

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
February 23, 2021

MEETING WAS HELD IN PERSON OR 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, Kevin Patrick and Bob Worley

MEMBERS ABSENT: All Present

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

CONSULTANT: Holly Carpenter, Loan Portfolio, BLDC and Headwaters RC&D (by phone)

GUESTS: Mary McCormick, Historic Preservation Officer; Robin Jordan, Butte Weekly (by phone); Mike Smith, The Montana Standard (by phone).

APPLICANTS PRESENT: Anthony Fields, Applicant; Lori Baker Patrick, Applicant; and Fred Birch, Applicant (by phone)

2. **APPROVAL OF MINUTES**

Stephen Coe made a motion that was seconded by Robert Brown to approve the minutes from the January 26, 2021, 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 Kevin Patrick to accept the Financial Report as presented. The motion carried unanimously.

4. **DIRECTOR'S REPORT**

Karen Byrnes stated that we are continuing to be extremely busy with inquiries about investment in Uptown Butte. We also had a meeting with the architects and engineers who are overseeing the work in possible redevelopment of 75 East Park, which is the old Exer Dance Building, which is a huge building. They are in the process of putting their plans

together. They are soliciting for contractors for that project. That is all extremely positive for Uptown Butte.

The other thing that is going on at the Legislature, we do have two TIF Bills that are moving ahead this week. Both are being sponsored from Mike Hopkins out of Missoula. These two bills are very benign in what they are trying to accomplish. So, us as a TIF Coalition from across the State, we are trying to decide the best course of action with these. It will be interesting to see how those go. Those are bills, they are very okay. One is about just the local government clarifying who approves the TIF provision which already happens anyway. The other one is just about refinancing bonds and when you can actually refinance your bonds. So far, so good on that point.

Karen Byrnes reported with the Master Plan they had their two kick-off meetings that were virtually held, publicly. We had an amazing turnout, between the two meetings we had over 200 people attend. The next steps, a business survey will be going out to all the businesses in Uptown Butte and then we will also be starting our small groups for the meetings. That is where we are starting, more to come.

5. GRANT REQUEST

a. 675 South Montana Street – Copper City Strength & Conditioning

Exterior Signage
Project Cost - \$10,308.00

The Applicant, Anthony Fields, was present at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds to refurbish the existing building signage located on the east side of the commercial property.

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 \$2,577.00 or 25% of the eligible costs.

Stephen Coe made a motion that was seconded by Kevin Patrick to approve a 25% grant in the amount up to \$2,577.00 to Anthony Fields, Copper City Strength & Conditioning, to refurbish the existing building signage located on the east side of the commercial property at 675 South Montana 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. 914/916 California Avenue – Lori Baker-Patrick

Window Replacement
Project Cost - \$2,065.00

The Applicant, Lori Baker Patrick, was present at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for the replacement of 4 windows in the residence and 1 window in the garage.

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 \$516.25 or 25% of the eligible costs.

Bob Worley made a motion that was seconded by Robert Brown to approve a 25% grant in the amount up to \$516.25 to Lori Baker Patrick for the replacement of 4 windows in the residence and 1 window in the garage at 914/916 California Avenue. 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.

c. 100 South Montana Street – The Colonial – R.L. Properties, Inc.

Building Redevelopment
Project Cost - \$536,485.36

The Applicant, Fred Birch, The Colonial – R.L. Properties, Inc., 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 the redevelopment of the apartment building. This includes electrical, plumbing and heating systems as well as fire suppression.

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 \$134,121.34 or 25% of the eligible costs.

Kevin Patrick made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$134,121.34 to Fred Birch, The Colonial – R.L. Properties, Inc., for the redevelopment of the apartment building. This includes electrical, plumbing and heating systems as well as fire suppression at 100 South Montana 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.

MEETING CLOSED FOR LOAN DISCUSSION – Item 6, a. MEETING WILL REOPEN AFTER DISCUSSION FOR BOARD ACTION

6. LOAN REQUEST

a. R.L. Properties, Inc. – Fred Birch

Total Loan Request and Terms:

Total Financing Request: **\$250,000**
Interest Rate: **5% Fixed-Rate**
Term: **20 Year Term (240 Months)**
Total Request Amount: **Up to \$256,234 (fees included)**

Loan Purpose:

Mr. Birch is requesting funds to assist in the redevelopment of the property at 100 South Montana Street.

