

MINUTES  
Urban Renewal Agency of the  
City of Mountain Home  
Monthly Business Meeting held on  
July 20, 2020 6:00PM

Meeting was virtual through Zoom due to Corona Virus safety measures.

Meeting was called to order at 6:00 PM by Commissioner/Chairman Randy Valley. Commissioners Matt Bundy, Alan Bermensolo, and Skylar Jett were present and quorum was established. Commissioner Hampton Wright was absent.

**Guests:** Richard Uriquidi from Public Works, Brock Cherry from Economic Development

**Approve Minutes:** Commissioner Jett made a motion to approve the minutes from the June 15, 2020 meeting. Commissioner Bermensolo seconded. Commissioner Bermensolo made a motion to approve the minutes from the June 30, 2020 special meeting. Commissioner Bundy seconded. All commissioners vote AYE and motions pass.

**Treasurer's Report/Approve Invoices:** Commissioner Bermensolo gave the Treasurer's Report as follows. Commissioner Bermensolo made a motion to pay the bills as listed. Commissioner Bundy seconded. All commissioners vote AYE. Motion passes.

Cash in First Interstate Bank Checking on 6/30/2020	6,447.42
Add 7/13/20 Rent	1,280.00
Add 7/15/20 Transfer from Savings	5,000.00
 Subtotal Balance Before Bills	 <u>12,727.42</u>
 Bills to Pay	
Elam & Burke	2,872.00
Green Rose Property Management	1,637.59
Miracle and Associates	450.00
Rogena Breaux	225.00
Horrocks Engineers	3,300.00
Mountain Home News	184.80
Nu2U Web Design and Hosting	297.50
Randy Valley	50.87
 Total Bills to Pay Via Enclosed Checks	 <u>9,017.76</u>
 Balance After Bills Approved	 <u>3,709.66</u>

**Discussion and vote regarding curing of possible open meeting violation:**

Commissioner Jett made a Statement for the Record and Motion:

On Tuesday, June 30, 2020, the Mountain Home Urban Renewal Agency ("Agency") convened a meeting of the Agency board for a roundtable discussion concerning development opportunity for the Hub Building and Bealls Building. The Agency consultant, Horrocks, coordinated the

meeting and invited developers and others to participate. Several developers and others did attend the work session. The agenda clearly stated no decision or action would be considered.

At the time the coordination of the work session commenced, the Governor's proclamation waived the provision under the Idaho Open Meeting Law, specifically Idaho Code Section 74-203(5), which requires at least one board member of the Agency or the Agency administrator to be in attendance in person at the location noted in the notice/agenda to ensure that the public may attend such meeting in person. The Governor's proclamation allowed for attendance totally remotely. The notice and agenda prepared for the June 30, 2020, noted the virtual attendance nature of the meeting. The Governor's proclamation expired under its own terms as of 11:59 p.m., June 26, 2020. Thus, any meeting convened after that date must meet the requirements of Idaho Code Section 74-203(5). The Agency did not modify or amend the notice and agenda for the June 30, 2020, meeting as a result of the expiration of the Governor's proclamation, noting the ability of the public to attend in person. At the meeting of June 30, 2020, the Agency acting administrator and secretary were in physical attendance. As noted in the notice and agenda, the usual Agency meeting room is limited in space and provides little opportunity for social distancing as required by the applicable provisions of the state of Idaho order concerning the COVID-19 circumstances.

The Agency wishes to avail itself of the provisions of Idaho Code Section 74-208(7)(a)(i) to self-recognize a technical violation of the Open Meeting Law. Because the Agency took no action or rendered any decision at the June 30, 2020, Board meeting, no action is deemed null and void. By this self-recognition no additional penalty may be imposed, and this self-recognition is a bar of any further action.

Based on the above statement, I move to submit this statement in the record and minutes of the Agency, self-recognizing the technical violation of the Idaho Open Meeting Law, and direct the Agency to provide future notices and agendas of Board meetings in full compliance with the Idaho Open Meeting Law.

Commissioner Bundy seconded. All commissioners vote AYE. Motion passes.

**Update-Downtown Master Plan Project:** Brock Cherry- Everything is running on time. GUHO has been wonderful to work with. Work along Jackson, customers are still frequenting businesses.

**Discussion/Decision-Approve Snake River Vape Lease:** Becky already signed lease, but it needs to be signed by the URA Chair, Commissioner Valley. Also, the lease needed to be approved before being signed. There is no opposition to the lease. Commissioner Bundy makes a motion to approve the Snake River Vape Lease and Commissioner Valley can sign. Commissioner Jett seconded. All Commissioners vote AYE. Motion passes.

**Discussion-Hub and Bealls facilities, Horrocks' Video:** What is the purpose of the Horrocks' video? It is for developers to see what the URA has in mind. To show what downtown should look like with the HUB Plaza and what the URA is doing to drive more traffic into downtown. Horrocks thought the initial meeting went well with developers. The video is sent out to a lot more developers. Leave more open ended such as housing. Put out video and see what kind of return comes back. There will be live video



and will have whoever the URA chooses to be in it. Commissioner Valley will ask for past videos and send them out. Advise office space may not be optimal for downtown since there are already so many vacant buildings.

**Discussion/Decision-Provide funding for Phase III of Downtown Master Plan:** Commissioner Jett makes a motion for the \$475,000 funding for Phase III of the Downtown Master Plan and there will be an agreement with the city as how the money will be spent not to exceed the \$475,000. Commissioner Bermensolo seconded. Funding will not be needed until early March 2021, next fiscal year. Commissioner Bermensolo would like to see an agreement drawn up as with Phase I. All commissioners vote AYE. Motion passes.

**Discussion/Decision-Sidewalk Replacement within the URA zone:** Rich Uriquidi has given this to GUHO and is waiting for a response. Prioritize Jackson Street and the sidewalk that runs by the HUB for this year's budget. Commissioner Bermensolo makes a motion that the URA fund \$150,000 for the reconstruction of sidewalks and/or ADA ramps within the URA district and allow the city to manage the contractor. Commissioner Bundy seconded. All commissioners vote AYE. Motion passes.

**Discussion/Decision 2021 Budget:** Commissioner Bundy moves to accept the 2021 budget. Commissioner Jett seconded. All commissioners vote AYE. Motion passes.

**Business from Floor:** Brock Cherry asked for meetings to be moved to Tuesday. Commissioner Valley will look into any conflicts with the bi-laws. No objections.

**Adjourn:** Commissioner Jett motioned to adjourn. Commissioner Bundy seconded. All commissioners AYE. Meeting adjourned.

**Next meeting will be held on August 17, 2020 at 6:00 PM.**

Signed R Valley Date 8-17-2020