

# Minutes

## Urban Renewal Agency of the City of Mountain Home

### Monthly Business Meeting

Tuesday, August 22, 2023, 6:00 pm

Mountain Home Fire Department

220 S 2<sup>nd</sup> 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. 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>. The Fire Department will be open for in person attendance.

**Call the meeting to order and establish a quorum.** Meeting called to order at 6:00 PM by Commissioner Randy Valley. Commissioners Skylar Jett, Keith Yagues, and Allan Bermensolo in attendance. Commissioner Hailey Owen present by Zoom.

**Introduction of Guests.** Christopher Shaxted of Guerdon Modula Buildings

**Approve Minutes for July 18, 2023 meeting. ACTION ITEM:** Commissioner Jett made a motion to approve the minutes from the July 18, 2023 meeting. Commissioner Yagues seconded. All Commissioners vote AYE. Motion passes.

**Treasurer's Report, approve invoices. ACTION ITEM:** Commissioner Bermensolo presented the Treasurer's report and made a motion to pay bills listed. Commissioner Yagues seconded. All Commissioners vote AYE. Motion passes.

Cash in First Interstate Bank Checking 7/31/23	2,363.86
Add: Property Tax Revenue Deposit 8/17/23	8,255.30
Add: Transfer from Savings 8/17/23	<u>18,000.00</u>
Subtotal Balance before bills	<u>28,619.16</u>

#### Bills to Pay

Big E's Service	1,750.00
Miracle and Associates	400.00
Rogena Wadsworth	150.00
Elam Burke	763.50
Green Rose Property Management	584.90
Rudeen and Associates	10,537.33
Ytuarte Concrete	<u>12,450.00</u>

Total Bills to Pay Via Enclosed Checks	<u>26,635.73</u>
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Balance After Bills Approved	<u>1,983.43</u>
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**Discussion/Decision-Selling/Auctioning the Hub Building.** Christopher Shaxted of Guerdon Modular Buildings would like to acquire the Hub for and build residential modular multifamily apartments. He would like us to run an RFP so that he can get the building for very low cost, i.e., maybe \$1. The apartments would be reasonably priced studio and one bedroom. He said that if he has to purchase the building through an auction the cost would price him out. Commissioners have already had two RFP's without getting the building redeveloped and feel that an auction is the best way forward. To auction it the first thing that has to done is get an updated appraisal to set a minimum bid amount. Commissioner Bermensolo made a motion to order an appraisal on the Hub building. Commissioner Yagues seconded the motion. All vote AYE. Motion passes.

**Update-Railroad Park project. Timeline and Public Outreach:** Next Public Outreach is scheduled for September 2 at the Mountain Home Market. Commissioners feel this will be very expensive for the Land Group to travel to Mountain Home on Labor Day weekend and they would be reaching the same audience as before. Commissioner Jett made a motion to cancel the September 2 Public Outreach. Commissioner Yagues seconded the motion. All vote AYE. Motion passes. Commissioner Valley will contact the Land Group and David Rudeen to let them know.

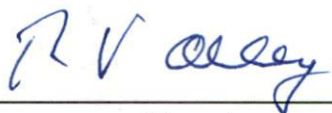
**Discussion/Decision-Approve additional sidewalks to be replaced. ACTION ITEM:** Commissioner Bermensolo made a motion to complete the following sidewalks per Gene Palmer and Rich Urquidi's recommendation. Stardust Plaza, 380 E 2<sup>nd</sup> S, Ace Hardware side building, Stockyard Bar, S 3<sup>rd</sup> E and E 3<sup>rd</sup> S, Guaranty Title, for a total of \$109,675. Commissioner Yagues seconded the motion. All vote AYE. Motion passes.

**Discussion/Decision-Final approval of the 2024 Budget. ACTION ITEM:** No public comments were received. Commissioner Jett made a motion to approve the budget as printed. Commissioner Yagues seconded. All vote AYE. Motion passes.

**Business from floor:** None

**Adjourn.** Commissioner Valley adjourns meeting 6:42PM.

Next meeting will be held on September 26<sup>th</sup>, 2023 at 6:00 PM.



Signed



Date