

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
April 23, 2019

1. **CALL TO ORDER AND ROLL CALL** – Dale Mahugh called the meeting to order at 8:31 a.m.

MEMBERS PRESENT: Dale Mahugh, Stephen Coe, Robert Brown, and Jim O’Neill

MEMBERS ABSENT: Bob Worley

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

CONSULTANT: Adam Benson, Director of Loan Services, Butte Local Development Corp;

GUESTS: Mary McCormick, Historic Preservation Officer; and Cindy Shaw, Commissioner

APPLICANTS PRESENT: Laura Repola, Applicant; Sarah Borduin, Applicant (on the phone); and Peggy Guccione, Applicant (on the phone)

2. **APPROVAL OF MINUTES**

Stephen Coe made a motion that was seconded by Jim O’Neill to approve the minutes from the March 26, 2019, meeting with the change by Robert Brown that the meeting was called to order at 8:27 instead of 8:57. The motion carried.

3. **FINANCIAL REPORT**

A copy of the Financial Reports is made part of these minutes.

Brianne Downey, URA Financial and Project Manager, went over the Financial Reports with the URA Board.

Jim O’Neill made a motion that was seconded by Stephen Coe to accept the Financial Reports as presented. The motion carried unanimously.

4. **DIRECTOR’S REPORT**

Karen Byrnes, Director, talked to the Board about the Site Selectors Conference she attended in Salt Lake City. Karen stated she thinks it was very successful. This is our fifth year in

attendance and she thinks it was a very positive experience. Karen told the Board that we received our first project from the conference.

Karen told the Board that the Legislature is wrapping up nicely and the Bill on the TIFID is making it through but does not do anything, will not harm anything.

Karen Byrnes talked about the old Northwestern Energy Building at 40 East Broadway Street. Karen said that she met with someone from Minnesota and they looked at the building to use possibly for a trades school. They plan to come in May. Karen reported that Wish Rock has paid for their share of the costs and that they have pulled out of the Northwestern Energy building.

Brianne Downey will be going to Denver on April 24th to a conference for training on the Opportunity Zones Spring Conference.

Karen Byrnes told the Board that the Praxis Center is still moving along. Karen told the Board that she met with the architectural firm to complete the PAR for the Finlen Hotel.

Karen Byrnes explained to the Board that Butte-Silver Bow has worked with Barbara Miller and applied for a CDBG grant for the Phoenix Building in the amount of \$450,000. We have not heard from the Montana Department of Commerce yet but hope to hear from them soon. The Phoenix Development Agreement is still being revised and there will be more to come on that.

5. **GRANT REQUEST**

a. **124 South Main – Insulation – Laura Repola**

Building Redevelopment
Project Cost - \$2,350.00

The Applicant, Laura Repola, was present at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for insulation in the building attic. The Applicant has provided the necessary documentation.

URA Staff recommended funding in the amount up to \$587.50 or 25% of the eligible cost.

Robert Brown made a motion that was seconded by Stephen Coe to approve a 25% grant in the amount up to \$587.50 to Laura Repola for insulation in the building attic at 124 South Main Street. The motion carried unanimously.

b. **502 West Park – Insulation – Black Steer Properties, LLC**

Building Redevelopment
Project Cost - \$6,747.00

The Applicant, Sarah Borduin, was on speaker phone at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for insulation in the building attic. Along with insulation, the Applicant is seeking funds for an electrical circuit for heat tape to prevent ice build-up. The Applicant has provided the necessary documentation.

URA Staff recommended funding in the amount up to \$1,686.75 or 25% of the eligible cost.

Stephen Coe made a motion that was seconded by Jim O'Neill to approve a 25% grant in the amount up to \$1,686.75 to Sarah Borduin for insulation and for an electrical circuit for heat tape to prevent ice build-up at 502 West Park Street. The motion carried unanimously.

c. 229 North Montana – Portico Roof Repairs – Partners in Preservation

Building Redevelopment
Project Cost - \$5,125.75

The Applicant, Peggy Guccione, was on speaker phone at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for portico roof repairs. The roof has inadequate drainage, that lead to damage. The Applicant has purposed adding drains and reframing the roof deck. The Applicant has provided the necessary documentation.

URA Staff recommended funding in the amount up to \$1,281.44 or 25% of the eligible cost.

Jim O'Neill made a motion that was seconded by Robert Brown to approve a 25% grant in the amount up to \$1,281.44 to Peggy Guccione for portico roof repairs at 229 North Montana Street. The motion carried unanimously.

6. PUBLIC COMMENT

No public comment.

7. OTHER ITEMS

Robert Brown had questions about URA loans. He wants to explore loans that are habitually late and what can URA do about it. There are two loans that are habitually late. Karen Byrnes explained that they do respond to us when they are contacted. Karen said that she sees a problem if they do not respond to us at all. They do make an attempt to pay on their

loans but if they stop, foreclosure is lengthy and expensive. But as of now, they are in communication with us. Karen is more concerned about Silver Bow Properties than Metals Bank. Robert Brown asked Karen if she thinks we need to take action at this time. Karen answered that she does not think we need to take any action at this time. Karen told the Board that we are still working on the ACH. Karen will report at the next meeting about Silver Bow Properties.

Robert Brown asked if the URA is going to do a strategic planning meeting soon. Karen Byrnes said yes. The Board suggested having the meeting in July.

Jim O'Neill made a comment on how he appreciates the efforts of our URA staff. All Board members present agreed with Jim.

8. ADJOURN

Robert Brown made a motion that was seconded by Jim O'Neill to adjourn the meeting at 9:45 a.m. The motion carried unanimously.