

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
January 26, 2021

MEETING WAS CONDUCTED BY PHONE CONFERENCE

1. **CALL TO ORDER AND ROLL CALL** – Dale Mahugh called the meeting to order at 8:32 a.m.

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

Patrick

MEMBERS ABSENT: All Present

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

CONSULTANT:

GUESTS: Mary McCormick, Historic Preservation Officer (by phone)

APPLICANTS PRESENT: Russ Himmelspach, Applicant (by phone); Kelton Coe, Applicant (by phone); Jeff Riggs Applicant (by phone); Steve Grover, Applicant (by phone); Aubrey Japp, Applicant (by phone); Mike and Sarah Borduin, Applicant (by phone) Mark Farrar, Designer (by phone)

2. **APPROVAL OF MINUTES**

Stephen Coe made a motion that was seconded by Bob Worley to approve the minutes from the December 22, 2020, meeting as presented. The motion carried.

3. **FINANCIAL REPORT**

A copy of the Financial Report 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 Report as presented. The motion carried unanimously.

4. **DIRECTOR'S REPORT**

Karen Byrnes told the Board that they are in the process of kicking off the Uptown Master Plan public launch. We have two public meetings planned. Things look differently now than

they did a year ago. These public launches are going to be virtual, they are going to be February 10 at noon and February 11 is at 7:00 p.m. We are also conducting a business survey that will be sent to all of the businesses within our study area. Our study area has not been completely defined yet. We were successful in receiving that CDBG Grant that we applied for, we are in the start-up phase of that grant, that was \$50,000.00. We have not heard yet on the MainStreet Grant for \$15,000.00. We are fully funded because the Board was insightful for allowing us to go ahead and make that up to amount available from the URA. Everything is moving ahead.

Karen Byrnes told the Board that we are monitoring the Legislature. In terms of tax increment financing or revision of those sort of laws, those are still in draft as far as Karen knows. Nothing has hit the floors yet or committees, so we are watching those to see what will come. Karen thinks that there are like 19 place holders of Bills that could have anything to do with property tax law or revision of tax increment tax financing, we are watching those.

Karen Byrnes stated that we are continuing to be very busy in Uptown Butte and in Butte as a whole in terms of interest. We did have some large structures sell recently to a gentleman who is planning on doing some redevelopment. So, we have five large buildings sell in Uptown Butte. They are looking at redevelopment not sitting on them.

Karen Byrnes updated that the Parking Garage gate is partially installed. There will be some fencing and electrical work as well.

5. GRANT REQUEST

a. 506 South Dakota Street – KRC Investments LLP

Property Redevelopment
Project Cost - \$76,138.00

The Applicant, Russ Himmelspach and Kelton Coe, was present at the meeting by phone. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for complete renovation of the residential structure. The exterior improvements include new windows, doors, siding, facia, rebuild porch, paint, new 12' dormers, and roofing. The interior improvements include rough in wiring and plumbing, new heating system and new stairway to the second level.

The Applicant has provided all necessary documentation within the application. The Applicant has also consulted with the Historic Preservation Officer and has received tentative approval that the work meets preservation standard.

URA Staff recommended funding in the amount up to \$19,034.50 or 25% of the eligible costs.

Robert Brown made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$19,034.50 to KRC Investments LLP, for exterior improvements to

include new windows, doors, siding, facia, rebuild porch, paint, new 12' dormers, and roofing. The interior improvements include rough in wiring and plumbing, new heating system and new stairway to the second level at 506 South Dakota Street. The Applicant has also consulted with the Historic Preservation Officer and has received tentative approval that the work meets preservation standard. The motion carried unanimously.

b. 40 East Broadway Street – Montana Studios

Plumbing Upgrades
Project Cost - \$2,357.00

The Applicant, Steve Grover, was present at the meeting by phone. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for repairs to the building plumbing. The repairs include replacement of a seal kit for pumps and replacement of a leaking expansion tank.

The Applicant has provided all necessary documentation within the application.

URA Staff recommended funding in the amount up to \$589.25 or 25% of the eligible costs.

Stephen Coe made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$589.25 to Steve Grover, Montana Studios, for repairs to the building plumbing. The repairs include replacement of a seal kit for pumps and replacement of a leaking expansion tank at 40 East Broadway Street. The motion carried unanimously.

