

**MINUTES OF THE MEETING**  
**URBAN REVITALIZATION AGENCY**  
**June 25, 2019**

1. **CALL TO ORDER AND ROLL CALL** – Dale Mahugh called the meeting to order at 8:31 a.m.

**MEMBERS PRESENT:** Dale Mahugh, Stephen Coe, Robert Brown, and Bob Worley

**MEMBERS ABSENT:** Jim O’Neill

**STAFF PRESENT:** Karen Byrnes, Director, Brianne Downey, and Susan Powell

**CONSULTANT:** Shea Schroeder, Loan Portfolio Assistant, Headwaters RC&D

**GUESTS:** Mike Smith, The Montana Standard; and Cindy Shaw, Commissioner

**APPLICANTS PRESENT:** JJ and Shanna Adams, Applicant; Mike Lyons and Shawneen Pendergast representing St. Patrick’s Church for Father Patrick Beretta, Applicant; Jon Wick, Applicant; Casey McConnell, Applicant; and Steve Thompson, (Food Coop), Applicant

2. **APPROVAL OF MINUTES**

Stephen Coe made a motion that was seconded by Bob Worley to approve the minutes from the May 28, 2019, meeting as presented. The motion carried.

3. **FINANCIAL REPORT**

A copy of the Financial Reports is made part of these minutes.

Brianne Downey, URA Financial and Project Manager, went over the Financial Reports with the URA Board.

Bob Worley made a motion that was seconded by Stephen Coe to accept the Financial Reports as presented. The motion carried unanimously.

Karen Byrnes explained to the Board about an emergency 25% URA grant to 624 South Colorado Street for a new sewer line. The sewer line was not connected to the main and needed to be fixed immediately because someone has been living in the house. A lien will be placed on the property for the 75% in the amount of \$6,045.00 (75% Grant from Community

Development Program Income Fund). Karen Byrnes asked the Board for approval of the 25% URA Grant in the amount of \$2,015.00.

Robert Brown made a motion that was seconded by Stephen Coe to approve a 25% grant in the amount of \$2,015.00 for 624 South Colorado Street for a new sewer line. The motion carried unanimously.

#### 4. **DIRECTOR'S REPORT**

Karen Byrnes, Director, reported to the Board that we received three proposals for 40 East Broadway. They have a meeting on July 8<sup>th</sup> with two that put in a proposal, Steve Grover; and Mike Reilly and Tom Warner. Fran Doran also put in a proposal but just for the Ranch House not for the whole building. After the meeting on July 8<sup>th</sup>, the proposals will go to the Council of Commissioners for a decision.

Karen Byrnes talked to the Board regarding a Visionary Group for a Master Plan for the Uptown Area. We are doing an RFP to hire a consultant to draft a Master Plan. Karen will bring a draft RFP to the Board at the next Board meeting.

Karen Byrnes told the Board that Amanda Ellwein, URA Intern, walked around uptown and did an inventory on garbage cans. Amanda counted 60 garbage cans that are ours. We will be replacing some of the garbage cans.

Karen Byrnes told to the Board that Community Development will be hiring Janet Cornish to help us create another District that would be in the area of Harrison Avenue, South of the Interstate.

#### 5. **GRANT REQUEST**

##### **a. 100 East Broadway Street – Finlen Hotel & Motor Inn – JJ Adams**

Building Improvements

Project Cost - \$115,000.00

The Applicant, JJ Adams, was present at the meeting. The Applicant was seeking matching grant funds for the purchase and installation of a 49.3kW solar electric system. The Applicant has provided the necessary documentation. The Applicant has also consulted with the Historic Preservation Officer.

URA Staff recommended funding in the amount up to \$28,750.00 or 25% of the eligible cost.

Bob Worley made a motion that was seconded by Stephen Coe to approve a 25% grant in the amount up to \$28,750.00 to JJ Adams for the purchase and installation of a 49.3kW solar electric system for the Finlen Hotel & Motor Inn at 100 East

Broadway Street. This project has been approved by Historic Preservation. The motion carried unanimously.

