

Minutes
Urban Renewal Agency of the City of Mountain Home
Special Meeting
Tuesday, June 8th, 2021, 6:00 pm
Calvary Chapel
350 N. Main Street
Mountain Home, ID 83647

In response to the COVID-19 crisis, Governor Little has issued an order, through the Idaho Department of Health and Welfare providing for Stage 4 Stay Healthy Guidelines (the Order). The Mountain Home Urban Renewal Agency believes in public participation and for those that can't attend in person it 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>

Call meeting to order and establish a quorum: Commissioner Randy Valley called meeting to order. Commissioners Skylar Jett, Hampton Wright, and Alan Bermensolo present. Quorum established.

Introduction of guests: Attorney Ryan Armbruster, Brock Cherry (Community Development Director)

Interview/Discussion/Decision-Responses Hub RFP:

• **RKL Properties LLC/Kristi and Ronnie Lierke**

PowerPoint presentation given. Propose an extension of the currently owned Salon 800 and Flawless Wellness and Beauty. Vision is to match currently owned businesses. All current tenants of Hub building would remain. The old Hub sign would remain and be renovated. The interior main floor would be leased to Flawless Beauty. Space would allow several day spas. There would be a potential cold juice bar, reception area, restrooms, and a minimum of 12 treatment rooms. Along with current rentals remaining, there would be room for local shops and online boutiques. The benefits include eliminates a large vacant building in downtown Mountain Home. Update aesthetic and curb appeal of current building. Creates 10 to 15 employment opportunities above minimum wage. Creates a wide variety of commerce in downtown area. Creates a sense of community pride. Stimulates the level of economy. Increases the walk-in traffic in the downtown area.

Cost: Exterior: \$75,000 - \$100,000

Asbestos removal (by URA) \$140,000 - \$455,000

Renovation and TI \$315,000 - \$420,000

Architect and Design Plans \$53,000 - \$97,500

Flawless Wellness and Beauty Investment \$300,000 for fixtures and equipment

Total Investments: \$88,000 - \$3 million

Time frame: Four to five months by March of 2022.

Requests for URA:

All costs for abatement of the building

All costs for the renovation of the building's rotating sign

Inspection of the roof for integrity and lifespan and repair as needed

Repair sidewalk

Sell to RKL for \$250

Collateral for loan would come from the building.

• **ALC Property LLC/Alan Carroll**

Presentation given. Venue center for local artists and art shows among other small businesses. Decorated windows displayed for holidays. Will showcase a giant fountain within the building creating a wall. Will have conference room, ADA compliant restrooms, office center (with 11 offices). Expect real estate and small accountant offices with a shared secretary and receptionist. Main purpose is to target small businesses with shared resources. Would employ two and possibly a parttime housekeeper.

Time frame: Seven months

Not asking for any financial assistance, only the repair.

Cost: Offer \$252,000 negotiate down depending on asbestos abatement.

Renovation \$140,000 - \$216,000 (high of \$324,000 everything)

Relying on lenders for down payment.

• **Odin's Hall Axe Throwing/Winston and Jeriko Martin-Christie Wall**

PowerPoint presentation given. Axe throwing, music, lounge area, dart boards, games. This would be an entertainment solution. redevelopment, trendy, food trucks, beer and wine, themed entertainment/Viking warriors, eat, drink, and spar.

Redevelopment benefits include job creations, tax revenue, and nightlife.

If axe throwing turns out to be just a fad, opportunities for other entertainment to include virtual escape.

Cost: Private investments at a total of \$275,000. Transfer Hub property for collateral loan and also use a private investor.

Eight to 10 jobs created at \$12 per hour

• **Weitz and Company/Taron Mitchell-Architect**

Vision is to demolish building and build Downtown Flats to include three stories above a basement. Basement would be storage. First floor would house three retail spaces to include possible restaurants to include a possible Basque restaurant. Open front façade to downtown. Indoor/outdoor seating for foot traffic. Second floor would house four office spaces. There would be two stairways and an elevator. The third floor would be residential with a tenant observation deck. Possible penthouse.

Cost: Will offer URA \$250,000 - \$270,000/negotiable

Self-funded-no lender.

Will invest \$2.4 - \$2.6 million

Requesting URA to assist in relocating powerlines.

Would create 60 permanent new jobs as well as 20 to 30 architect, engineer, and construction jobs.

14 months to completion.

Weitz is offering an immediate check for \$275,000 to the URA.

URA will still be responsible for asbestos remediation before teardown.

• **Hub Tech Center/Durant Technologies LLC**

A place where all are welcome, to be inspired, to be entertained, to showcase our efforts, to be proud of Mountain Home. Open floorplan built to accommodate plays, musicals, events, art exhibitions, and pageants. Infrastructure would allow parties,

open mic night, school dances, Flight Line VR, art gallery, weddings, science fairs. Businesses would include FUBAR and Flight Line VR.

The building would provide great curb appeal, rooftop access, easy access, stage with seating for 200-250, VR simulators, free advertising offered. Plan to preserve the Hub sign. Add stairs to the side of building. Add a control tower, modern awnings, and LED lighting.

Will provide 12 to 15 fulltime jobs.

Cost: Payment of \$1.00 to the URA

Requesting URA be responsible for asbestos remediation

Will invest \$240,000 (have several investors)

• **Mirazim Shakoori**

Would demolish and finish in 2022. Offering four retail spaces in the basement and upstairs as well as much needed parking.

Not asking for financial assistance other than asbestos abatement.

There were a lot of strong proposals, but the URA needs to focus on the economic development side. One offer really stood out. Them being willing to pay for building, weighs into decision and tax revenue in terms of property tax inside the district will continue on as long as the structure exists. Weitz and Company is the direction the URA should go. They offer the most of economic use downtown with restaurants, office, and living space.

Commissioner Bermensolo made a motion that the board enter into an exclusive right to negotiate with Weitz and Company based on their RFP submitted. Commissioner Wright seconded. All commissioners vote AYE. Motion passes.

Meeting adjourned at 20:15 hours.

Signature R Vaalby

Date 7-20-2021