

# Minutes

## Urban Renewal Agency of the City of Mountain Home

### Monthly Business Meeting

Tuesday, July 20<sup>th</sup>, 2021, 6:00 pm

Mountain Home Fire Department

220 S. 2<sup>nd</sup> East

Mountain Home, ID 83647

In response to the COVID-19 crisis, Governor Little has issued an order, through the Idaho Department of Health and Welfare providing for Stage 4 Stay Healthy Guidelines (the Order). The Mountain Home Urban Renewal Agency believes in public participation and for those that can't attend in person it has established the following alternative method of participation:

The meeting will be conducted through the use of Zoom. Persons who wish to provide comment on agenda items may do so by using the contact form on the Agency website and you will be given the Zoom link, ID, and password. This is the link to our website: <http://www.uramountainhome.com>

**Call the meeting to order and establish a quorum.** Meeting called to order at 6:00 PM by Commissioner Randy Valley. Commissioners Alan Bermensolo, Skylar Jett, and Hampton Wright present. Hailey Owen present via Zoom.

**Introduction of guests.** Brock Cherry (Community Development Director), Dan Weitz (Weitz and Company), Nathan Fontes (Mountain Home News)

**Approve Minutes for June 8th, 2021 meeting. ACTION ITEM:** Commissioner Jett made a motion to approve the minutes from June 8<sup>th</sup>, 2021 meeting. Commissioner Wright seconded. All Commissioners vote AYE. Motion passes.

**Approve Minutes for June 15th, 2021 meeting. ACTION ITEM:** Commissioner Bermensolo made a motion to approve the minutes from June 15<sup>th</sup>, 2021 meeting. Commissioner Jett seconded. All Commissioners vote AYE. Motion passes.

**Treasurer's Report, approve invoices. ACTION ITEM:** Commissioner Bermensolo gave Treasurer's report and made a motion to pay bills listed. Commissioner Jett seconded. All Commissioners vote AYE. Motion passes.

Cash in First Interstate Bank Checking on 6/30/2021	2,263.22
Add 7/7/21 Transfer from Savings	575.00
Subtotal Balance Before Bills	<u>2,838.22</u>
Bills to Pay	
Rogena Breaux	300.00
Green Rose Property Management	963.93
Miracle and Associates	455.00
Atlas (Asbestos)	2,336.20
Randy Valley	<u>14.99</u>
Total Bills to Pay Via Enclosed Checks	<u>4,070.12</u>

Transfer from Wells Fargo to First Interstate \$250,000 to cover cash needs, gazebo, and Fire engine repairs. Commissioner Bermensolo makes a motion to transfer \$250,000 from Wells Fargo to First Interstate. Commissioner Jett seconded. All vote AYE. Motion passes.

**Discussion/Decision-2022 Budget. ACTION ITEM:** At the next URA meeting a public hearing will be announced with a draft budget for 2022. During the September URA meeting the board will vote to approve the budget after public comment if there are any. Commissioner Bermensolo made a motion to approve draft budget as presented. Commissioner Jett seconded. All vote AYE. Motion passes. The draft budget will be in the Mountain Home News for two weeks.

**Update Bealls' and Hub Buildings:** Tim Nau, the construction contractor was at Beall's building last week for an inspection. The board would like to move forward without a reuse appraisal because it's difficult to find an appraiser and it will delay the project. Commissioner Valley will talk to Ryan to confirm.

**Hub:** Asbestos removal should be right around \$30,000 to \$40,000. Dan Weitz has prospective tenants. Plans are for a four-story building. Dan plans to purchase Mark Anthony's. Dan would like to meet with URA Commissioners to go over proposal to make sure there are no significant deviations and to get more input from Commissioners. Current plans include the four stories, plexiglass rooftop, service restaurants, event center, alcohol events. Two residential floors with short term furnished rentals. Trying to not create something good, but something spectacular. The old building is expected to be demolished from the inside out from the alley to minimize disruption. This is planned to started right after AFAD and be completed by the end of the year. Dan Weitz expressed concern over downtown parking. The Commissioners believe we won't have a parking problem. The URA has and continues to work to improve economic development in downtown with the idea that people will want to walk around and see and enjoy what we have and no longer expect to park right in front of the one business they are shopping at.

**Discussion-Possible New URA District:** Ryan Armbruster, the URA's attorney gave options. This may be the opportune time to start the process, go on the ballot, citizens at large vote. Brock hopes to have more insight at the next meeting.

**Business from floor:** None

**Adjourn.** Commissioner Jett motions to adjourn. Commissioner Wright seconded. All vote AYE. Meeting adjourned.

Next meeting will be held on August 17<sup>th</sup>, 2021, at 6:00 PM.

R Valley  
Signed

Aug 17, 2021  
Date