/AS-CONSTRUCTED DRAWINGS AND HAVE NOT BEEN VERIFIED BY SURVEYOR.

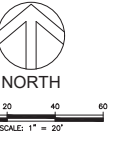


NO.	REVISION	BY	DATE	DESIGN
				DRAWN
				CHECKED
				APPROVED

**PRELIMINARY
DRAFT NOT FOR
CONSTRUCTION**

**CRESTLINE
ENGINEERS**
323 DEINHARD LANE, SUITE C - PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

McCALL CITY CAMPUS
McCALL, IDAHO
CONCEPTUAL LAYOUT



VERIFY SCALE	
PROJECT	228701
DATE	2/28/2021
DRAWING NO.	C-1
SHEET NO.	1 OF 1

Account Number	Account Title	09/2022 Prior year 2 Actual	09/2023 Prior year Actual	06/24 Cur YTD Actual	2023-24 Current year Budget	2024-25 1st Request Budget	Requests
DT W URBAN RENEWAL PRJ.							
DT W URBAN RENEWAL PRJ REVENUE							
TAX INCREMENT REVENUE							
91-30-010-100.0	TAX INCREMENT	154,000	265,212	214,961	275,000	275,000	
Total TAX INCREMENT REVENUE:		154,000	265,212	214,961	275,000	275,000	
INTEREST REVENUE							
91-30-045-100.0	INTEREST INCOME	981	11,635	16,975	10,000	12,000	
Total INTEREST REVENUE:		981	11,635	16,975	10,000	12,000	
APPROPRIATED FUND BALANCE							
91-30-050-997.0	APPROPRIATED FUND BALANCE	.00	.00	.00	232,306	250,000	
Budget notes: 07/09/2024 2:12 PM - Linda ~2025 \$100,000 - grant match for civic campus							
Total APPROPRIATED FUND BALANCE:		.00	.00	.00	232,306	250,000	
OTHER REVENUE							
91-30-070-900.0	MISCELLANEOUS REVENUE	.00	.00	.00	.00	.00	
Total OTHER REVENUE:		.00	.00	.00	.00	.00	
Total DT W URBAN RENEWAL PRJ REVENUE:		154,981	276,848	231,936	517,306	537,000	

Account Number	Account Title	09/2022 Prior year 2 Actual	09/2023 Prior year Actual	06/24 Cur YTD Actual	2023-24 Current year Budget	2024-25 1st Request Budget	Requests
DT W URBAN RENEWAL PRJ EXPNSES							
OPERATING EXPENSE							
91-40-150-300.0	PROFESSIONAL SERVICES	5,500	5,590	2,792	20,000	20,000	
91-40-150-400.0	ADVERTISING/LEGAL PUBLICATIONS	1,080	215	.00	.00	1,000	
91-40-150-410.0	INSURANCE	1,673	1,889	2,172	5,000	2,700	
91-40-150-657.0	BANK CHARGES	12	57	9	500	100	
Total OPERATING EXPENSE:		8,265	7,750	4,973	25,500	23,800	
CAPITAL EXPENSE							
91-40-200-998.0	RESERVED - FUTURE CAPITAL	.00	.00	.00	491,806	413,200	
Total CAPITAL EXPENSE:		.00	.00	.00	491,806	413,200	
INTER-FUND TRANSFER EXPENSE							
91-40-600-971.0	FUND TRANSFER - CITY	.00	29,500	.00	.00	100,000	
Budget notes: ~2025 \$100,000 - grant match for civic campus							
Total INTER-FUND TRANSFER EXPENSE:		.00	29,500	.00	.00	100,000	
Total DT W URBAN RENEWAL PRJ EXPNSES:		8,265	37,250	4,973	517,306	537,000	
DT W URBAN RENEWAL PRJ. Revenue Total:		154,981	276,848	231,936	517,306	537,000	
DT W URBAN RENEWAL PRJ. Expenditure Total:		8,265	37,250	4,973	517,306	537,000	
Net Total DT W URBAN RENEWAL PRJ.:		146,716	239,598	226,963	.00	.00	
Net Grand Totals:		146,716	239,598	226,963	.00	.00	

Report Criteria:

- Budget note year end periods: 09/25
- Include Funds: 91
- Exclude Funds: 98,99,90,42,44,45,43,70
- Print Fund Titles
- Page and Total by Fund
- Print Department Titles
- Page and Total by Department
- Print Department Titles
- Page and Total by Department
- Print Source Titles
- Total by Source
- Print Classification Titles
- Total by Classification
- All Segments Tested for Total Breaks
- Account Termination Date = {Is NULL}