

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
January 27, 2022

MEETING WAS HELD IN PERSON AND BY PHONE CONFERENCE

1. **CALL TO ORDER AND ROLL CALL** – Dale Mahugh on phone called the meeting to order at 8:34 a.m.
MEMBERS PRESENT: Dale Mahugh and Kevin Patrick on the phone Stephen Coe, Robert Brown, and Bob Worley (these Board Members were present in person)
MEMBERS ABSENT: None
STAFF PRESENT: Karen Byrnes, Director, Brianne Downey, and Sherry Carpino (all in person)
CONSULTANT:
GUESTS: Joe and Mike Archer from the BLDC
APPLICANTS PRESENT: Michael Potts, Maci Seltzer, Fred and Sherri Birch on the phone and Jeff Riggs in person

2. **APPROVAL OF MINUTES**

Stephen Coe made a motion that was seconded by Bob Worley to approve the minutes from the December 21, 2021, meeting. The motion carried unanimously.

3. **APPROVAL OF MINUTES FOR SPECIAL MEETING**

Bob Worley made a motion that was seconded by Stephen Coe to approve the minutes from the January 11, 2021, meeting. The motion carried unanimously.

4. **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.

Robert Brown made a motion that was seconded by Bob Worley to accept the Financial Report as presented. The motion carried unanimously.

5. **DIRECTOR'S REPORT**

Karen states we want to wish Brianne good luck with her future endeavors as she moves on from Butte Silver Bow and the URA but she will forever be apart of our family. You are all welcome and invited to an open house tomorrow in our offices for Brianne. We will have

cake and wish her well and maybe just roast her a little bit. It will be 2 to 4. Along with that we have posted her position and are entertaining applications there hasn't been a lot of interest in terms of applications to date. We do have a few in and we have it open until next Tuesday. So, we will see what applications we get up to that point and evaluate how we want to proceed. I will probably be asking one of you to talk amongst yourselves and nominate someone to be on the hiring committee as we move forward. As of right now there is no rush to do that due to the lack of applications. On another note, the historic preservation officer position had a lot of interest we received 19 applicants. We have gone through the interview process and have selected a young woman, her name is Kathline McCourt. She will start in March, and she is coming to us from Helena where she currently works for the Montana History foundation. She has a lot of experience in Montana in historic preservation. She was the Historic Preservation Officer for the city of Great Falls for a time and she decided she wanted to move more towards mountains and took a position in Helena and now she has been to Butte and is very familiar with Butte. She loves Butte and really wants to be here. She also worked in Virginia City earlier in her career for about 5 years, so she does have experience with Montana and knows what we are about. We are really excited to have her join our team. And I did make the announcement at the Historic preservation commission yesterday, so it is now official and out there. I am still acting as the HPO and I will be doing that for the next 2 meetings because of the timing of Kate coming on board. Another staffing change and I'm going to kick it over to Joe because we do have a new loan officer. Joe stated that they have a new lender his name is Mike Archer

6. GRANT TAKE BACK

7. GRANT REQUEST

a. 701 S. Dakota – Doug & Rose Jones – Doug and Rose are on phone

Property Renovation – Interior Phase 2
Project Cost - \$9,133.00

The applicant is seeking matching grant funds for the renovation of the residential property. This phase of the project includes rough in and labor for the new bathroom and laundry. The applicant has provided all the necessary documentation within the application. URA Staff recommended funding in the amount up to \$2,283.25 or 25% of the eligible cost.

Doug stated that basically we built a loft in there and originally, we didn't know until the loft was built how it was going to lay out as far as enough room for a bathroom. And once the room was built there is enough room for a bathroom, so we are going to proceed with a toilet area, vanity, and shower. And then the laundry room downstairs originally if Mark had thought it was roughed out but there isn't one and we are going to add one down there. Robert Brown asked how much we are into this project. Brianne stated we

have a total of \$29, 511.84 and we have paid out \$7,375.00 on their project so far, this fiscal year. The previous grants were issued in June and July.

Robert Brown made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$2,283.25 or 25% of the eligible cost of the property renovation to 701 S. Dakota Steet. The motion carried unanimously.

- b. 37-47 W Park – Thomas Block, LLC – Kayla Lambrecht in person**
Project Renovation
Project Cost - \$26,863.00

The applicant is seeking matching grant funds for the renovation of the commercial property. This phase of the project includes exterior security cameras, gas piping for new furnace and water heater. The applicant has provided all necessary documentation within the application. URA Staff recommends funding in the amount up to \$6,715.75 or 25% of the eligible cost.

Kayla stated that they have 4 retail spaces, and we are on to the 3rd one now. We are just putting in a new water heater, new electrical and cameras. Bob Worley asked if this was all in the axe throwing area. Kayla confirms it is. Kevin asked about the security cameras, do we normally pay for those? Brianne confirmed that we do exterior cameras. We don't do any of the hardware or interior cameras. Bob Worley asked what businesses are going in there. Kayla stated that Heavenly Occasions will be moving in there.

Stephen Coe made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$6,715.75 for the property renovation at 37–47 W. Park Street. The motion carried unanimously.

- c. 411 W. Broadway – Peter and Janice Lucon, Peter on the phone**
Property Renovation – Phase 2
Project Cost - \$33,500

The applicant is seeking matching grant funds for the renovation of the residential property. This phase of the project includes electrical and plumbing rough in, insulation and heating system for the kitchen and basement. The applicant has provided all the necessary documentation within the application. URA Staff recommends funding in the amount up to \$8,375.00 or 25% of the eligible cost.

