

**MINUTES OF THE MEETING**  
**URBAN REVITALIZATION AGENCY**  
**January 24, 2023**

**MEETING WAS HELD IN PERSON AND BY PHONE**  
**CONFERENCE**

1. **CALL TO ORDER AND ROLL CALL** – Dale MaHugh called the meeting to order at 8:35 a.m.  
**MEMBERS PRESENT:** Dale Mahugh, Bob Worley, Stephen Coe, and Kevin Patrick on the phone  
**MEMBERS ABSENT:** Bob Brown  
**STAFF PRESENT:** Karen Brynes Director, Pauline Giacomino, and Sherry Carpino  
**CONSULTANT:**  
**GUESTS:** Commissioner Cindy Shaw, Kelly Sullivan Director of the BLDC, Irene Sheidecker from CPR, Mitzi Rosen and Gregory Kent  
**APPLICANTS PRESENT:** Cameron Moylan, Marshal Mickelson, Lisa Wade, JJ Adams, Keith Warring, Tedd Ackerman, Jamie Decker, Ryan Blankenship, and Eric Bower
  
2. **APPROVAL OF MINUTES**  
  
Stephen Coe made a motion that was seconded by Bob Worley to approve the minutes as amended from the November 22, 2022. Bob Brown abstained due to absence. The motion carried unanimously.
  
3. **FINANCIAL REPORT/BUDGET**  
  
Pauline Giacomino went over the Financial Reports with the URA Board.  
  
Bob Worley made a motion that was seconded by Stephen Coe to accept the financial information as presented. The motion carried unanimously.
  
4. **DIRECTOR’S REPORT**  
  
Karen states she will try and keep it brief. I did want to let the board know that she was in Bozeman yesterday meeting with the Montana Health Care Foundation about developing our behavior health management system here in Butte. This is one of my other duties that I’m heavily involved in. We met with representatives from Gallatin County and some companies over there regarding mental health systems and development of a continuum of care in that area so it was really important to do that. And how it relates possibly back to the URA is if you are developing a system the whole system includes the development of permanent supportive housing and we did identify a

site that is within the urban renewal district to build this housing on. And we are pursuing other grant funds through state and federal sources and other funds. That could be something that would come back before this board as a piece that we could be a part of. Right now, we are working on building the systems of support services that would go around that. So, that is building the crisis response teams, those are the folks that are called when someone is in crisis. That is part of the work we are working on here in Butte Silver Bow, more to come on that. We are also watching very closely the legislative session. So far, the introduction of any of the bills that actually call out tax increment, there are drafts out there, but nothing has been introduced. There has been bills that have been introduced that affect property taxes so those are things that we are watching to and monitoring and commenting back on with the Montana League of Cities and Towns. And we just had our strategic planning session last week and I felt it went very well. Kristen and I will be working on typing up the notes and the rest of the staff will chime in and make sure we didn't miss anything in terms of what we discussed and what we defined as priorities going forward. I do believe that at our next meeting in February, I will send that report prior to the meeting, but then I will be bringing some of those actions' items back to the board that I do believe that we should take action on. And those could include things like amending the plan for different things we talked about, amending the urban renewal plan to included possibly other projects, more detail, and some of those areas possibly boundary adjustments etc. more to come. Dale states not a question but I would like to thank you and staff and Kristen for keeping us on track last week at the strategy session, I too thought it went very well. Karen agrees and thanks everyone for their dedication. Karen also thanks Kelly Sullivan for attending the meeting, she is the Director of the Butte Local Development Corporation and Executive Director of Headwaters RC&D. We work very closely together, and I appreciate her support and her attending.

**5. GRANT REQUEST**

**a. 225 S. Idaho – Deluxe Enterprises/Cameron Moylan**

Exterior Improvements  
Project Cost - \$15,800

The applicant is seeking matching grant funds to replace the fire line. The applicant has provided all necessary documentation within the application. URA Staff recommended funding in the amount up to \$3,950 or 25% of the eligible costs.