6. FEASIBILITY STUDY PARTNERSHIP

Karen Byrnes explained Feasibility Study Partnership. Feasibility studies are planning studies analyses are things that are allowable to be expended with tax increment dollars in urban renewal districts. Our Board, in our plan that we wrote for the District, we talk about the need to be able to partner with folks in doing planning or analysis of redevelopment projects for properties within our District. In our programs, we wrote some language about 50% participation in these projects from our side with the other 50% of the costs coming from either the proposed developer, another source, or the property owner or any combination that could come together to come up with that other 50%. One of the criteria of us participating in these analyses is that at the end of the day when the analysis is done, that becomes our property basically. The report is shared with us and the property owner or the other parties. So that report is always ours and always there for our use if for some reason the project does not come to fruition. In essence, we see the benefit of participating in these analyses so that we can see that being a catalyst to the actual redevelopment or the come to fruition of the project.

The ways these would be handled, we would make an award just like we would for a grant an up to amount of 50% of the estimate cost of the analyses, then those applicants would go on

and get that analyses done and bill us at the end. Just like they would bill us at the end for any of our grant projects. We are not paying for something prior to it actually being completed.

a. B'nai Israel Heritage Program – 327 West Galena Street

- i. Long-term feasibility plan for a new management and ownership framework for the Synagogue. Requesting \$15,000.

The Applicant, Aubrey Japp, Friends of the Archives, was present at the meeting by phone. A copy of the application is made part of these minutes. Requested \$15,000 to help support a planning study with the Butte Archives Preserve Montana, and Congregation B'nai Israel to create a long-term feasibility plan for a new management and ownership framework for B'nai Israel Synagogue. The Board discussed the application that additional contributions from the Archives and other entities were identified taking the total value of this feasibility study potential well over \$30,000.

Stephen Coe made a motion that was seconded by Robert Brown to approve up to \$15,000 at a maximum or 50% grant of the project costs if it comes in less than \$15,000 to Friends of the Archives to create a long-term feasibility plan for a new management and ownership framework for B'nai Israel Synagogue at 327 West Galena Street. The motion carried unanimously.

b. Old St. James Hospital Rehabilitation, 225 South Idaho Street

- i. Determine the feasibility of rehabilitating the Old St. James Hospital for residential mixed use. Requesting \$7,500.

The Applicant, Jeff Riggs, was present at the meeting by phone. A copy of the application is made part of these minutes. The grant will focus on determining the feasibility of rehabilitating the Old St. James Hospital for residential mixed use.

Bob Worley made a motion that was seconded by Stephen Coe to approve a 50% grant in the amount up to \$7,500 to Jeff Riggs for a technical assistance grant to determine the feasibility of rehabilitating the Old St. James Hospital for residential mixed use at 225 South Idaho Street. The motion carried unanimously.

c. Curtis Music Hall/Gamers Remodel, 15 West Park Street

- i. Determine the feasibility of rehabilitating the commercial space into mixed use. Requesting \$17,500.

Karen Byrnes explained that we did receive an updated estimate last night that did include some additional work related to the feasibility LEED Certification for the project that would add to this project cost up to \$5,000, so the total project cost for this did increase to \$35,000 as the high. That would just slightly adjust our up to amount that we would suggest funding for this project to \$17,500 as a 50%. The other 50% of this project will be covered by the private funding of the Applicants, Mike and Sarah Borduin. They have partnered with Knot Square Design, LLC which is Mark Farrar and he has provided a great detailed estimate and scope of work for this building and this project.

The Applicant, Sarah and Mike Borduin, was present at the meeting by phone. A copy of the application is made part of these minutes. The grant will be used to determine the feasibility study for the Curtis Music Hall project. Mike Borduin explained to turn the building into approximately 26 living units that are fully contained with a bathroom and kitchen or kitchenette and make those units available for rent either long term or short term for Airbnb and also partnering with his wife's business of a Bike Hostel in Uptown Butte.

Stephen Coe made a motion that was seconded by Bob Worley to approve a 50% grant in the amount up to \$17,500 to Sarah and Mike Borduin to determine the feasibility of rehabilitating the commercial space into mixed use for the Curtis Music Hall at 15 West Park Street. The motion carried unanimously.

7. PUBLIC COMMENT

No public comment.

8. OTHER ITEMS

Robert Brown asked about where we are at on staffing on URA and compensation for our employees. Karen Byrnes reported that she had an initial conversation with the new Chief Executive on that topic, we have not come to any sort of conclusion or plan moving forward, but Karen plans on scheduling an additional meeting soon. Robert Brown asked for this to be included as an Agenda item for the February Board meeting. Karen answered that we will include it.

9. ADJOURN

Bob Worley made a motion that was seconded by Kevin Patrick to adjourn the meeting at 10:16 a.m. The motion carried unanimously.

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