**b. 102 South Washington Street – St. Patrick’s Church – Father Patrick Beretta**

Building Repairs  
Project Cost - \$22,875.00

The Applicant, Father Patrick Baretta, was represented by Mike Lyons and Shawneen Pendergast at the meeting. The Applicant was seeking matching grant funds for roof repairs. Existing membrane roofing will be removed and replaced with 60 MIL EPDM rubberized roofing. The Applicant has provided the necessary documentation.

URA Staff recommended funding in the amount up to \$5,718.75 or 25% of the eligible cost.

Robert Brown made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$5,718.75 for roof repairs to Father Patrick Baretta for St. Patrick’s Church at 102 South Washington Street. Existing membrane roofing will be removed and replaced with 60 MIL EPDM rubberized roofing. This project has been approved by Historic Preservation. The motion carried unanimously.

**c. 27 North Main Street Alley – Jon Wick**

Building Repairs  
Project Cost - \$14,850.00

The Applicant, Jon Wick, was present at the meeting. The Applicant was seeking matching grant funds for building repairs to the alley side façade. Existing plaster will be removed exposing original bricks that are to be stabilized. The Applicant has provided the necessary documentation.

URA Staff recommended funding in the amount up to \$3,712.50 or 25% of the eligible cost.

Stephen Coe made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$3,712.50 for building repairs to the alley side façade to Jon Wick at 27 North Main Street Alley. This project has been approved by Historic Preservation. The motion carried unanimously.

**d. 102 East Granite Street – North 46 – Casey McConnell**

Property Redevelopment  
Project Cost - \$7,871.50

The Applicant, Casey McConnell, was present at the meeting. The Applicant is seeking matching grant funds for the redevelopment of the existing lot into greenspace. This includes removing existing dirt and deteriorated asphalt and

replacing with new fill, sod and fencing. The Applicant has provided the necessary documentation

URA Staff recommended funding in the amount up to \$1,967.88 or 25% of the eligible cost.

Robert Brown made a motion that was seconded by Stephen Coe to approve a 25% grant in the amount up to \$1,967.88 to Casey McConnell for the redevelopment of the existing lot into greenspace for North 46 at 102 East Granite Street. The motion carried unanimously.

**6. STRATEGIC PLANNING SESSION – JULY 23, 2019**

Karen Byrnes talked to the Board about having the Strategic Planning Session in conjunction with the regular scheduled URA Board Meeting on July 23<sup>rd</sup>. It will make the meeting about two hours longer. The Board agreed to have the planning session at the meeting on July 23, 2019.

**7. PUBLIC COMMENT**

None.

**8. OTHER ITEMS**

Karen Byrnes introduced Steve Thompson, NCAT, to talk to the Board regarding the Food Coop planning and to have a feasibility study done. The feasibility study would cost about \$20,000 to \$30,000. Steve was asking the URA to help with funding up to \$15,000 in matching grant funds. The Food Coop is planning to go in the old Hennessy Market.

Stephen Coe made a motion that was seconded by Robert Brown to approve a matching grant in the amount up to \$15,000 for a feasibility study to Butte Coop Initiative for a Food Coop to go in the Hennessy Market. The motion carried unanimously.

Karen Byrnes talked to the Board regarding the Lizzie Block Alley Project, the alley behind 5518 on Main Street. They are asking the URA to approve matching grant funds in the amount up to \$5,000 to buy paint to paint a mural in the alley. They would like to have a budget for the paint now without waiting for the next URA Board meeting.

Robert Brown made a motion that was seconded by Stephen Coe to approve an amount up to \$5,000 to purchase materials and supplies for the Lizzie Block Project behind 5518 on Main Street to paint a mural in the alley. The motion carried unanimously.

Karen Byrnes told the Board that there will be more to come from Fran Doran on planters on Broadway Street in front of the Art Wall.

**9. ADJOURN**

Stephen Coe made a motion that was seconded by Bob Worley to adjourn the meeting at 10:53 a.m. The motion carried unanimously.

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