

Minutes

Urban Renewal Agency of the City of Mountain Home

Monthly Business Meeting

Tuesday, July 18, 2023, 6:00 pm

Mountain Home Fire Department

220 S 2nd East

Mountain Home, ID 83647

The Mountain Home Urban Renewal Agency believes in public participation and for those that can't attend our meetings 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>. The Fire Department will be open for in person attendance.

Call the meeting to order and establish a quorum. Meeting called to order at 6:00 PM by Commissioner Randy Valley. Commissioners Skylar Jett and Keith Yagues in attendance. Commissioners Alan Bermensolo and Hailey Owen present by Zoom.

Introduction of Guests. Mayor Rich Sykes, Brock Cherry Community Development Director, David Rudeen from Rudeen Architects and Christopher Hawkins and Hayden Draper from the Land Group in person. Attorney Abbey Germaine via Zoom.

Approve Minutes for June 20, 2023 meeting. ACTION ITEM: Commissioner Jett made a motion to approve the minutes from the June 20, 2023 meeting. Commissioner Yagues seconded. All Commissioners vote AYE. Motion passes.

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

Cash in First Interstate Bank Checking 6/30/23	4,880.63
Add: Rent Deposit 7/12/23	1,265.00
Add: Transfer from Savings	<u>4,000.00</u>
Subtotal Balance before bills	<u>10,145.63</u>

Bills to Pay	
Miracle and Associates	400.00
Rogena Wadsworth	150.00
Elam Burke	325.00
Green Rose Property Management	588.47
Rudeen and Associates	<u>6,314.30</u>

Total Bills to Pay Via Enclosed Checks	<u>7,777.77</u>
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Balance After Bills Approved	<u>2,367.86</u>
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Discussion/Decision-Selling/Auctioning the Hub Building. Abbey Germaine will provide options.

Previously set out for RFP twice. A developer was selected and entered into agreement and ultimately the

developer backed out. What are the options now to dispose of the property if not complying with statutory requirements under 50-2011 which require an RFP process. Options include exchanging the property for another property of equal value. Dispose of the property to a tax reporting government entity. If neither of those options seem viable, the third option would be to follow a public auction. Specific criteria that is laid out for this option would be the agency must declare the property surplus and produce a resolution that they intend to convey the property. The agency would then get an appraisal to make sure that an adequate bid amount is received. A public hearing would then be held and a declaration would then be made that there will be a public auction and what the minimum price would be and when this will happen. If the minimum bid is not reached or the property is not bid on, the agency then would have to decide how to dispose of the property. With an auction, the highest bidder is able to do with the property as they see fit. Another option would be for the agency to transfer the property to the city and the city could proceed with an RFP. The city has reached out to six developers and two of them seemed really interested.

Update-Railroad Park project. David Rudeen the what the next steps are to keep this process moving along. There has been a site survey. The soil has been tested. They have obtained a title report and are in the midst of getting an environmental Phase 1 report. Nothing has shown there is any kind of outstanding issue to pump the brakes. Christopher Hawkins from the Land Group took over with a presentation starting with the public engagement process or public open house. Speaking with the commissioners, all agreed that a good forum for this would be during the Concerts in the Park. There would be several members at the event to answer questions. There would also be a survey QR code. The Land Group is looking at the Station Plaza at Railroad Park to be an urban living room, a year-round destination, fun for everyone. Looking to amplify the pulse and support downtown businesses. Make lasting memories. The timeframe would be by Fall to have the cost analysis. Phase 1 construction-shovel in ground-would be Spring/Summer 2024.

Discussion/Decision-Approve additional sidewalks to be replaced. ACTION ITEM: Commissioners feel that the URA should continue to improve the sidewalks. Ytuarte is busy through September, will possibly address this in the Fall to complete by Winter. Chairman Valley will contact Ytuarte and Rich Urquidi for suggestions on where to start and commissioners can approve at the next meeting.

Update-Beall's building official ribbon cutting and open house on August 2nd at 11:00 AM. Governor Little will attend. Suggestion for all board members to attend if possible.

Discussion/Decision-Preliminary approval of the 2024 Budget. ACTION ITEM: Commissioner Bermensolo presented the 2024 Budget and made a motion to approve the 2024 Budget as presented with a change to the Property Tax Revenue from 643,042.00 to 634,000. Approval date is August 22, 2023 at 6:00 PM at the Mountain Home Fire Department. Commissioner Jett seconded the motion. All vote AYE. Motion passes. See attached 2024 Budget.

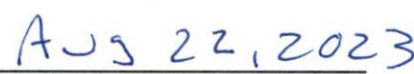
Discussion/Decision-Landscaping the boulevard in front of Chamber. ACTION ITEM: Sidewalks and gutters are uneven and it is difficult to cross to the therapy building. Handicap spots didn't meet code. Will need to get a bid and quote to proceed. Tabled until next meeting.

Business from floor: Karla Post has discussed the URA goal for purchasing the Dilly Deli building with James Jourdan. He did not say no.

Adjourn. Commissioner Valley adjourns meeting 7:19PM.

Next meeting will be held on August 22, 2023 at 6:00 PM.


Signed _____


Date _____