

MINUTES  
Urban Renewal Agency of the  
City of Mountain Home  
Monthly Business Meeting held on  
June 15, 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, Skylar Jett, and Hampton Wright were present and quorum was established.

**Guests:** Courtney Lewis, Mayor Rich Sykes, Richard Uriquidi from Public Works

**Approve Minutes:** Commissioner Bundy made a motion to approve the minutes from the May 18, 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 Bundy seconded. All commissioners vote AYE. Motion passes.

Cash in First Interstate Bank Checking on 5/31/2020	1,898.96
Subtotal Balance Before Bills	<u>1,898.96</u>
 Bills to Pay	
Elam & Burke	--
Green Rose Property Management	1,204.54
Miracle and Associates	400.00
Rogena Breaux	125.00
 Total Bills to Pay Via Enclosed Checks	<u>1,729.54</u>
 Balance After Bills Approved	<u>169.42</u>

**Update-Downtown Master Plan Project:** Courtney Lewis stated last Monday the guaranteed max price was approved at Council for phase 2 and the Mayor signed off on the document and GUHO is finalizing the teams that they have put together. They have all the subcontractors, they are working out timelines, and tightening up a few things. They are expected to start the end of June. They will start on Jackson Street working on the storm water portion and will wrap around to North 2<sup>nd</sup>. They will first do storm water and then come back to Jackson and start tearing up the sidewalks and fix all the infrastructure block by block. It will more than likely be down to one lane to give GUHO room to work. Parking may close on the right on the blocks they are working on for a short period of time. They are reaching out to businesses on the left side of the street to make sure they are not being too inconvenienced. They went downtown three times prior to the Zoom public meeting to make sure everyone is aware of what is happening. The communication director is being introduced also. The Zoom meeting response seemed to be positive. The meeting was recorded and has been published and sent out. Seeing the results of Main Street is a positive. The grand total for Phase 2 is \$1.79 million. Phase 2 is the left side of North 2<sup>nd</sup> East. Phase 2.5 is being worked out with ITD which is planning to repave Main Street and North 2<sup>nd</sup> East in 2021. The City and GUHO are working with ITD to see if GUHO can do it at the same time as they

complete North 2nd which would be easier on the businesses. Phase 3 will be the right-hand side of North 2nd which is scheduled for 2021 which is mostly sidewalks.

**Discussion/Decision-Approve Snake River Vape Lease:** Commissioner Valley talked with Becky Garvey and she said the new owner, Matt Gatlin, only wants a one-year lease because the vape business is very volatile right now. He hasn't signed the lease yet and is aware we cannot approve it now until the July meeting. Item tabled.

**Discussion-Hub and Bealls facilities, Horrocks' Public Outreach:** Commissioner Jett got information to them concerning the flyer. Horrocks' will get back to the URA to discuss some of the information. Commissioner Valley will use the Chamber phone for the public and developers to call with questions. Public Outreach meeting with developers is scheduled for June 30.

**Discussion/Decision-Harris and Company engagement letter for 2020 audit:** The standard letter was sent out which allows them to contract with us as in years past. Commissioner Bermensolo made a motion to let Commissioner Valley sign the engagement letter between Harris and Company and the Mountain Home URA. Commissioner Bundy seconded. All commissioners vote AYE. Motion passes.

**Discussion/Decision-possible sidewalk co-op with City:** Rich Uriquidi provided a map of the sidewalk project. See attached. Commissioner Bermensolo advised we need to improve sidewalks, approaches, and alleys so that if someone is using a wheelchair or stroller that it is seamless. He states we need to improve the places between Phase 1, Phase 2, and Phase 3 and not leave them stranded. Rich Uriquidi would give it to GUHO to look at. Courtney would ask that we also look at Jackson Street as it is pretty bad. She is thinking specifically in front of the Melen Hotel. Commissioner Bermensolo would like to see a beautiful canvas of sidewalks painted in Mountain Home. His recommendation would be for Rich Uriquidi to go back and look at the other areas and come back with a plan to replace even more of them. This would all be in this year's budget. Alan suggested that he would make a walk through the URA district with Rich Uriquidi and other commissioners to decide which sidewalks to replace. Tabled until next meeting.

**Discussion/Decision 2021 Budget:** Commissioner Bermensolo advised it needs to be gone through line by line titled Fiscal Year 9/30/2020. See attached. Rich Uriquidi advised on Phase 3. Will look conservatively into what can be done. Advised the City will take whatever the URA is willing to give. Courtney would like to see a master plan for the Railroad Park along with the Mayor's plans. These may be potential projects. Next month Commissioner Bermensolo will bring the budget to the meeting as an action item to be voted on and then it will be put in the Mountain Home News for public comment before the August meeting.

**Update Stage Stores Chapter 11 filing:** We received the notice that the bankruptcy has been filed but haven't received the notice to file a claim yet. This was dated as June 2, 2020.

**Business from Floor:** Advised Courtney Lewis' last meeting.

**Adjourn:** Commissioner Valley motioned to adjourn. Commissioner Bundy seconded.

**Next meeting will be held on July 20, 2020 at 6:00 PM.**

Signed

*R. V. ...*

Date

7-20-2020