

# Minutes

## Urban Renewal Agency of the City of Mountain Home

### Monthly Business Meeting

March 18, 2025, 6:00 pm

Mountain Home Fire Department

220 S 2<sup>nd</sup> 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. People who wish to provide comments 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.

- Item 1) **Call the meeting to order and establish a quorum.** Meeting called to order at 6:00pm by Chairman Randy Valley. Commissioners Skylar Jett, Laura Powell, Hailey Owen, and Alan Bermensolo in attendance.
- Item 2) **Introduction of guests.** Mayor Rich Sykes, Tiffany Belt (City Clerk), Scott Harjo (City Councilman), and David Rudeen (Rudeen and Associates) via Zoom.
- Item 3) **Consider any changes, modifications, or additions to the agenda.** None
- Item 4) **Approve Minutes for February 18, 2025. ACTION ITEM:** Commissioner Jett made a motion to approve the minutes from the February 18, 2025 meeting. Commissioner Powell seconded. All vote AYE. Motion passes.
- Item 5) **Treasurer's Report, approve invoices. ACTION ITEM:** Commissioner Bermensolo presented the Treasurer's Report and made a motion to pay bills listed. Commissioner Jett seconded. All vote AYE. Motion passes.

Cash in First Interstate Bank Checking 2/28/25	4,614.10
Add: Deposit 3/13/2025 Property Tax Revenue	<u>1,910.39</u>
Add: Transfer 3/14/2025	18,000.00
Subtotal Balance before bills	<u>24,524.49</u>

#### Bills to Pay

Harris CPAs	5,000.00
Miracle and Associates	400.00
Rogena Wadsworth	150.00
Ytuarte (final sidewalk payment)	<u>17,750.00</u>

Total Bills to Pay Via Enclosed Checks	<u>23,300.00</u>
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Balance After Bills Approved	<u>1,224.49</u>
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- Item 6) **Discussion/Decision – Tentatively approve the Agency's annual report. ACTION ITEM**  
No questions on report. Commissioner Powell moves to tentatively approve the Agency's

annual report tonight. Commissioner Owen seconded the motion. All vote AYE. Motion passes. Special meeting for final approval of annual report will be on March 31, 2025 at 12:30.

Item 7) **Discussion/Decision – Adopt the audit report prepared by Harris CPAs. ACTION ITEM**  
Commissioner Bermensolo made a motion to adopt the audit report as prepared and written by Harris CPAs with no change or discrepancies. Commissioner Powell seconded the motion. All vote AYE. Motion passes.

Item 8) **Discussion/Decision – Approve additional funding for Railroad Park Project per GUHO's bid.**  
The city met with GUHO. City advised they will have the city do more to help with the project to help drop the final price. It was discussed that any changes from the design will have to be approved by the URA. Anthony from GUHO will provide the final numbers soon. Still need MOU between the URA and the City. Timeline discussed currently for the Railroad Park Project is as follows. There should be a final design between April 13 and May 4. Construction should begin by July 5. December 10 phase 1 of the project should be complete.  
The following motion was made by Commissioner Bermensolo, seconded by Commissioner Owen. All vote AYE. Motion passes.

A MOTION TO ACCEPT THE RAILROAD PARK (RRP) PHASE 1 PRELIMINARY SCHEDULE; AND THAT THE BID DOCUMENTS BE COMPLETED BY MAY 28, 2025; AND THAT THE PROJECT BIDDING TAKE PLACE BETWEEN MAY 29, 2025 AND JUNE 30, 2025; AND THAT CONSTRUCTION BEGINS ON OR ABOUT JULY 5, 2025; AND THAT IT WILL BE COMPLETED BY DECEMBER 10, 2025; AND THAT THE URBAN RENEWAL AGENCY, CITY OF MOUNTAIN HOME, COMMIT A MAXIMUM AMOUNT OF \$2,800,000 FOR PHASE 1 OF THE RRP WHICH INCLUDES APPROXIMATELY \$80,000 TO RUDEEN AND ASSOCIATES FOR DESIGN FEES, CONTINGENT UPON AN INTERAGENCY MEMORANDUM OF UNDERSTANDING BEING DRAFTED AND SIGNED BETWEEN THE CITY OF MOUNTAIN HOME AND THE URBAN RENEWAL AGENCY. THE URA UNDERSTANDS THAT THIS AMOUNT MAY BE LOWER DEPENDENT UPON SITE WORK OR CONTRIBUTIONS THAT THE CITY MAY MAKE FOR MATERIALS, EQUIPMENT AND LABOR.

Item 9) **Business from the floor.** None

Item 10) **Adjourn.** 6:43pm

Next meeting will be held March 31, 2025 at 12:30 PM.

  
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Signed

  
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Date