Peter states this is the continuation of the addition that we talked about last month. So, we need to make sure the floor will match up to the addition as well as in the basement to bring in egress windows and because we are doing the heating system for the addition this includes the concrete pad that it will be on and some wiring for the basement and any of the things, we missed in the original one for the basement, kitchen, and the pantry. So, at this stage we wanted to get everything roughed in before we lose the ability to use the Rex Builders. Robert Brown asked if Peter had a sense of when this project will be done. Peter states hopefully by the end of 2022 right now we are still waiting on the

permit which would allow us to get the inside basement all prepped and ready to do the addition as well as starting the kitchen. Bob Worley asked where we were at with grants for them now. Brianne states that one that we approved last month was \$38,584.00 so that bumps it up to like \$47,000.00.

Stephen Coe made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$8,375.00 for the property renovation phase 2 at 411 W. Broadway Street. The motion carried unanimously.

d. 57 W. Platinum – 57 BTA, LLC – Holding until next meeting

Property Renovation
Project Cost - \$8,232.00

The Applicant is seeking matching grant funds for the renovation of the residential property. This phase of the project includes rough in and labor for electrical and plumbing components. The applicant has provided all necessary documentation within the application. URA Staff recommended funding in the amount up to \$2,058.00 or 25% of the eligible cost of the eligible cost.

8. FEASIBILITY STUDY REPORT

- a. 116 West Park Building Renovation Pre-Design Study
- i. Determine the feasibility of rehabilitation of the property and potential future uses. Requesting \$3,370.50.

Karen states that this project is the building that Mic and Goldie's was in. They are very interested in purchasing this building and changing the use from commercial to strictly residential. Their plan for the building would be to renovate the entire structure into 3 units. Ground level too which I think would be an amazing use for that structure including the basement, ground level and then the upper stories. We have had some initial conversations with the planning and zoning office and firer about what they would like to do. It's all very feasible in terms of those kinds of issues. I have consulted with them and advised that they need to hirer a professional to look at the building with you to understand how that could all work. Where your sewer systems would need to be what the occupancy codes would be all those kinds of things. They would take out the commercial kitchen aspect and need to move out egress for firer so they said great, and they have consulted with a couple different professional firms, and they chose one and would like to do analysis prior to closing the deal and moving ahead. And that is exactly what our feasibility program has been designed for. Even if they don't move forward with this study done, someone else could easily move forward with it if it was a right fit for them. Everyone I have spoken with about that kind of use for the building thinks it's a great idea. I'm very excited about it because I think they would be very marketable units. Unfortunately, we can't make any kind of decision due to no representation. So, we will have to revisit at another meeting. Bob Worley asked what the square footage would be for the apartments be. Karen stated that she didn't know for sure she just knew they would be 3 units. Kevin asked are they going to long term rentals or

more vacation rentals. Karen stated that she thinks they would be long term. The outside of the building will pretty much remain the same. Karen states hopefully we will get back in contact with Keith and Holly and we can proceed. Robert Brown asked if the URA had the ability to tentatively approve a project. Karen stated that as a board you could, but our programs do say that we require representation in the meeting to decide but that is up to you guys as the board of directors. Robert states that he favors that strongly all I'm saying is we could get these people going forward, like if I had a server reservation we could give them a clue, however I don't both projects look pretty darn good to me. But I believe in the process and if we tell everybody else, they must be here we probably need to do that Dale agreed that if they were here, he doesn't feel like he would feel differently towards the project, but we do need to set a precedence of treating everyone the same. And we still have the option to call a special meeting if it is a time sensitive issue. Karen stated that what we can do is get in touch with Keith and Holly and let them know we discussed the projects and if we feel we need to call a special meeting we can go from there.

9. PUBLIC COMMENT

10. OTHER ITEMS

Bob Worley asked if there is anything coming on the M & M. Karen states that there have been some meetings and discussions and they are looking at some options and that is all I can say. I can say that they are still looking for the rebuild options that much I can say. Stephen stated that they have been working with GEO Tech to see what can be done. Bob Worley asked about the Praxis Center. Karen said she had a meeting with them a week ago today and got an update on how they are putting funding together. It's coming along. Robert Brown stated that the vaulted sidewalk that was approved last month looks to be coming along. And he asked if they were using the old Greek place for the staging area. Brianne said no, that is the staging for the 75 E. Park Street the old exer dance building. Dale stated it's a great thing that lot is there because there really is no other place available. Robert Brown stated one thing that I'm curious about do you guys see the loan portfolio coming back to life greater especially if interest rates start rising. Karen stated yes, our loan portfolio, I think we will see a lot more activity in the next year or so with people taping into it. We talk to people weekly all about it so there are things on hold that will probably pop after the first of the year. Bob Worley asks about blue range. Karen states yes there is a lot going on with Stacks, we do have a lot of there final design that needs to go to historic preservation committee. I will be bringing that to them next month to the commission. Ed was still putting numbers to that final design, but the actual design elements of the building are ready to go to the committee and then to the URA for grant funds to get it done. Robert Brown asked do you see in the coming year that we are going to be as busy. Karen states yes, and hopefully we will get someone hired for the Historic Preservation Officer as soon as we can. Robert Brown states well if it starts dragging out we should have a plan B ready to go.

11. ADJOURN

Stephen Coe made a motion that was seconded by Bob Worley to adjourn the meeting at 9:26 a.m. The motion carried unanimously.