

MINUTES
Urban Renewal Agency of the
City of Mountain Home
Monthly Business Meeting held on
April 20, 2020 6:00PM

Meeting was virtual through Zoom due to Corona Virus safety measures.

Meeting was called to order at 6:00 PM by Commissioner/Chairman Randy Valley. Commissioners Matt Bundy, Alan Bermensolo, and Skylar Jett, were present and quorum was established. Commissioner Hampton Wright was not present.

Guests: Courtney Lewis

Approve Minutes: Commissioner Bundy made a motion to approve the minutes from the March 23, 2020 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 Bermensolo made a motion to pay the bills as listed. Commissioner/Chairman Valley seconded. All commissioners vote AYE. Motion passes.

Cash in First Interstate Bank Checking on 3/31/2020	6,160.32
Add Transfer 4/10/2020	150,000.00
Add Rent 4/10/2020	<u>1,280.00</u>
Subtotal Balance Before Bills	<u>157,440.32</u>
Bills to Pay	
C-2 Construction	150,000.00
Green Rose Property Management	2,278.37
Miracle and Associates	400.00
Elam & Burke	400.00
Harris and Co. Audit	<u>1,400.00</u>
Total Bills to Pay Via Enclosed Checks	<u>155,148.56</u>
Balance After Bills Approved	<u>3,691.76</u>

Approve 2019 Financial Audit: Commissioner Bermensolo made a motion to approve the 2019 Financial Audit. Commissioner Jett seconded. All commissioners vote AYE and motion passes.

Update-Downtown Master Plan Project: Courtney Lewis states that it is getting really close. A lot of time was spent on engineering issues. Problem is there is no slope for drainage issues and that has been corrected with "French drains". ITD is happy and their requests are being addressed. Second phase will come in at around \$2 million. Third phase will be about \$1 million. Waiting on the final engineering pieces for guaranteed max price from GUHO. Phase one will be complete after flowers are planted in the pots next week. The cost is higher than expected because the demand for construction is going up. Additional money help may be needed. The \$500,000 grant is being able to be used on the third phase. Phase two and phase three will have to be broken up into two budget cycles.

Update Turnover of Hub Plaza to City: Waiting for Nina to work with attorney for the documents to turnover. Courtney will check with Nina and get back with Commissioner Valley.

Discussion/Decision-Hub and Bealls' Facilities, Horrocks' scope and cost for public outreach: Horrocks overview given to each person. Commissioner Bermensolo states we need Horrocks to help with public outreach, but advises we should be able to bring down the cost. Webinars and public meetings may be able to be combined to save costs. We may be able to do our own newsletter and press release to save money. The URA is trying to save the taxpayers money. Overview flyers may not be necessary when they can be put on website. Commissioner Jett stated we could put together a flyer and volunteered to help with that. She did not understand why there were so many meetings when they could be combined. She also would be willing to write the press release. She feels there are many unnecessary costs. Courtney played devil's advocate and highly recommended we keep the developer and the public meeting separate. She does not think that it would be good to have developers interacting with the public at this time. She advised we are trying to keep the questions more positive. Maybe spend more on the webinar portion. Get Horrocks contact information for developers. They do things ala carte and things can be chosen according to our budget. What should the URA do first. A public forum for ideas or the developers who are interested. There is no hard and fast rule for this. Recommendations are to have a conversation with Horrocks and as to where we can cut costs. Explain exactly what we want and they will cut costs accordingly. Commissioner Bundy motions for Commissioner Valley to go back to Horrocks and cut certain items and get their input on the items we want corrected. Commissioner Jett seconded. All commissioners vote AYE. Motion passes.

Approve Annual Financial Report (January through December 2019): See attached. This is different from the audit. The audit ran from September through October and the Financial Report ran January through December. The Report is also posted on the URA website. Commissioner Bermensolo makes a motion to approve the Annual Financial Report 2019 as written and posted. Commissioner Bundy seconded. All commissioners vote AYE. Motion passes.

Business from floor: Commissioner Bermensolo would like to know if Public Works has a continuing sidewalk budget at this point. He would like to see the URA get aggressive in getting back into maintaining sidewalks. Commissioner Bundy states there is money for sidewalks. Courtney will check with the Mayor to see where the budget is for the sidewalks downtown.

Adjourn: Commissioner Jett motions to adjourn April URA meeting at 6:31 PM. Commissioner Bundy seconded. All commissioners AYE. Motion passes.

Next meeting will be held on May 18, 2020 at 6:00 PM.

Signed R Valley Date 5-18-2020