

MINUTES

Urban Renewal Agency of the City of Mountain Home

Monthly Business Meeting

Tuesday, March 23rd, 2021, 6:00 pm

205 N. 3rd E. (Chamber of Commerce)

In response to the COVID-19 crisis, Governor Little has issued an order, through the Idaho Department of Health and Welfare providing for Stage 3 Stay Healthy Guidelines (the Order). Under that Order, gatherings should be limited to 50 people or less and should adhere to the physical distancing and sanitation requirements, including maintaining six-foot physical distancing from other individuals whenever possible. Additionally, face coverings should be worn when six-foot distancing is not always possible. The Agency meeting room will be open, but seating will be extremely limited and alternate methods of participation are still highly encouraged. You may be asked to wait outside the meeting room if capacity is reached and not enter the meeting room until space opens. Due to this, the Mountain Home Urban Renewal Agency will be holding their March meeting with certain Agency board members or representatives in attendance, though all will be encouraged to attend remotely. The Mountain Home Urban Renewal Agency believes in public participation and 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>

Meeting was called to order at 6:02pm by Commissioner/Chairman Randy Valley. Commissioners Alan Bermensolo, Hampton Wright, Skylar Jett, and Hailey Owens were in attendance.

Guests included Brock Cherry (Community Development Director), Ryan Armbruster (URA Attorney), Julie Davis (Executive Director of Chamber of Commerce)

Approve Minutes: February 16, 2021 URA Meeting Minutes motion to approve by Commissioner Jett. Commissioner Owens seconded. All vote AYE. Motion passes.

Treasurer's Report/Approve Invoices: Commissioner Bermensolo gave Treasurer's Report and made a motion to pay monthly bills. Commissioner Jett seconded. All vote AYE. Motion passes.

Cash in First Interstate Bank Checking on 2/28/2021	4,554.56
Add 3/10/21 Rent	1,280.00
Subtotal Balance Before Bills	<u>5,834.56</u>
Bills to Pay	
Rogena Breaux	150.00
Green Rose Property Management	1,644.45
Miracle and Associates	400.00
Randy Valley	<u>14.99</u>
Total Bills to Pay Via Enclosed Checks	<u>2,209.44</u>
Balance After Bills Approved	<u>3,625.12</u>

Discussion/Decision Parks & Rec requests to use Bealls' parking lot for Mar 1st Farmers' Market: Parks & Rec requests to use Bealls' parking lot for May 1st Farmers' Market/overflow if needed. Commissioners see no issue. Commissioner Wright makes a motion for the URA to allow Parks & Rec to use the parking lot. All Commissioners vote AYE. Motion passes.

Discussion/Decision Hub and Bealls' facilities RFPs:

Hub had one RFP because Tuned-In pulled theirs. Winston and Jerika Martin made a presentation for Odin's Hall Axe Throwing. This would be themed entertainment where Vikings spar, drink, and feast together. Space would include axe throwing, food and beverages, local music with event space and food trucks. Owners see this creating jobs, tax revenue, and nightlife for downtown. Mr. Armbruster advised this is just one proposal. Options would be to accept or start over, which is not uncommon. Cast a net and see if anyone else is interested. Advised to rephrase RFP to further describe expectations. Would like more people to respond. Timeline would be a minimum of 30 days. Commissioner Jett made a motion to not accept the proposal. Commissioner Wright seconded. All vote AYE. Motion passes.

Bealls had three RFPs submitted. 1. Good Luck, a general merchandise store front with small spaces for new businesses and a brick and mortar for multiple small businesses to be used as a stepping stone. 2. RKL, an extension of Salon 800 and Flawless Wellness Beauty. The basement would be converted to office suites to house companies expanding into the area, homes-based businesses, and appointment-based businesses. 3. Elmore Developments LLC. Who proposed to invest over \$2 million into the Bealls Building to open the community's first ever trade school, the Mountain Home Training Academy. Commissioner Bermensolo made a motion to enter into an agreement with Elmore Development LLC. Commissioner Jett seconded. All vote AYE. Motion passes.

Downtown sidewalks replacement: Commissioner Valley talked to Rich Urquidi and was advised when GUHO is in town, he will get an estimate for the sidewalks.

Meeting adjourned.

Next meeting will be held on April 20, 2021, at 6:00 PM.

Signed R Valley Date 4-20-2021