Cameron states yes, it is one of those surprise things because on the inside it looked great and actually surprisingly the old line even though it was almost a century old wasn't rusted through, but it was constricted on the inside. So, it just made sense to replace it while we were at it. Bob Worley asked how big a line is that? Cameron states it's a 4-inch line. Bob Worley asked was it galvanized. Cameron continued the old line was galvanized steel line, but the new line will be duct alliance pipe. Bob continues so you won't have the problems of buildup problem inside that. Cameron states no, the other thing to is it's mainly on the end due to disuse I believe just from the water flowing past not flowing through. So, I think if it flushes on a regular basis

I don't think we would have the same problem. Dale asked if he does dig in the frost is that included in the price. Cameron states this particular section, we will have to dig up a section of it again which is kind of frustrating, but with an excavator it's not that big of a deal and it will actually be in the summertime. We are planning on doing this part in the spring. Dale continues and we know that contractors are hard to come by.

Bob Worley made a motion that was seconded by Stephen Coe to approve a grant in the amount up to \$3,950 or 25% of the eligible cost of the property renovation to 225 S. Idaho Steet – Deluxe Enterprises. The motion carried unanimously.

**b. 129 W. Park – Mayer Building – CPK, LLC/Bob Carlson**

Interior Improvements  
Project Cost - \$7,876

The applicant is seeking matching grant funds to add two new zones to the HVAC system. The applicant has provided all necessary documentation within the application. The URA Staff recommends funding in the amount up to \$1,969 or 25% of the eligible cost.

Marshal Michelson states when you get into a project you find things that need extra care. The contractor determined the system would work part of the problem the old system just wasn't keeping up with the more modern heating and cooling standards and once they got in there, they discovered 2 additional zones that would balance out the floor so they recommended we do that so that is what this is for. Dale asked if they were full in the building and Marshal confirmed, the 2<sup>nd</sup> floor that is what this is and that is the child support enforcement, and we were very lucky when our law firm move out A to Z moved up and child support moved in, and the liquor store is taking over the Irish store space. His plan is to expand so it's doing well.

Stephen Coe made a motion that was seconded by Kevin Patrick to approve the amount up to \$1,969 a 25% of the eligible cost for 129 W. Park Street Mayor Building – CPK, LLC. The motion carried unanimously.

**c. 315 W. Granite – Italianate, LLC/Lisa Wade**

Exterior Improvements  
Project Cost - \$3,188

The applicant is seeking matching grant funds to install new gutters and downspouts. The applicant has provided all necessary documentation within the application. The project has been reviewed and approved by the HPC. The URA Staff recommends funding in the amount up to \$797 or 25% of the eligible costs.

Lisa starts with we are trying to keep as much water away from the foundation of the old house as possible and right now there are no gutters at this time. We did speak briefly with the person regarding the historical aspect and the comment there verbally

was just to ascetically match with respect to colors and there is one section to the back porch that is curved, and we will not be able to put a rain gutter on that section because of the curve but we will be able to get them everywhere else. It should be very helpful in keeping the water out of the basement. Dale states Kate from the historical preservation I know you looked at that and you decided it was good. Kate states yes, we spoke several months ago actually, and she was willing to agree to match the colors to the trim of the building and I think they are appropriate and will work great.

Stephen Coe made a motion that was seconded by Bob Worley to approve a grant in the amount up to \$797 or 25% of the eligible cost of the property exterior improvements at 315 W. Granite Street. This project has been reviewed and approved by the HPC. The motion carried unanimously.

**d. 100 E. Broadway – Finlen Properties- JJ Adams**

Property Renovations  
Project Cost - \$474,685

The applicant is seeking matching grant funds to design and install a new fire suppression system. The applicant has provided all necessary documentation within the application. The URA Staff recommends funding in the amount up to \$118,671.25 or 25% of the eligible costs.

