

MINUTES

Urban Renewal Agency of the
City of Mountain Home
SPECIAL MEETING

March 10, 2021 12:00 PM

Meeting was held at the Mountain Home Council Chambers and virtual through Zoom due to Corona Virus safety measures.

Meeting was called to order at 12:00 PM by Commissioner/Chairman Randy Valley. Commissioners Hampton Wright, Hailey Owens, Alan Bermensolo, and Skylar Jett were present and a quorum was established.

Guests: Ryan Armbruster-URA Attorney; Julie Davis-Chamber Director; Brock Cherry-Community Development Director; In Tune Business who submitted RFP

Roundtable discussion concerning RFPs submitted for the HUB and Bealls' Buildings in conjunction with the Downtown Master Plan. No decision or action will be considered.

Discussion of five RFPs received. Mr. Armbruster stated the purpose of this meeting is for the board to have the opportunity to provide comments and input and more importantly from a compliance standpoint that all of the proposals meet the requirements under the RFP; were they filed on time, was there a release in waiver signed and submitted with the proposal, supplied a narrative paper copy plus PDF, identify the development chain with two references, outline whatever assistance they sought from agency, and generally that their responses complied with the Mountain Home Downtown Masterplan, provide economic development and eliminate slum and blight. All met the requirements except the Good Luck proposal which was missing the 2 references required.

There will not be any decisions made at this meeting. The URA will just discuss the proposals per above and then during our normal monthly meeting later this month the board will allow the RFP teams to make presentations and the URA will ask them questions if they have any.

In the macro vision, as mentioned above, the URA is to provide economic development, and eliminate slum and blight. Commissioner Bermensolo said this was the purpose in buying these buildings. For all the RFP's there needs to be quid pro quo.

Bealls Building

Good Luck

Ryan Armbruster said that the URA could allow Good Luck to address the missing references and ask that the URA allow their proposal to move forward.

RKL Properties

Proposed very well. Need more detail on future tenants. How much can the URA dictate who can be the tenants. At this stage it is pretty unusual and in this type of process the developer will know who the tenants will be and there may be confidentiality disclosure issues, but it would be fair to ask what types of tenants in terms of uses and space. It will be unlikely that at this point there will be definite information. Commissioner Bermensolo states that on page 8 of the RFP, they want the URA to pay 100 percent and obtain a property tax exemption for them. They will need to address their quid pro quo. What will they be able to do for downtown? What will be their economic impact? The URA will not request the building off the property tax role.

Mirazim

Very well done. It had everything and more outlined expectations. It has the possibility to draw people into downtown. He has good references. The commissioners see a quick quid pro quo. It could be an investment in the community of Mountain Home.

HUB Building

Tuned In

Their proposal meets the requirements. Was not able to find a quid pro quo. They are asking for the URA to pay for almost all improvements. Commissioner Bermensolo loves the proposal of an achievement and event center as a concept, but not sure of how it will improve the economic development of downtown.

Odin's Hall

A brew/pub where you throw axes. Their proposal met the requirements. They did not propose any improvements to the outside of the building to modernize it. They will have to provide quid pro quo.

Further Discussion

The question was asked that If we do not have the right RFP for the HUB Building can we re-open it? Mr. Armbruster says it has to be processed the right way. The opportunity has to be there to clarify items to reject and re-open.

The HUB Building needs to meet EPA standards and the URA could assist with asbestos removal. This could be listed in the RFP.

Mr. Armbruster stated that series of questions should be sent to each RFP team for them to address during presentations at our next board meeting. Mr. Armbruster will draft the list of questions.

The schedule that was discussed is to have all RFP teams to make presentations at our next meeting and answer questions at the next board meeting. If possible, select an RFP(s) if the board determines it/they meet(s) their requirements. This is an aggressive timetable.

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

Signed R Valmy Date _____
4-20-2021