

**MINUTES OF THE
HARRISON AVENUE SOUTH URBAN REVITALIZATION DISTRICT
BOARD OF DIRECTORS**

March 9, 2021

MEETING WAS HELD IN PERSON AND BY PHONE CONFERENCE

1. **CALL TO ORDER AND ROLL CALL** – Jim Woy called the meeting to order at 8:33 a.m.

MEMBERS PRESENT: Rick Edwards (by phone), Rhonda Lee (by phone), Duane Liebel (in person), Jim Woy (by phone), and Jeremey Whitlock (by phone)

MEMBERS ABSENT: All Present

STAFF PRESENT: Karen Byrnes, Director; Brianne Downey, Financial and Project Manager; and Susan Powell, Administrative Assistant

CONSULTANTS: None

GUESTS: None

APPLICANTS PRESENT: Bill Brown, Applicant (in person)

2. **APPROVAL OF MINUTES**

Rick Edwards made a motion that was seconded by Jeremey Whitlock to approve the minutes from the December 8, 2020, meeting as presented. The motion carried unanimously.

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 HAS Board.

4. **DIRECTOR'S REPORT**

Karen Byrnes told the Board that we are very busy in the HAS District with building and talking to lots of different folks who have a lot of interest in that area. Karen thinks that we are going to see a large increase of activity beyond what we have already seen.

5. DEVELOPMENT AGREEMENT REQUEST

a. **3516 South Warren – Montana Mini Storage – Bill Brown**

**Property Improvements/Development
Project Cost \$206,500.00**

The Applicant, Bill Brown, was present at the meeting. A copy of the application and Development Agreement is made part of these minutes. The Applicant is seeking to enter into a Development Agreement for the improvements to the commercial property. The improvements include sewer and water line and additional storage units.

Total Development Agreement Request and Terms:

Total Reimbursement Request:	\$41,300.00
Percentage of Eligible Cost:	20%
Term:	Maximum 5 years
Annual Reimbursement:	\$8,260.00

Jim Woy abstained from voting on this project because of conflict of interest. Jim Woy asked Rick Edwards to take over for the motion and vote on this project.

Jeremey Whitlock made a motion that was seconded by Duane Liebel to approve a 20% grant with an annual payment of \$8,260.00 and total to be paid over 5 years of \$41,300.00 to Bill Brown, Montana Mini Storage, for improvement to include sewer and water line and additional storage units at 3516 South Warren and to approve to enter into a Development Agreement as submitted and recommend to the Council of Commissioners for approval. The motion carried unanimously.

6. OTHER ITEMS

None.

8. PUBLIC COMMENT

Bill Brown commented about people with small projects and it is overwhelming in the Planning Department as with what we are required to do.

9. ADJOURN

Rick Edwards made a motion that was seconded by Jeremey Whitlock to adjourn the meeting at 9:37 a.m. The motion carried unanimously.

Harrison Avenue South URD Minutes March 9, 2021