JJ states I appreciate the opportunity to present today. I don't think it's news to anybody that there is a piece of the building that we would like to renovate. It was built as hotel rooms, and we would like to bring those back to 30 hotel rooms and the truth is at the end of the day we are not changing the floor plan very much we are just swapping out claw foot tub with showers stalls. And running some power and pipes and updating them but because of the cost of the project and some other reasons we trigger some co compliance issues. So, it is our agreement with the firer Marshall as a condition of these renovations that we 1<sup>st</sup> of all have fire suppression active and working in those rooms before we make them available for the public. And then also commit to a 10-year plan to put a suppression system in the whole building. So, the actual total cost that we are committing to is about 1.9 million or at least today with the way things are going up. So far, we have been awarded a CDBG grant to help cover costs and that amount is \$700,000. This 458 number that you see is suppression only because we didn't have the paperwork for the alarm system yet, and what it is, is the minimum to continue with our renovations. So, it's step 1 bare minimum doesn't include the core drilling, paint, finished carpentry and doesn't include the fire alarm either. If awarded what this money would go to fire suppression. Karen intercepts with JJ and I have been working on this project together for a few years now. And it's been argues to say the least. With the CDBG funding that comes into the entire project it dictates how we procure things and it's been a struggle to get responses from contractors. So, we went through the whole process and now he is negotiating with contractors rightfully so one on one because that is the options we are left with. We have seen this with other projects up town

and Ted is nodding along and looking at Kate we have been working on fire suppression activities at the Mother Lode. It's really, really difficult to get contractors to respond to these projects. So, I'm so excited that we are moving forward it's been a crawl, but we are getting there and thank you property owners like JJ for not giving up ever. Dale states yes, it's much appreciated, and the dollar amounts are getting bigger by the day. And I just want to commend you for what you have done with the Finlen already and I know what your ultimate dream is down the road and that is great thank you for moving forward. Bob Worley states so we will be seeing you for money after this. And JJ confirms and he hopes the board is happy with what they have done so far.

Kevin Patrick made a motion that was seconded by Stephen Coe to approve a grant in the amount up to \$118,671.25 or 25% of the eligible cost of the property fire suppression system at 100 E. Broadway Street – Finlen Properties. The motion carried unanimously.

e. **65 E. Broadway – Thornton Group/Jeff Riggs-Keith Waring**

Interior Improvements

Project Cost - \$97,050

The applicant is seeking matching grant funds to update the heating system on the first floor of the Thornton building. The applicant has provided all necessary documentation within the application. The URA Staff recommends funding in the amount up to \$24,262.50 or 25% of the eligible costs.

Keith begins with we have already started the 1<sup>st</sup> phase with a previous grant request for the second floor and we are now moving to the first floor which is currently being heated with space heaters. So, we are installing a radiant heating system for ½ of the first floor. The other ½ is currently being serviced by an outdated but still working forced air system. The old system was a steam system and all the valves and piping started to break so we decided to move on to a regular water system. Bob Worley asks if the main floor is going to be kept as it is, a meeting place or ballroom type thing. Keith continues yes, the ballroom is going to remain a ball room, I don't know if anyone has been in there lately, but we pulled up all the blue carpet and refinished the floors and expanded the stage and put in a sound system. There are currently a couple renters like Farmers Insurance is in front there and we have 2 open spaces that we would love to rent out to retail. And there are some small back offices and ultimately our plan is, we have some elevator issues as well as old buildings do, but we are looking at eventually replacing one of the elevators and opening the Wyoming entrance to create a different entrance to the freight elevator which we hope to replace with a passage elevator at some point. As everybody knows it's hard to find people to do the work or even answer phone calls right now but we are pushing ahead as fast as we can. But the ballroom we defiantly plan on keeping that and making improvements to make it a facility that can be used.

Stephen Coe made a motion that was seconded by Bob Worley to approve a grant in the amount up to \$24,262.50 or 25% of the eligible cost at 64 E. Park Street the Thornton Group. The motion carried unanimously.

