

MINUTES OF THE MEETING
HARRISON AVENUE SOUTH URBAN REVITALIZATION DISTRICT
BOARD OF DIRECTORS
February 15, 2022

MEETING WAS HELD IN PERSON AND BY PHONE
CONFERENCE

1. **CALL TO ORDER AND ROLL CALL** – Jim Woy called the meeting to order at 8:32 a.m.
MEMBERS PRESENT: Jim Woy, Bill Fogarty, (in person), and Rick Edwards and Jeremy Whitlock and Rhonda Keenan on the phone
MEMBERS ABSENT:
STAFF PRESENT: Karen Byrnes, Director Kristin Rosa and Sherry Carpino (in person)
CONSULTANT: None
GUESTS: None
APPLICANTS PRESENT: Dave Peterson and Richard Garlish on the phone

2. **APPROVAL OF MINUTES**

Bill Fogarty made a motion that was seconded by Rhonda Lee to approve the minutes from the November 9, 2021, meeting. The motion carried unanimously.

3. **FINANCIAL REPORT**

Karen Brynes stated that the only change to the financial plans that I printed for you is our projects and process sheet. The only change from last time we met is the Peterson Quality properties Phase 1 was complete and paid out. And so that is reflective there on the current balances and I need to reflect it in the year-to-date projects and processes, but we are doing well as far as projects moving forward. There is one that we will take back on the Teamsters Local 2 Phase 2 sidewalks they have a balance of \$404.50. And so, we do have a balance of unappropriated funds at this time of \$319,366.20. We do have the authority to and have do have the cash collections are going well to fund the 2 projects that we are recommending today.

4. **DIRECTOR'S REPORT**

Karen states that I want to keep the directors report short unless there are questions for me like I said our office is busy due to lack of staff but also it is an extremely busy time for Butte Silver Bow. I don't know if any of you attended the economic outlook seminar that is provided by the University of Montana and others. And Butte is seeing slow and steady growth and we can attest to the amount of interest we see in terms of, new interest

in our Montana Connections Park, Kristin is nodding next to me. We have been in a position that we thought we were busy before but now it's unprecedented times with people looking to relocate and take advantage of the amenities that we worked so hard to create in the business development park. We are also seeing interest obviously in the Harrison Avenue district we have 2 projects, well one is a continuation, but I have continued to work with possible retailers and others along Harrison Avenue corridor and I do think it's a matter of time before one of those breaks free and drops. We are going to see some new development there between Silver Bow Pizza and Universal Athletics, Town Pump owns that land there by that coffee shop and the sheds. A piece of that land has sold to a developer, and they are in the process of review with the planning office and others so that is exciting. Rick Edwards asked if Karen had any idea of what type of construction we will see. Karen confirmed it's retail, a restaurant. Karen continues that it is a constant drive for uptown Butte we are seeing a lot of interest in the old buildings a lot of investment in those structures so that is encouraging. All those projects we are managing constantly I think we have 80 projects active projects in the URA so compared to our 9 in this district, which is great, 80 is a lot to manage and soon to be 42 active loans. It's a good time to invest in Butte and a lot to come. The other thing I will say is we are wrapping up the Uptown Master Plan and we will be presenting that to the planning board on February 24th. And then we will move it through the process for it to be adopted as part as the comprehensive plan for Butte Silver Bow.

5. GRANT REQUEST

a. 3939 Harrison Avenue – Peterson Quality Properties, LLP

Storm Water – Parking Lot Improvements – Phase 2
Project Cost - \$392,149

The applicant is seeking matching grant funds for storm water and parking lot improvements to the commercial property. These improvements include a removal and replacement of the parking lot and landscaping. The applicant has provided all necessary documentation within the application. HAS Staff recommends funding in the amount up to \$78,429.80.

Marissa states that this part of the project includes additional site improvements to the parking lot and the storage area for Murdoch's. It will continue to improve the drainage concerns that obviously started the process and getting all the water to flow in the right direction and to obviously manage that run off and get it treated. So, re-grating and re-paving just to get a consistent drainage from the retail storage area and then out and obviously with the 4-mile road drainage too, it controls the flow and gets the water run off where it belongs. Dave added that Murdoch's were just having a serious issue with the snow build up and it did not run off at all we had big piles of water which left damage to the pavement and damage to the warehouse and the Murdoch's building in the back. Jim Woy stated so this is Phase 2 is phase 1 completely done and has our share of the project been paid out yet? Karen states that

it has been completed and paid out. Jim also asked when we stated Phase 1 help me recall was this Phase 2 discussed at anytime were we anticipating Phase 2 grant request when we first learned about the drainage issue. Karen confirms that yes, we did realize there would be a Phase 2 we were just not sure of the exact timing. Jim continues so this project is on budget then, there hasn't been a hiccups of any kind. Dave states yes everything is on schedule, as soon as they can start work as far as the weather is concerned, they will be back at it again. Rick Edwards asked regarding the parking lot part are we talking the whole parking lot over to the Dollar Store? Marissa states that the improvements are on the west side of the building and on my planning sheet I don't see a break of where Murdoch's parking is and the Dollar Tree. Bill Forgarty asks where is the water going to be directed to? Marissa states that the grading is like what Phase 1 did in that it gets the water away from the building and then it utilizes the work done in Phase 1 to run along that ditch line between 4-mile road and gets it out to the primary ditch line along Harrison Avenue. Jim Woy wanted to remind the board if there are any conflicts of interest please sustain from the vote.

Rick Edwards made a motion that was seconded by Jeremy Whitlock to approve a 20% grant in the amount up to \$78,429.80 at 3939 Harrison Avenue property. The motion carried unanimously.

b. Dixon Court – Vista Greens Townhouses

Roofing – 24 Units
Project Cost - \$304,484

The applicant is seeking matching grant funds for the roof replacement on 26 units of residential Town Houses. The applicant has provided all necessary documentation within the application. HAS Staff recommends funding in the amount up to \$60,896.60.

Richard Garlish states that we really appreciate your time consideration in this project. Karen summarized it well. We have 10 buildings 26 units the cost of the re-roofing project is \$304,000. All 26 homeowners agree that the project is a necessity, and everybody will share equally in the cost. Granite Mtn. Bank has graciously financed the project and a few licensed specialists will work with the homeowners. Looking seriously at our shingle status since 2016 and we have had numerous consultants and maintenance people come in and agreed on the necessity of a new roof. We have of course maintained the roof throughout the years and the roof itself is in good shape it's the shingles that need replaced. Jim Woy asked who the ownership is of this entity. Richard stated that we are a homeowner's association as I said we have 26 homes, 5 board members. Bob Fisher is the president Gary Conway vice president, and I am the treasure, and we have 2 other members Ella McClure and Linda Peapod. We have been in existence since 1988. Jim asked is the project a low-income housing project or can anyone move in and are the rents independent pay. Richard stated it's all independent. Jim passed the gavel over to Rick because Jim is on the board of directors for Granite Mtn. Bank and will abstain from voting.

Jeremy Whitlock made a motion that was seconded by Rhonda Lee to approve a 20% grant in the amount up to \$60,896.60 at the Dixon Court – Vista Greens Townhouses. The motion carried unanimously.

7. **OTHER ITEMS:** None

8. **PUBLIC COMMENT:** None

9. **AJOURN:** Rick Edwards made a motion that was seconded by Jeremy Whitlock to adjourn the meeting at 9:07 a.m. The motion carried unanimously.