The Applicant, Fred Birch, R.L. Properties, Inc., was present at the meeting by phone. The purpose of the loan is to provide additional financing to R.L. Properties, Inc., to assist with the renovation of the Colonial Apartments located at 100 South Montana Street. The loan funds will be used for electrical, plumbing, heating, a fire suppression system, etc.

Proposed pledged collateral to secure the URA loan includes: 2nd DOT on property at 100 South Montana Street; 2nd DOT on property at 916 Copper Street; and Personal guarantees from both Fred and Sherry Birch.

URA Staff recommended approval of this loan at the terms stated above.

Robert Brown made a motion that was seconded by Stephen Coe to approve a loan in the amount of \$256,234.00 with fees included to Fred Birch, R.L. Properties, Inc., for the purchase and renovation of the property at 100 South Montana Street, The Colonial, for a 20-year term at 5% fixed rate. The motion carried unanimously.

7. URA STAFFING

Karen Byrnes reported that just last week she was able to have the meeting with the Chief Executive about Community Development Department as a whole and URA staffing specifically and about some of the visions that we see moving forward and what we want to accomplish in that area. Karen laid out a plan to the Chief Executive and some suggestions, he seemed receptive to that, he wanted to digest it a bit and Karen did ask if we could schedule a meeting with him with a few of our Board members. At this time, Karen asked who would like to be in attendance at that meeting. Karen will schedule that meeting with the Chief Executive as soon as possible within the next couple of weeks. That is where we are sitting right now.

8. PUBLIC COMMENT

No Public Comment.

9. OTHER ITEMS

Dale Mahugh read a card from the Butte-Silver Bow Public Archives to the URA Board to personally thank them for supporting the Temple B'nai Israel feasibility study.

Bob Worley talked about Historic Preservation. We are involved in economic development as well as refurbishing properties within our URA District. Bob Worley said that he understands that according to Historic Preservation that the whole town is under Historic Preservation Ordinance. Bob just hopes that Historic Preservation realizes that what you guys do and what we have to do doesn't go by the wayside and the battling that has been going on for the last month, Bob thinks it really hinders Butte-Silver Bow as far as people that are looking at coming in here investing in our community, they see this and they see these are the kind of battles that they are going to go through, Bob is not sure a lot of these people are going to come in here. Bob wants to see economic development, and as far as saving those buildings Bob understands what Historic Preservation does that they are trying to save all those building. Bob thinks that somewhere along the way, you cannot save everything. Bob thinks that Historic Preservation is hindering economic growth right now.

Robert Brown made a comment that is one person's perspective and he respects Bob Worley's right to have that perspective. Robert Brown personally thinks that when the Council of Commissioners assumed that everything the Historic people are doing is subject to rules and regulations the Ordinance is approved by the Council of Commissioners that they have a vision for Uptown Butte that did include Historic Preservation and that was important to them. Our elective officials chose to do that and the way they chose to do the way Robert Brown understands, is through the creation of a committee as well as to hire a person who is Mary McCormick, she is the current one, whose job is to play that vision forward. Robert Brown thinks this speaks very highly of you to have an advocate for that. If Robert were on the Council of Commissioners, he does not know that he would vote to save every building that they advocate to saving. But what is bad about adding a voice that will present to us ideas. That does not make them the final decision maker, that ultimate rests in the hands of the elected officials. Robert Brown said that he does not have a problem with someone advocating, particularly when the law says they should. Robert Brown said that he agrees with Bob Worley that some of the buildings just look like absolute garbage and that it is not economically viable to restore them but Robert Brown does not resent anybody that who wants to point that out that they need to consider restoration. There is a process and Robert Brown respects the process.

10. ADJOURN

Stephen Coe made a motion that was seconded by Kevin Patrick to adjourn the meeting at 10:14 a.m. The motion carried unanimously.
URA Minutes-02-23-2021