

MINUTES

Urban Renewal Agency of the
City of Mountain Home
Monthly Business Meeting held on
October 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 Hampton Wright, Matt Bundy, Alan Bermensolo, and Skylar Jett were present and quorum was established.

Guests: Brock Cherry (Economic Development), Julie Davis (Chamber Director)

Approve Minutes: Commissioner Bermensolo made a motion to approve the minutes from the September 15, 2020 meeting. Commissioner Bundy seconded. All commissioners vote AYE and motion passes.

Treasurer's Report/Approve Invoices: Commissioner Bermensolo provided the Treasurer's Report as follows. Money will be transferred from Wells Fargo to cover bills. Money for sidewalks will be transferred closer to the Spring. Commissioner Bundy made a motion to pay the bills as listed. Commissioner Wright seconded. All commissioners vote AYE. Motion passes.

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|-----------------------------------------------------|--------------------|
| Cash in First Interstate Bank Checking on 9/30/2020 | 1,563.63 |
| Add 10/09/20 Rent | 1,280.00 |
| Subtotal Balance Before Bills | <u>2,843.63</u> |
| Bills to Pay | |
| Green Rose Property Management | 1,109.58 |
| Miracle and Associates | 400.00 |
| RAI Inc | 1,250.00 |
| Rogena Breaux | 125.00 |
| Yuarte Concrete | <u>46,000.00</u> |
| Total Bills to Pay Via Enclosed Checks | <u>47,884.58</u> |
| Balance After Bills Approved | <u>(45,040.95)</u> |

Discussion/Decision – Christmas Decorations for Hub Plaza (ACTION ITEM): Brock stated there will be a giant wreath hung up on the tower. Lights will outline the Hub tower. He will get the expense of that from Paula. The City is paying for it now. The URA can help fund if agreed. At the next meeting Brock will have a dollar amount for the URA to help subsidize. Commissioners support helping fund the Christmas decorations at the Hub.

Update-Downtown Master Plan Project: Phase 2 is going well. Not much of update. Brock stated he believes it will be completed by mid-November before Thanksgiving and start on sidewalks by early spring. All timelines have been met and everyone is seeing it all come together. Being completed faster than anticipated. No major complaints from businesses.

Discussion-Hub and Bealls facilities, Horrocks' Video: Horrocks is contacting Commissioner Valley weekly to see if ready. A picture was sent to Horrocks showing everything torn up. Supposed to be laying asphalt this week.

Discussion/Decision- Hub & Bealls' Facilities RFP (ACTION ITEM): Brock put together the draft of two RFPs and stated City Community staff is pleased to announce the necessary changes have been made so developers can be creative and innovative with the Bealls and Hub buildings. NO longer a concern with City staff. Got the RFP rough draft back from Attorney Ryan Armbruster. Motion for URA to send out RFPs. Commissioner Bundy makes the motion and Commissioner Wright seconded. All commissioners vote AYE. Motion passed.

Business from Floor: Julie Davis wanted to discuss the possibility of using the Bealls building for an event in the future. The Chamber was looking to use the Bealls building for co-op space. During the event vendors would be informed about building space and rental costs. Brock added that co-op space would not be tied to the Bealls building, but for it would be convenient for those to share a space and create more opportunities. They are hoping it would help pilot the concept and also stage the Bealls building for future tenants. They are wanting the community as part of the RFP, to be transparent and have the URA at the event to educate the public about that. Vendors who were included would be ongoing homebased businesses. Vendors would not have to be Chamber members to participate. Chamber would provide all liability insurance during the event. All Covid precautions would be taken. Commissioners are concerned this may be a slippery slope as this building is owned by the public. The concern is that other cities may try to sell their goods in the public owned building and lead to public competition. The URA is not trying to use public money for private gain. A decision was made early on with the Hub building that nothing would be held there. This may be best for the Bealls building also. Using the parking lot may be a possibility for vendors.

Adjourn: Commissioner Wright motioned to adjourn. Commissioner Bundy seconded. All commissioners AYE. Meeting adjourned.

Next meeting will be held on November 17, 2020 at 6:00 PM.

Signed R Valley Date 11-17-2020