

Minutes

Urban Renewal Agency of the City of Mountain Home

Monthly Business Meeting

November 18, 2025, 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. 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, Alan Bermensolo, Hailey Owen, and Laura Powell in attendance.
- Item 2) **Introduction of guests.** Mayor Rich Sykes, City Clerk Tiffany Belt, Councilpersons Scott Harjo and Becky Garvey
- Item 3) **Consider any changes, modifications, or additions to the agenda.** None
- Item 4) **Approve Minutes for October 21, 2025. ACTION ITEM:** Commissioner Powell made a motion to approve the minutes from the October 21, 2025 meeting. Commissioner Owen 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 Powell seconded. All vote AYE. Motion passes.

Cash in First Interstate Bank Checking 10/31/25	4,403.32
Add: Property Tax Revenue Deposit 11/13/25	<u>1,378.49</u>
Subtotal Balance before bills	<u>5,781.81</u>

Bills to Pay

Miracle and Associates	400.00
Rudeen & Associates (RR Park Project)	1,341.07
Rogena Wadsworth	<u>150.00</u>

Total Bills to Pay Via Enclosed Checks	<u>1,891.07</u>
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Balance After Bills Approved	<u>3,890.74</u>
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- Item 6) **Approve- Marathon Cheese OPA. ACTION ITEM:** Tabled until next meeting. All vote AYE.

A RESOLUTION OF THE BOARD OF COMMISSIONERS ("BOARD") OF THE MOUNTAIN HOME URBAN RENEWAL AGENCY OF THE CITY OF MOUNTAIN HOME, IDAHO,

("AGENCY") APPROVING THE OWNER PARTICIPATION AGREEMENT BY AND BETWEEN THE AGENCY AND MARATHON CHEESE CORPORATION ("AGREEMENT"); AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID AGREEMENT SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE AGREEMENT AND TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE AGREEMENT SUBJECT TO CERTAIN CONDITIONS, INCLUDING SUBSTANTIVE CHANGES; AND PROVIDING AN EFFECTIVE DATE.

- Item 7) **Discussion/Decision – Additional funding to cover the City's in-kind expenses for Railroad Park:** Councilwoman Garvey discussed that with GUHO's max price of \$4,946,794; URA Funding of \$2,800,000.00; and Pioneer FCU contribution of \$2,000,000.00, there is a short fall of \$146,794.00. To keep GUHO's max price at the above amount, the City's in-kind contribution is \$522,048. The City does not have the \$522,048 in their budget. The short fall plus the in-kind is \$668,842. She requested URA to pay the additional amount needed to complete the park. She states the city will suffer if this money is it provided for the park. The URA is unable to provide the full amount up front. Commissioner Bermensolo made a motion to for additional funding of \$360,000 to the Railroad Park project and will have Abbey Germaine draft a new resolution for a new total amount of \$3,160,000. All commissioners vote AYE. Motion carries.

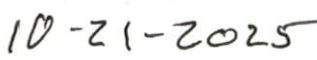
City Clerk Tiffany thinks the park is still doable in one phase with this additional funding and will meet with GUHO about lowering costs and possibly cutting out items. Anthony from GUHO also built in a 10% contingency. It's possible that the some of the contingency will not be needed and items will not need to be cut.

- Item 8) **Business from the floor.** None

- Item 9) **Adjourn.** 6:46pm

Next meeting will be held December 16, 2025 at 6:00 PM.


Signed


Date