

**MINUTES**  
**Urban Renewal Agency of the**  
**City of Mountain Home**  
**Monthly Business Meeting held on**  
**September 24, 2019 6:00PM**  
**Meeting was held at the Economic Development Office**

Meeting was called to order at 6:00 PM by Chairman Alan Bermensolo. All commissioners were in their chairs. A quorum was established with Commissioners Randy Valley, Alain Isaac, Matt Bundy, Hampton Wright.

**Guests:** Courtney Lewis-Economic Development  
Chris Anderson-Representative of Rudeen Architects  
John Cristobal-C-2 Construction  
Ron Swearingen-URA Consultant

**Introduction:** Commissioner Bermensolo was given permission to interview and hire Rogena Breaux to transcribe and ultimately present minutes to Commissioner/Secretary Bundy for the Commissioners.

**Addition to Agenda:** Motion by Commissioner Isaac to add the approval letter for Harris CPA's to sign agreement. Commissioner Valley made a second. Motion passes to add to agenda as 7a.

Commissioner Isaac made motion to replace Mary Morin from position of secretary with Commissioner Bundy. Commissioner Valley made a second. Motion passes for Commissioner Bundy accepting position of secretary.

**Approve minutes:** Commissioner Bundy had to add finances to end. Paying bills at meeting today. Commissioner Isaac made a motion to accept minutes as presented. Commissioner Valley made a second. Motion passed.

**Corrections to minutes:** Replaced final word under discussion topic on minutes from "minutes" to budget. Add John Cristobal as guest. Commissioner Valley makes the motion, Commissioner Bundy seconds, all Commissioners vote "ey" and it is passed. Commissioner Bermensolo requests changes be forwarded to Dan Collins to be posted on website.

**Discussion:** Commissioner Isaac requests to discuss unknown water bill. Received water bill for \$29.32 from City of Mountain Home. City stated it was for water carried to the site and bill was sent to Cristobal but rejected. Water Dept. will be contacted by Commissioner Isaac. Courtney Lewis volunteered to look into this water bill.

**Downtown Master Plan:** Courtney states they are done with water shut off for the first two blocks for now. They will start on Monday digging up the sidewalks and putting gravel on the ADA to get into the buildings at least for the first block. Next week American Legion will start to be closed and they will reroute traffic. Stop sign was put in at American Legion and North Main. A few bumps with water shut off but working on public outreach. Going door to door. Reached

out to Mighty Munchkins and advised what was coming their way and if they needed assistance to ask. Commissioner Isaac talked to Dan and asked them to stay in touch with businesses because they will be cut off on the front and if they were cut off on the back they could let their customers know how to access. John Cristobal suggested having additional construction stop sign placed on left side also. Courtney will contact ITD and inquire. Courtney stated they are ordering all the furnishings. Working on last minute landscape where the water and furnishings will all go. Commissioner Bermensolo asked when the City of Mountain Home could expect an invoice from GUHO. Courtney will ask Paula and Nina how they will handle the billing.

**HUB Plaza Project:** After this afternoon visit to the site, Chris stated it is moving along nicely. Concrete is about 50% done. The asphalt looks to be 100% done. The wrong brick pavers were ordered but the right ones are en route. A mock up will need to be made and approved when they get here. Two of the shipping containers have been placed on site. Other items have been ordered and are en route and will show up in a week or two. There are outstanding items on the list. Reviewing trash enclosures to make sure they are viable and acceptable. The sidewalk in phase 2 of the Downtown Master Plan has been tagged into our project, from Dilly Deli to Main. Chris wanted to know if it could be priced out for John to start working on it. A ghost estimate has been done by Martin. The URA's intent is to have the sidewalk from Dilly Deli to the alley to look like the project and the other half of the sidewalk to look like a typical/regular sidewalk. Looking at November with time sensitive and temperature sensitive items. Mr. Jordan is okay with letting his building be painted. Commissioner Bermensolo suggested making contribution to Community Canvas to clean up building. Next step, with conduit through John, approach Brenda Raub possibly next spring.

At 48-hour mark of erecting the tower, contact Mountain Home News and let public know.

Before doing sidewalks at the cross street, Public Works needs to do a water project and fix the street while they were doing it. Courtney will get Uriquidi to reach out and coordinate. John discussed three-hole drinking fountain placement.

**Treasurer's Report:** Commissioner Bundy made a motion to accept the Treasurer's Report and pay bills as stated. Commissioner Isaac seconded the motion and the motion passed.

**Bills to Pay**

• City of Mountain Home	75.40
• E. Ron Swearingen	900.00
• Elam & Burke	60.00
• Green Rose Property Management	128.00
• ICRMP	1443.00
• Langston & Associates	3250.00
• Miracle & Associates Chtd	400.00
• Rudeen Architects	528.10

Total bills to pay via check

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6784.50



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Automatic Deducted

- Intermountain Gas 20.34
- Idaho Power 203.46
- Republic Services 40.97

Total bills paid via Bill Pay

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264.77

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Bills approved and passes.

**Review Appraisal from Langston and Associates:**

Commissioner Bermensolo was given permission to contract with an appraiser for the HUB building. Idaho Land and Appraisal was too busy. Langston and Associates gave him an amount and was given an official real estate appraisal of the building. Based on their physical inspection of the property it is worth \$253,000 in an as is condition. That is a fair appraisal of the property. Commissioner Wright made motion to put this information on website and Commissioner Bundy seconded. Motion passed.

**Engagement Letter from Harris CPA's**

Approval to sign letter of engagement from Harris CPA's and URA. Commissioner Isaac made a motion. Commissioner Valley seconded. Motion passed. Commissioner Bermensolo and Commissioner Bundy signed.

No business from floor.

Next meeting set for October 21, 2019. Commissioner Bermensolo may be present by phone.

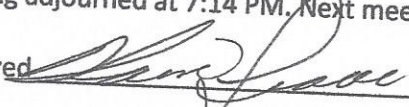
Commissioner Bundy made motion to go into Executive Session for Real Estate. Commissioner Isaac seconded. Motion is passed.

Roll call vote. All commissioners voted ey.

Housekeeping Matters: All need to go to FIB to sign. Commissioner Valley not allowed to be signatory. Commissioner Wright will be back up signatory. Commissioners Bermensolo and Isaac will resign.

Commissioner Isaac made motion to write a resolution to add Hampton Wright to and remove Mary Morin from the checking account at First Interstate Bank. Commissioner Bundy seconded. All vote eys. Motion passes.

Meeting adjourned at 7:14 PM. Next meeting will be Monday, October 21, 2019 at 6:00 PM.

Approved  Date Oct 21 2019

Signed  Date Oct 31 2019

EXECUTIVE SESSION

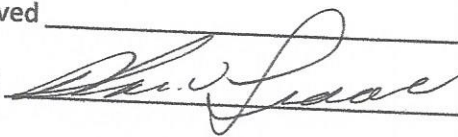
Motion was made by Commissioner Bermensolo to move to Executive Session. Commissioner Isaac seconded. Motion is passed.

Roll call: Commissioner Isaac, Commissioner Bermensolo, Commissioner Bundy, Commissioner Valley, Commissioner Hampton.

Commissioner Bundy made motion to go back into public meeting. Commissioner Hampton seconded. Motion is passed. All commissioners ey.

End of Executive Session. Back to public meeting.

Approved \_\_\_\_\_ Dated Oct 31 2019

Signed  Dated Oct 31 2019