

Minutes

Urban Renewal Agency of the
City of Mountain Home
Monthly Business meeting held on
January 15, 2018 6:00 PM
Meeting was held Chamber Conference Room

Meeting was called to order at 6:05 PM by Vice Chairman Alain Isaac. A quorum was established with Commissioners, Alain Isaac, Mary Morin and Matt Bundy and Chairman Alan Bermensolo via telephone.

Guests: Ron Swearingen via telephone-URA Advisor
Courtney Lewis-Economic Development
Lee Pierce-WECRD Vice President
Dan Gillies-WECRD President
Doug Meyer-WECRD Director
Tarl Smith-WECRD Admin
Stephanie Root-Mtn. Home News

Approve Minutes: Alain made a motion to accept the minutes as written. Matt seconded the motion. The motion passed to accept the minutes as stated.

WECRD Presentation: Lee Pierce stated these are the Covenants and Restrictions of Railroad Park:

Railroad Park would remain a park no matter who owns the property.

The WECRD has 90 days from the time of date of delivery of the Deed (Nov. 7, 2017) to install fencing or barriers to prevent access or encroachment on the railroad.

Plans for fencing must be submitted to UPR and responded to by UPR within 20 days after receipt.

24 Hour operation of the railroad and all that comes with that are "Permitted Effects," and Buyer cannot seek to limit those effects by legal proceedings, drives, petitions, etc.

If buyer sells or leases any or all of the property, they will require all purchases/tenants to acknowledge, in writing, the location of the railroad operations and the "Permitted Effects," and their agreement with them.

Property may not be used for-Residential, Lodging or accommodations or Education or childcare facilities. Currently there is no agreement with the city regarding Railroad Park. There is some city property on the park at this time. There will have to be an agreement at some point with the City and the owners of the park to be able to maintain the city owned property.

The WECRD long term plans are to maintain it as a park or transfer it off and recoup some of the cost that is invested into the property. They can lease or sell to the city or URA. The WECRD would be willing to part with the park to the URA if we could come to an agreement on it.

Chairman Bermensolo requested the WECRD to email to the URA the official legal version of the Covenants and Restrictions of Railroad Park. This way the URA would know what the existing covenants and restrictions are, should URA decide to partner with WECRD on the park.

Chairman Bermensolo stated we (URA) need to keep an open mind on how to work with the City and WECRD on this piece of property on one hand and on the other hand we, URA, needs to know what the current restrictions and covenants are between the WECRD and UPR. It was asked to give URA some time to do their due diligence once they have the above information and discuss at a future meeting. URA wants to work with WECRD and the City and do what's right in the downtown corridor.

The WECRD will contact Union Pacific and request a delay of 120 days for the fencing. This will give the URA time to review the request made by WECRD.

Treasurer's report: Matt made a motion to pay the bills as follows.

Miracle and Assoc.	\$ 350.00
E. Ron Swearingen	\$ 900.00
STF Lawn Care	\$ 425.00
City of Mtn. Home	\$18300.00 (Master Plan)
Total Bills	\$ 19975.00

Alain seconded the motion and the motion passed to pay the bills as stated.

Matt made a motion to have Alain sign the Annual Summery Report from Miracle and Assoc. Mary seconded the motion. Motion passes

Election of Officers: Matt made a motion elect Alan Bermensolo as Chairman, Alain Isaac as Vice-Chair/Treasurer and Mary Morin as Secretary. Alain seconded the motion. Chairman Bermensolo asked if all were willing to serve, all responded with a yes. Motion passed.

Discussion/Decision to meet with CCDC in Boise and reimburse commissions travel and meeting expenses. Alain proposes that we meet with CCDC for a better understanding, clarity and to give us some background on how they approve projects. Matt made a motion to move forward with meeting with CCDC and to pay for up to 5 commissioners to attend. Mary seconded the motion and the motion passes. Alain will make contact with CCDC to set up a meeting.

Executive Session: Matt made a motion URA to go into executive session. Roll Call was taken Matt-aye, Alain-aye, Mary-aye and Alan-aye. Entered into Executive session at 6:45 pm.

Pursuant to Idaho Code section 74-206(1)(c)- Real estate

Motion to come out of executive session was made by Alan. Roll Call was taken, Matt-aye, Alain-Aye, Mary-aye and Alan-aye. Exited Executive Session at 7:03 pm.

No decision was made related to executive session.

Business from the floor: Discussion to change date of February meeting due to the 19th being a holiday. Meeting changed to Tuesday February 20th.

Alain made a motion to adjourn the meeting with a second by Matt.

Meeting adjourned at 7:15 pm.

Next meeting February 20, 2018 at 6:00 pm at B Transfer.

Approved: February 20, 2018 Signed: _____

/s/ Alain Isaac-Vice Chairman

Attest: Mary Morin-Secretary