

# Minutes

## Urban Renewal Agency of the City of Mountain Home

### Monthly Business Meeting

May 20, 2025, 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. 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 6:01pm by Chairman Randy Valley. Commissioners Skylar Jett, Alan Bermensolo, Hailey Owen, and Laura Powell were in attendance.
- Item 2) **Introduction of guests.** Scott Harjo (City Councilman), David Rudeen (Rudeen and Associates), Nancy Kaiser and Ryan O'Toole (Marathon Cheese), Christopher Hawkins via Zoom (Land Group).
- Item 3) **Consider any changes, modifications, or additions to the agenda.** None
- Item 4) **Approve Minutes for April 15, 2025. ACTION ITEM:** Commissioner Powell made a motion to approve the minutes from the April 15, 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 4/30/25	6,040.67
Add: Deposit 5/15/2025	1,367.40
Add: Transfer 5/19/2025	17,000.00
Subtotal Balance before bills	<u>24,408.07</u>

<u>Bills to Pay</u>	
Miracle and Associates	473.00
Elam Burke	1,437.00
Rogena Wadsworth	150.00
Mountain Home News	45.36
Rudeen and Associates	<u>17,314.00</u>

Total Bills to Pay Via Enclosed Checks	<u>19,419.36</u>
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Balance After Bills Approved	<u>4,988.71</u>
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Miracle will now add a cash committed funds report.

- Item 6) **Discussion – Marathon Cheese expansion application. (see attached document from Marathon Cheese).** Comments from the board. Commissioner Bermansolo read through submitted proposal. Ryan O'Toole submitted for assistance with the funding of the infrastructure, (additional power needed for a 40,000 square foot expansion.) The board agreed to help if state code allows it.

Commissioner Bermansolo asked Nancy or Ryan what their timeline is for an answer. Ryan stated they are hoping for a decision by Friday. The board said that would not more than likely not be possible, but would work on it as fast as possible. The question from the URA is does state code allow it. Date ideally set for May 23 for an answer. Commissioner Bermansolo feels there are too many legal questions to have an answer this soon.

- Item 7) **Update Railroad Park Project by David Rudeen & Christopher Hawkins.**

1. Design process: Christopher states they are at 95% permit drawing sets. GUHO will also use those plans. Drawing sets from each of the professionals working on the project: architectural, civil, landscape, structural, mechanical, plumbing, and electrical are all now part of the package that will be used for construction and permitting. Documents will be submitted to the City by May 28.
2. Permitting process: GUHO will go through a 1-3 week permit process.
3. Bidding: June 19 for bid opening. GUHO will present a maximum number to URA by July 15 which means shovels will be in the ground by July 15<sup>th</sup>.

- Item 8) **Resolution 2025-02 to Approve the Railroad Park Reimbursement Agreement-Phase #1. ACTION ITEM**

Commissioner Powell read the following resolution:

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 CONSTRUCTION AND DEVELOPMENT REIMBURSEMENT AGREEMENT FOR RAILROAD PARK PLAZA PROJECT PHASE #1 ("REIMBURSEMENT AGREEMENT") BETWEEN THE CITY OF MOUNTAIN HOME AND THE AGENCY; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID REIMBURSEMENT AGREEMENT SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE REIMBURSEMENT AGREEMENT AND TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE REIMBURSEMENT AGREEMENT SUBJECT TO CERTAIN CONDITIONS, INCLUDING SUBSTANTIVE CHANGES; AND PROVIDING AN EFFECTIVE DATE.

Commissioner Bermansolo seconded the resolution. All vote AYE.

- Item 9) **Business from the floor.** None

- Item 10) **Adjourn.** 6:55pm

Next meeting will be held June 17, 2025 at 6:00 PM.

RV alley  
Signed

Jun 17, 2025  
Date