**f. 53 W. Park – Miner’s Hotel/Tedd Ackerman**

Property Renovations  
Project Cost - \$72,943

The applicant is seeking matching grant funds to repair the 3<sup>rd</sup> floor exit door and to modify and install a fire suppression system. The applicant has provided all necessary documentation within the application. The URA staff recommends funding in the amount up to \$18,235.75 or 25% of the eligible costs.

Ted states the last time I was here it was about 3 years ago, and I had that crazy idea about putting a speak easy in the basement. And I changed the occupancy Doherty said I had to sprinkle the 1<sup>st</sup> floor and the basement, and we did. Well, we sold the building a couple months back and again they couldn’t find anyone to help finish the 3<sup>rd</sup> floor and that is where I lived was the 3<sup>rd</sup> floor so they wanted to put some apartments in there so that was part of our agreement was for me to help. But now I have a new set of inspectors that come in and they tell me that this must have slipped through the cracks you had to have the 2<sup>nd</sup> and 3<sup>rd</sup> floor sprinkled to. In the process we bought the building across the street that we are going to start working on and the people that bought the building are going to move into the part where Butte Stuff was and I’m going to take on the sprinkling part for them. Dale stated so you are not the building owner anymore just a representative for this project. Ted confirmed. Karen states that she has spoken with all parties about how this should move forward and be represented and Ted has agreed to take this on and finish out the sprinkling system in the building.

Bob Worley made a motion that was seconded by Kevin Patrick to approve a grant in the amount up to \$18,235.75 or 25% of the eligible cost of the property repairs to the 3<sup>rd</sup> floor exit door and to modify and install a fire suppression system at 53 W. Park Street the Miner’s Hotel. The motion carried unanimously.

**g. 160 W. Granite – Top Deck Medical/Jamie Decker**

Property Renovations  
Project Cost - \$42,834

The applicant is seeking matching grant funds to replace windows, install new front doors, upgrade the electrical and plumbing, install AC, and install a structural beam. The applicant has provided all necessary documentation within the application. This project has been reviewed and approved by the HPC. The URA staff recommends funding in the amount up to \$10,708.50 or 25% of the eligible costs.

Jamie states we are ready to move forward as soon as I have this dealt with and funds come from the bank. Hoping to open the practice early spring. And I’m a nurse



practitioner, I just moved back from Billings. Been here about a year we were just trying to find the right location. Found this location but it just needs a little sprucing up before we start seeing patients there. Dale states I see the project has been approved by the HPC is there anything you would like to add Kate. Kate begins with it was approved on the contingency that she uses the Anderson 100 windows and use, there were 2 door options, the 2<sup>nd</sup> door option that we have spoken about. Dale states it's good to see that communication dialogue has already taken place and there has been approval on that end. Thank you, Kate. Bob Worley asked are you involved medically on this? Jamie states yes, I am a nurse practitioner I am the primary provider at this clinic. It will also provide 3 jobs as well, 2 nurses and a front desk person. And then I'm hopeful that another nurse practitioner will join me before the end of the year. Bob asks what is your practice. Jamie states it will be a family practice as well as medical aesthetics. So that is Botox laser, chemical peel and also primary care. Bob continues are you originally from Butte. Jamie confirms she originally left in 17, I worked in the Covid ICU at St. Petes for the duration of my career pretty much. I just came back when I felt the team there wouldn't be so overwhelmed. My husband actually works at Pioneer Technical, and we just decided to come back. I currently work at Nova Care, and I will transition when this is done.

Bob Worley made a motion that was seconded by Stephen Coe to approve a grant in the amount up to \$10,708.50 or 25% of the eligible cost of the property renovations to the property located at 160 W. Granite. This project has been reviewed by the HPO and is approved. The motion carried unanimously.

