

MINUTES
Urban Renewal Agency of the
City of Mountain Home
Monthly Business Meeting held on
May 18, 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 April 20, 2020 meeting. Commissioner Jett 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 Bundy seconded. All commissioners vote AYE. Motion passes.

Cash in First Interstate Bank Checking on 4/30/2020	2,289.76
Add Transfer 5/18/2020	5,400.00
Add Rent 5/11/2020	<u>1,280.00</u>
Subtotal Balance Before Bills	<u>8,969.76</u>
Bills to Pay	
Elam & Burke	160.00
Green Rose Property Management	1,622.68
Miracle and Associates	400.00
Mountain Home News	15.12
Rogena Breaux	125.00
Wells Fargo	3,000.00
Alliance Title & Escrow Corp.	<u>1,348.00</u>
Total Bills to Pay Via Enclosed Checks	<u>6,670.80</u>
Balance After Bills Approved	<u>2,298.96</u>

Update-Downtown Master Plan Project: Courtney Lewis states the engineering was approved by ITD so GUHO is officially getting bids from all the subcontractors right now. On June 8 at the City Council Meeting they will be presenting the guaranteed max price and asking Council to approve it and then construction will be back in business. Construction should start relatively quickly from there. Outreach will start before the June 8 meeting to get as much out to the public as possible. June 3 will be a Zoom meeting for the public. June 5 the small businesses will walk downtown with Courtney to get more "how to survive construction" information. May 28 and 29 Courtney will walk downtown with GUHO to answer additional questions. No concerns from Anthony and everything seems to be on track. Alan asked how much money may be requested from the URA. Courtney advised there should be enough money already for the second phase. The third phase will be significantly higher than anticipated. Worse case she is thinking possibly \$400,000 will be needed. Phase three will be in next fiscal year.

Update Turnover of Hub Plaza to City: The Title policy is written. The Deed is ready. The City has their check for their half payment ready to pick up. Should be done by tomorrow.

Discussion/Decision-Hub and Bealls' Facilities, Approve Horrocks' contract: Commissioner Bermensolo made a motion to approve the Horrocks' contract for \$8700 and authorize the Chairman to sign and execute that. Commissioner Bundy seconded. All vote AYE. Motion passes. URA will need to get a ZOOM account to continue meetings. Commissioner Jett made a motion to sign up with a one host ZOOM account. Commissioner Bundy seconded. All vote AYE. Motion passes.

Approve Annual Financial Report (January through December 2019): Closed item.

Possible Sidewalk Co-op with City: Commissioner Bermensolo wants to do more during the summer. He would like to see the URA commit to \$150,000 inside the district/secondary sidewalks/streets that are not getting any attention right now. Asking for direction from Courtney to ask Rich Uriquidi for a priority list inside the downtown corridor.

Business from floor: Commissioner Valley stated the URA was not included in the Stage Stores bankruptcy filing, but does not mean the URA will be getting a check anytime soon. Ryan Armbruster is working on this.

Adjourn: Commissioner Jett motions to adjourn May URA meeting. Commissioner Bermensolo seconded. All commissioners AYE. Motion passes.

Next meeting will be held on June 15, 2020 at 6:00 PM.

Signed R Valley Date 6-15-2020