

# Minutes

## Urban Renewal Agency of the City of Mountain Home

### Monthly Business Meeting

Tuesday, April 19, 2022, 6:00 pm

Mountain Home Fire Department

220 S. 2<sup>nd</sup> East

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 the meeting to order and establish a quorum.** Meeting called to order at 6:00 PM by Commissioner Randy Valley. Commissioners Hampton Wright and Alan Bermensolo in attendance. Commissioners Hailey Owen and Skylar Jett present via Zoom.

**Introduction of guests.** Brett (Mountain Home News)

**Approve Minutes for March 15, 2022 meeting. ACTION ITEM:** Commissioner Jett made a motion to approve the minutes from March 15, 2022 meeting. Commissioner Wright seconded. All Commissioners vote AYE. Motion passes.

**Discussion/Decision-Century 21 Realtor Compensation. ACTION ITEM:**

BY THE BOARD OF COMMISSIONERS OF THE URBAN RENEWAL AGENCY OF THE CITY OF MOUNTAIN HOME, IDAHO:

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MOUNTAIN HOME URBAN RENEWAL AGENCY OF THE CITY OF MOUNTAIN HOME, IDAHO, APPROVING A COMPENSATION AND SETTLEMENT AGREEMENT ("AGREEMENT") BETWEEN THE URBAN RENEWAL AGENCY OF THE CITY OF MOUNTAIN HOME, IDAHO, AND KARLA DENNETT-POST; AND AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY, RESPECTIVELY, TO EXECUTE AND ATTEST SAID AGREEMENT SUBJECT TO CERTAIN CONDITIONS; AUTHORIZING THE CHAIR OR VICE-CHAIR AND SECRETARY TO EXECUTE ALL NECESSARY DOCUMENTS REQUIRED TO IMPLEMENT THE AGREEMENT AND TO MAKE ANY NECESSARY TECHNICAL CHANGES TO THE AGREEMENT SUBJECT TO CERTAIN CONDITIONS; AND PROVIDING AN EFFECTIVE DATE.

THIS RESOLUTION, made on the date hereinafter set forth by the Mountain Home Urban Renewal Agency of Mountain Home, Idaho, an independent public body, corporate and politic, authorized under the authority of the Idaho Urban Renewal Law of 1965, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Law") and the Local Economic Development Act, Chapter 20, Title 50, Idaho Code, as amended (hereinafter the "Act"), a duly created and functioning urban renewal agency for Mountain Home, Idaho, hereinafter referred to as the "Agency."

WHEREAS, the City Council of the city of Mountain Home, Idaho (the "City"), on July 24, 2006, after notice duly published, conducted a public hearing on the Mountain Home Urban Renewal Plan (the "Plan");

WHEREAS, following said public hearing the City adopted its Ordinance No. 1448 on July 24, 2006, approving the Plan and making certain findings;

WHEREAS, the City Council of the city of Mountain Home, Idaho (the "City"), on June 20, 2011, after notice duly published, conducted a public hearing on the Amended and Restated Urban Renewal Plan for the Mountain Home Urban Renewal Project (the "Amended and Restated Plan");

WHEREAS, following said public hearing the City adopted its Ordinance No. 1566 on June 20, 2011, approving the Amended and Restated Plan and making certain findings;

WHEREAS, the Plan and the Amended and Restated Plan are collectively referred to as the "Plan."

WHEREAS, in order to achieve the objectives of the Plan, Agency is authorized to acquire real property for the revitalization of areas within the Agency's boundaries;

WHEREAS, the Agency owns certain real property located at 295 North Section East, Mountain Home, Idaho, commonly referred to as the Beall's Building;

WHEREAS, the Agency desired to sell the Beall's Building to a developer for a redevelopment project to revitalize the area in compliance with the Plan;

WHEREAS, on November 24, 2020, the Agency entered into the Seller Representation Agreement (Exclusive Right to Represent) ("Real Estate Agreement") with Karla Dennett-Post ("Ms. Dennett-Post") as the agent for the broker, Ernest Thompson of CENTURY 21 Southern Idaho Realty for her services in marketing and selling the Beall's Building;