**h. 659 and 661 S. Main – CrossBow Holdings/Marissa Bowers-Ryan**

Property Redevelopment

Project Cost - \$337,014

The applicant is seeking matching grant funds to redevelop the interior and exterior of the properties. The improvements include replacing the windows, refurbishing the doors, revitalizing the façade, repairing and replacing the porches, making all necessary structural repairs, and installing new electrical and plumbing. The applicant has provided all the necessary documentation withing the application. This project has been reviewed and approved by the HPC. The URA staff recommends funding in the amount up to \$84,253.50 or 25% of the eligible costs.

Ryan states he is very excited about the project. Everybody has been great to deal with and I have enjoyed the process. Karen states just a side note that these buildings just in my time since 2010ish these buildings have been on our radar as something we needed to work on and Butte Silver Bow has worked with the previous property owners and we are just thrilled to have the investment in these properties and work with the company that Ryan represents because they do great work, so thank you for your investment in our community. Ryan states we are going to keep doing it. Bob Worley asked what the time frame is on this project. Ryan states well approximately about the spring we should be done. The good news is that we came in and already gut out and demoed so all the big plaster and stuff are gone. So, should be smooth.

Bob continues so they will be available for rent by around the 1<sup>st</sup> of May. Ryan confirmed, depending on if we run into issues that we didn't plan for. Kate stated they came in and presented and there were some concerns and we have written agreement from the owners to address all those concerns and do exactly what they have asked. After project 5f was approved Karen states that Eric Bower was on the phone, and he is a partner with Ryan on the sister houses there on Main Street. Eric, we have gone ahead and reviewed and approved the project, but I didn't know if there was anything you would like to add. Ryan represented the project very well and it was a nice discussion how happy we are with the investment. Eric started with Hi everyone I was there last week on some other business, but I wanted to thank everybody, this is quite a group I have gotten to know many of you and I just to say thank you!

Kevin Patrick made a motion that was seconded by Bob Worley to approve a grant in the amount up to \$10,708.50 or 25% of the eligible cost of the property renovations to the property located at 659-661 S. Main Street. This project has been reviewed by the HPO and is approved. The motion carried unanimously.

## **6. MAIN/GRANITE INTERSECTION IMPROVEMENTS**

Karen starts with I did share with the board members an email and a schematic of what we are speaking of today. I wanted to make sure with the project developers that it was ok to share this in a public meeting and they assured me that it was. So, the Clearwater Credit Union has purchased the Wells Fargo drive through location on the corner of Granite and Main. They will be doing a complete demolition of that building and rebuild of the new structure in its place. We have had some initial conversations with them, for a lack of a better term, we held a miniature sort of surette with us with some folks in the community to look at what they would like their design to be, the architects are going to be working with our Historic Preservation Officer and myself and their design and bringing this forward. They have not applied for any URA funding as of this point so there is no formal design process that we are engaged in. It's been just conversations and they have been a great group to work with, Kate is nodding along. I do believe they are open to talking with us about what they are planning. We are excited about the opportunity. And so, one of the things that our Master Plan group has been working on is in Chapter 6 in our implementation of the Master Plan these folks are very interested in trying to be the catalyst for some of our projects that we have identified in that master plan, in terms of street scape and street improvements. And intersection improvements along with walk ability of all those fun key terms that we like to talk about. But one of the things that they are looking at is investing in bald outs at that corner on that northeast corner of Granite and Main, street improvements, intersection improvements, cross walk improvements, street trees, benches, and things like that. So, in that design when I was talking to their architects and engineers, I said wouldn't it be great if we leverage your investment on that corner into a greater investment on the remaining 3 corners. So, that you wouldn't just have this island of what we have envisioned in the master plan improvement on 1 corner and by itself. I



