

Minutes

Urban Renewal Agency of the City of Mountain Home

Monthly Business Meeting

Tuesday, March 19, 2024, 6:00 pm

Mountain Home Fire Department

220 S 2nd 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 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.

Call the meeting to order and establish a quorum. Meeting called to order at 6:00 PM by Commissioner Randy Valley. Commissioners Alan Bermensolo and Skylar Jett in attendance. Commissioner Hailey Owen joined via Zoom. Commissioners Keith Yagues not in attendance.

Introduction of Guests. Mountain Home City Councilman Scott Harjo, Architect Teran Mitchell, Attorney Doug Waterman, Dan Weitz of Weitz and Company, and URA attorney Abbey Germaine via Zoom.

Approve Minutes for February 20, 2024 meeting. ACTION ITEM: Commissioner Jett made a motion to approve the minutes from the February 20, 2024 meeting. Commissioner Bermensolo 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 Jett seconded. All Commissioners vote AYE. Motion passes.

Cash in First Interstate Bank Checking 2/29/24	225.65
Add: Property Tax Revenue Deposit 3/15/2024	2,457.99
Add: Transfer from Savings 3/16/2024	35,000.00
Subtotal Balance before bills	<u>37,754.57</u>

Bills to Pay	
Miracle and Associates	400.00

Rogena Wadsworth	150.00
Elam Burke	300.00
Green Rose Property Management	529.57
Ytuarte (concrete)	<u>31,375.00</u>
Total Bills to Pay Via Enclosed Checks	<u>32,754.57</u>
Balance After Bills Approved	<u>4,929.07</u>

Discussion/Decision – Possible new URA district. ACTION ITEM: Dan Weitz, his attorney Doug Waterman, and architect Teran Mitchell presented their idea of a plan for a new Urban Renewal District. They would like to see a new URA District to help mitigate costs and bring in more infrastructure. Mr. Weitz would like to have a new district created and run by the same URA board. He is wants to give investors an incentive to come to Mountain Home. The city would ultimately have to approve a new URA district. The developer would be responsible for all up-front costs. If the plan is approved the developer would be eligible for reimbursement once the URA received funding via Tax Increment Financing. To move forward an MOU would be adopted by the URA, City & Weitz & Company. The creation of this memorandum would be funded by Weitz & Company. Commissioner Bermensolo makes a motion to continue to review information related to a new district and potentially present such information to the City Council. Commissioner Jett seconded the motion. All commissioners vote AYE. Motion passes.

Review Annual Financial Report Public Comments: No comments.

Resolution 2024-01 to approve the Agency’s Annual Financial Report. ACTION ITEM: Commissioner Jett presented the Resolution 2024-01 approving the Agency’s Annual Financial Report.

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE MOUNTAIN HOME URBAN RENEWAL AGENCY OF THE CITY OF MOUNTAIN HOME, IDAHO, TO BE TERMED THE “ANNUAL REPORT RESOLUTION,” APPROVING THE ANNUAL REPORT OF THE URBAN RENEWAL AGENCY, FOR CALENDAR YEAR 2023; APPROVING THE NOTICE OF FILING THE ANNUAL REPORT WITH THE CITY AND IDAHO STATE CONTROLLER; DIRECTING THE CHAIR, VICE-CHAIR, OR SECRETARY TO FILE SAID REPORT; AND PROVIDING AN EFFECTIVE DATE OF 3/19/2024.

Commissioner Owen makes a motion to approve the annual report. Commissioner Jett seconded the motion. All vote AYE. Motion passes.

Update – Railroad Park Project: David Rudeen and the Land Group will present the project to City Council at the City Council meeting on April 9, 2024.

Business from the floor. None

Adjourn. Commissioner Valley adjourns meeting at 7:29pm.

Next meeting will be held on April 16, 2024 at 6:00 PM.

R Valley
Signed

April 16, 2024
Date