

MINUTES

Urban Renewal Agency of the City of Mountain Home

Monthly Business Meeting

Tuesday, April 20, 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 6:00pm by Commissioner/Chairman Randy Valley. Commissioners Alan Bermensolo, Hampton Wright, Skylar Jett, and Hailey Owens were in attendance. Quorum established.

Guests included Brock Cherry (Community Development Director), Rich Urquidi (Public Works Director)

Approve Minutes: March 10th, 2021 URA Special Meeting Minutes motion to approve by Commissioner Jett. Commissioner Owens seconded. All vote AYE. Motion passes. March 23, 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 Wright seconded. All vote AYE. Motion passes.

Cash in First Interstate Bank Checking on 4/20/2021	3,623.12
Add 4/15/21 Transfer from Savings	10,000.00
Subtotal Balance Before Bills	<u>13,623.12</u>
Bills to Pay	
Elam Burke	2,159.10
Rogena Breaux	300.00
Green Rose Property Management	1,811.76
Harris CPAs	1,200.00
Miracle and Associates	400.00
Mountain Home News	78.33
Wells Fargo	3,000.00
Randy Valley	<u>14.99</u>

Total Bills to Pay Via Enclosed Checks

8,964.18

Balance After Bills Approved

4,658.94

Update Downtown sidewalk replacements: Rich Urquidi advised that to finish the rest of the sidewalks downtown will cost approximately \$60,000. This was not an action item at this meeting. Rich Urquidi will put together all figures and Commissioner Valley will make this an action item at the May meeting. Commissioner Bermensolo requests that all URA Commissioners walk the downtown to make sure none of the businesses get left out in terms of sidewalks and ADA ramps, etc.

Review and approve Independent Auditors' Report prepared by HARRIS CPAs for Fiscal Year Ending September 30, 2020, and authorize Miracle and Associates to forward to the City. ACTION ITEM.

All commissioners received emailed copy of Auditor's Report done by HARRIS CPAs. Their expressed opinion is that the financial statements referred to above present fairly in all aspects the financial position of the URA effective September 30 2020 based on their audit. It will be approved and go on to the City. As people walk around the City and ask what the URA is doing, the URA has spent around \$6 million on the City and still have about \$1.4 million in the bank. Commissioner Bermensolo makes a motion to approve the Independent Auditors' Report by Harris CPAs for Fiscal Year Ending September 30, 2020 and authorize Miracle and Associates to forward to the City. Commissioner Wright seconded. All vote AYE. Motion passes.

Review and approve the Bealls' Exclusive Right to Negotiate contract between MHURA and the Mountain Home Adult Training Academy, LLC. ACTION ITEM. Agreement has already been signed. All URA Commissioners got a copy of the agreement. Commissioner Jett makes motion to accept the ERN agreement between the URA and the Mountain Home Adult Training Academy, LLC. Commissioner Wright seconded. All vote AYE. Motion passes.

Discussion/Decision-Mountain Home Adult Training Academy, LLC's tax exemption. ACTION ITEM.

Everyone got a copy of the letter of support for the Academy's tax exemption. Commissioner Bermensolo makes a motion that the URA forward the letter of tax exemption request for the Mountain Home Training Academy to the Elmore County Commissioners. Commissioner Jett seconded. All vote AYE. Motion passes.

No business from the floor.

Pursuant to Idaho code section 74-206 executive session, Commissioner Bermensolo makes a motion that the URA adjourn to executive session regarding subparagraph (C) to acquire an interest in real property not owned by a public agency at 6:40pm MST. Role call vote. Commissioner Jett votes AYE, Commissioner Bermensolo votes AYE, Commissioner Wright votes AYE. All in favor. Commissioner Owens had to leave the meeting prior to this vote. All but commissioners, are excused.

MOVE INTO EXECUTIVE SESSION.

Next meeting will be held on May 18, 2021, at 6:00 PM.

Signed RV Valley Date May 18th, 2021