did ask them to work out a scope of work and a cost estimate very high level that is what I shared with the board for the remaining 3 corners. I have talked with our public works director and also have a call into our road foreman about what this would mean for Butte Silver Bow and who we would need to collaborate with to get this done on these corners. So, there are more conversations to come but being that it is something that we have identified in our Uptown Master Plan that is adopted as part of the growth policy and is something that we talk about in our transportation plan for Butte Silver Bow. I do believe we are poised very well to implement something like this. So, what I wanted to share with the board is the initial schematic the initial work, the high level of cost estimate for this from this engineering firm that is working on the one corner is about \$18,000 given my go ahead they would work on a more precise cost estimate for this scope of work. And at that point I would probably bring something back to this board for your approval and moving forward with that design. It is of an amount that we don't have to go out and competitively procure this project at this point it's something that we could move forward with the firm that is working on the other corner which only makes sense to me if you were going to do this and I'm looking at Stephen who works for a legendary firm it would makes sense to do that. It would be the most cost effective if water and environmental was working on 1 corner I would say the exact same thing. So, it is something that I wanted to bring to the board's attention as a potential that I would bring forward as a URA driven project this is something that we would pay for that we would take on. But there would be a possible other partnership in terms of funding for other improvements in and around that area. We will be discussing it again and at our next meeting as I said given our strategic plan meeting that we had last week in identifying projects especially the Uptown Master Plan I might be bringing forward some action items related to that at our next meeting in terms of other grants that we have received that I would look to the URA to provide matching funds to so we would take official action on those as well. Bob Worley asks down the road Karen at \$18,000 an intersection for engineering what are the additional costs that will be and who will absorb will that be URA funding also. Karen states that's a very tough question to answer in terms of what those additional costs are because I have no idea what the additional actual construction costs will be. That would be something that this kind of agreement would bring to us. Cost estimates on the additional construction cost. And once we have those cost estimates then we look at how are we going to fund this, what other grant funds we are going to go after, are their state grant funds, state transportation alternative grant funds, that is apart of the MDT. There are additional funds that we will go after to leverage. I would never, not ever I can't say ever, but never try to just identify just the URA as the sole funding source for any of these projects. We could be but that doesn't make any sense when there are opportunities to leverage our funding and make our funding go further why wouldn't we do that. So, that is exactly what we did when we funded the Master Plan. It was a 200-thousand-dollar endeavor, we applied for multiple grants to help us pay for that when it could have been just the URA but why would we ever take on the full cost when we can leverage other funding. So, to answer your question we would pursue additional funding. Bob asks how many of these intersections are there in the Master Plan? Karen states I don't know off the top of my head I know there are many. But there are key intersections are Granite and Montana, Granite and Main, Broadway and

Main, Broadway and Montana just on down the line those are the key intersections. Bob asked so are the plans to go ahead and pursue those key intersections in the near future? Karen states yes definitely. One of our main gateway intersections that we are very focused on is Galena and Montana. That intersection is not signalized it is vast, it is a giant intersection and it is a very busy intersection. There is a lot of pedestrian traffic and just as more businesses become more vibrant in the evening hours and all day long even. So, it's the gateway to the uptown core and it's something we need to enhance and make safe. So, that one is definitely a focus and there are others that we have also identified. Stephen states that that intersection is key to focus on for the master plan, what we are talking about today is an opportunity that we can't afford to miss either. Dale states yes it may not be our first opportunity but it happens to be the one that has come up. Karen states I want to be very opportunistic as these come up and that's what I have talked about with this Uptown Master Plan is we have identified what our goals are and if we have an opportunity to glom on for a lack of a better to a project if it's going to see some investment and our opportunity to make some of the visions become reality, it's a no brainer every chance we get. Because it's incremental and I know it feels like we are going here and we are going there but if we are going to take advantage of the investment why shouldn't we. More to come on that I just wanted to bring it to your attention and get a feel of how I could bring this forward maybe at our next meeting. Dale thanked Karen for the heads up. It gives them a chance to be prepared with questions and be knowledgeable.

**7. PUBLIC COMMENT**

None.

**8. OTHER ITEMS**

None.

**9. ADJOURN**

Stephen Coe made a motion that was seconded by Bob Worley to adjourn the meeting at 10:01 a.m. The motion carried unanimously.