WHEREAS, the Agency desire to provide full and final payment for compensation of Ms. Dennett-Post's services under the Real Estate Agreement;

WHEREAS, the Parties have prepared a Compensation and Settlement Agreement ("Agreement") between the Agency and Ms. Dennett-Post which outlines the agreed upon compensation that will be considered payment in full for the services rendered under the Real Estate Agreement;

WHEREAS, the Board of Commissioners finds it in the best public interest to approve the Agreement and to authorize the Chair or Vice-Chair and Secretary to execute and attest the Agreement, subject to certain conditions, and to execute all necessary documents to implement the transaction, subject to the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMBERS OF THE BOARD OF COMMISSIONERS OF THE MOUNTAIN HOME URBAN RENEWAL AGENCY OF MOUNTAIN HOME, IDAHO, AS FOLLOWS:

Section 1: That the above statements are true and correct.

Section 2: That the Agreement, a copy of which is attached hereto as Exhibit A and incorporated herein by reference, be and the same hereby is approved along with any revisions authorized by the Board at its April 19, 2022, Board meeting.

Section 3: That the Chair or Vice-Chair and Secretary of the Board of Commissioners of the Agency are hereby authorized to sign and enter into the Agreement and, further, are hereby authorized to execute all necessary documents required to implement the actions contemplated by the Agreement, subject to representations by the Chair and Agency legal counsel that all conditions precedent to actions and any necessary technical changes to the Agreement or other documents are acceptable upon advice from the Agency's legal counsel that said changes are consistent with the provisions of the Agreement and the comments and discussions received at the April 19, 2022, Agency Board meeting.



Section 4. That this Resolution shall be in full force and effect immediately upon its adoption and approval.

PASSED AND ADOPTED by the Mountain Home Urban Renewal Agency of the city of Mountain, Idaho, on April 19, 2022. Signed by the Chair of the Board of Commissioners and attested by the Secretary to the Board of Commissioners, on this 19<sup>th</sup> day of April 2022.

APPROVED:

By (Randy Valley)  
Chair of the Board

ATTEST:

(Skylar Jett)  
Secretary

Commissioner Bermensolo made a motion to approve the resolution. Commissioner Jett 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 Wright seconded. All Commissioners vote AYE. Motion passes.

Cash in First Interstate Bank Checking on 3/31/2022	8,800.68
Add: Transfer From Savings 4/14/2022	50,000.00
Subtotal Balance Before Bills	<u>58,800.68</u>
Bills to Pay	
Computershare Trust Company	3,000.00
Annual fee/Wells Fargo Trustee Bond payments	
Elam & Burke	2,675.35
Miracle and Associates	400.00
Rogena Wadsworth	100.00
Green Rose Property Management	1,328.94
Harris CPAs	4,100.00
Annual fee for preparing URA audit	
Century 21 Southern Idaho Reality: Karla Post	34,540.92
Commission	
Rudeen Architects	946.34
HUB project past month	
Alliance Title & Escrow	8,020.25
Total Bills to Pay Via Enclosed Checks	<u>55,111.80</u>
Balance After Bills Approved	<u>3,688.88</u>

**Update Bealls:** DDA is signed. Mirazem paid deposit and plans to close on Friday. Plan on demolition in May.

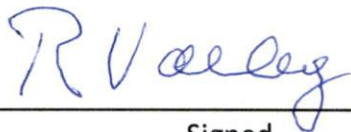
**Update HUB:** Waiting on new engineer, Clay Bingham, and Idaho Power to provide cost to put the power underground. Musgrove was terminated.

**Update Downtown Sidewalks:** GUHO mobilizing the first of May to finish the sidewalks. Expecting cost to possibly go up. Finish the end of July.

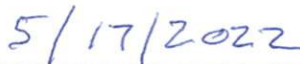
**Business from floor:** None

**Adjourn.** Commissioner Wright motions to adjourn. Commissioner Jett seconded. All AYE.

Next meeting will be held on May 17, 2022 at 6:00 PM.



Signed



Date