

From: Christine Richman <crichman@gsbsconsulting.com>
Sent: Wednesday, August 26, 2026 8:15 PM
To: 'Tim Thomas' <tthomas@mdsd.org>
Cc: Hibbert, Nicole <nicole.hibbert@wilksbrothers.com>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Today's Meeting

Tim,

Thank you for taking the time today to meet with us and discuss your concerns as well as next steps to identify and address potential impacts of the Red Ridge Village Concept on the McCall Donnelly School District.

As I understand it, your concerns fall into two primary categories:

- Potential impact from the children of workers associated with the construction of the development; and
- The lag between the cost of serving these and the children moving into the new homes and adequate property tax revenues from the development.

As I mentioned, DF Development understands your concerns and has committed to work with you to identify the best path forward. This is the “mitigation” that DF Development identified in the PUC 2026-001 Tracking spreadsheet that was provided to the Planning Commission last week. As we discussed I would like to continue to work with you to identify:

- The criteria and approach to addressing the impact from the children of workers associated with construction of the development consistent with the approach the School District is taking with other new developments within its service area
- The strategies DF Development identifies in the construction workforce plans required as part of each CUP/PUD and Subdivision Plat application for each phase of the development
- Adjustments to phasing and funding strategies for the period during which there is anticipated impact on the school system and new property tax revenues.

I look forward to our continued conversations. I will reach out to you after the meeting on Thursday when we know next steps.

Christine

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