

MINUTES
 Urban Renewal Agency of the
 City of Mountain Home
 Monthly Business Meeting held on
 March 23, 2020 6:00PM
 Meeting was held at the Economic Development Office

Meeting was called to order at 6:01 PM by Commissioner/Chairman Randy Valley. Commissioners Alan Bermensolo, Skylar Jett, and Hampton Wright were present and quorum was established. Commissioner Matt Bundy was not present.

Guests: Courtney Lewis, Mountain Home Economic Development

Approve Minutes: Commissioner Jett made a motion to approve the minutes from the February 18th meeting. Commissioner Bermensolo seconded. All commissioners vote AYE and motion passes.

Treasurer’s Report/Approve Invoices: Commissioner Bermensolo gave the Treasurer’s Report as follows. Commissioner Jett made a motion to pay the bills as listed. Commissioner Wright seconded. All commissioners vote AYE. Motion passes. Commissioner Bermensolo also reviewed the independent audit performed by Harris. Each commissioner received a copy of the full audit. Bermansolo recommended to accept report as complete and accurate.

Cash in First Interstate Bank Checking on 2/29/2020	15,075.44
Add 3/10/20 Property Taxes	1,280.00
Add 3/13/20 Transfer from saving	<u>338,000.00</u>
Subtotal Balance Before Bills	<u>354,355.44</u>
Bills to Pay	
City of Mountain Home	346,960.65
Green Rose Property Management	724.14
Miracle and Associates	400.00
Rogena Breaux	<u>150.00</u>
Total Bills to Pay Via Enclosed Checks	<u>348,234.79</u>
Republic Services (Due 3/10/20)	41.67
Total Bills to Approve Paid via Bill Pay	<u>41.67</u>
Balance After Bills Approved	-
<u>6,078.98</u>	

Update Downtown Master Plan Project: Courtney Lewis gave a report on the status of the Downtown Master Plan. Currently the project is running a little behind schedule due to some engineering issues. Also, COVID-19 has also slowed down progress. She is hoping to have decent numbers by the next URA

meeting and if so will be asking the URA for money to go towards it. She also asked that if commissioners hear of any questions to send them to the City. They are working on an FAQs section for their next Downtown Newsletter.

Update on HUB Plaza: Project is complete. The net has been installed and it is all open for use. There are just a two outstanding items: a warning sign that need to be placed and contractor as-built drawings for all site utilities encountered, modified, discovered and/or added during the project. Commissioner Bermensolo is going to make some calls to see who is responsible for putting up the sign and report back to the URA.

Turn HUB Plaza Over to the City: Commissioner Bermensolo made a motion to transfer the Hub Plaza per the public space development agreement agreed on July, 23, 2019 between the City of Mountain Home and the URA and to authorize Chairman Valley to sign the specialty warranty deed to finalize this transfer. Commissioner Jett seconded the motion. All commissioners vote AYE and motion passes. Chairman Valley will begin working on this with the City. The agreement was for the City and URA to split the costs associated with the warranty deed.

Discussion/Decision-Long Term Lease for New Owners of Snake River Vape: Chairman Valley spoke with Becky at Green Rose and there is nothing new at this time. Commissioner Bermensolo voted to table this discussion until the next meeting. Commissioner Wright seconded. All commissioners vote AYE. Motion passes.

Discussion/Decision-HUB and Bealls' Facilities, Workshop, RFP: Ryan Armbruster joined the meeting via conference call. He suggested having some form of a public discussion with the town and contractor insight. This would be to generate ideas for RFPs for redevelopment of the HUB and Bealls' buildings. Issues to resolve are; What does the URA want to see? This can be a clean slate and entertain any and all ideas that fit in with the city's land use plan or a more specific plan. It is recommended that this start sooner before the URA expires and then the buildings are sold at auction and at that point the URA gives up any say in development. In addition, without an RFP in place, the URA is unable to entertain any ideas brought to them at the moment. Another consideration: Does the URA want to require historic renovation in the HUB building? Armbruster said there is no requirement to who has to be invited to give input. He recommended doing it in phases. Start with the potential developers, then interest groups and then the community. Armbruster said that the developers need to be part of the discussion so that they can give input if ideas are doable. RFPs can be time consuming so it is important to make sure the URA is asking something that is feasible to accomplish. The next step is to contact Horrocks public outreach to see if they can map out a public initiative and act as the primary facilitator. Courtney will get Horrocks information to Chairman Valley. Commissioner Bermansolo moved to authorize Chairman Valley to contact Horrocks and work with Armbruster to come up a plan to move forward with the RFP and a public outreach plan. This includes getting a scope of work and a quote from Horrocks. Commissioner Jett seconded the motion. All commissioners vote AYE and motion passes.

Business from the Floor: Courtney mentioned that Leap Charities, an affordable housing organization, is interested in the Bealls building. She is going to pass on the URA information and see if they are interested in meeting with the group.

Next meeting is scheduled for April 20, 2020 at 6:00PM.

Commissioner Jett motions to adjourn meeting. Commissioner Wright seconded. All commissioner vote AYE. Motion passes.

Signed _____ Date _____