

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
May 24, 2022

MEETING WAS HELD IN PERSON AND 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, Robert Brown, Bob Worley, Stephen Coe and Kevin Patrick
MEMBERS ABSENT: None
STAFF PRESENT: Karen Byrnes, Director, Pauline Giacomino, and Sherry Carpino
CONSULTANT:
GUESTS:
APPLICANTS PRESENT: Commissioner Cindy Shaw, Levi Queer, Mike Smith from the Mt. Standard, Ronnie Estes, Keith Brown, Keegan Hall, Mike Archer, Laura Repola, CC Cox, Jacque James, Robert Wilcox, Kelsey Williams, Bradley Knutzen and Katey White

2. **APPROVAL OF MINUTES**

Stephen Coe made a motion that was seconded by Bob Worley to approve the minutes from the April 26, 2022, meeting. The motion carried unanimously.

3. **FINANCIAL REPORT**

A copy of the Projects and Processes Report is made part of these minutes. Karen and Pauline Giacomino went over the Financial Reports with the URA Board.

Bob Worley made a motion that was seconded by Stephen Coe to accept the financial information presented. The motion carried unanimously.

4. **DIRECTOR'S REPORT**

Karen gave updates on the Uptown Master Plan, end of the fiscal year wrap up and that our office is finally feeling like we are getting back to normal with a full staff. Keeping it short due to the projects on the agenda. One thing that I did notice going back on our financial management, just in case the board has a question on this, we had committed to help purchase the land with our agreement with the Rescue Mission on 123-125 East Park Street, that I did not see as a project on our fin management that we agreed to pay that \$38,000 and that's ok because it's in limbo. So, we don't know if we need to commit to that funding or not but just note that it's something that we should probably reflect on the fin management going forward if it happens. Pauline states that Bob was in the other day, and he had mentioned that sometime there may be a take back regarding that transaction. Karen continues we did also obligate to help the Rescue Mission with there moving expenses and

we did assist with the draw down on that. They provided all the necessary detailed information required and receive reimbursement for very close to \$12,000. It was \$11,900 and something.

5. GRANT TAKE BACKS

There was an error on the fin management for 107 East Granite for \$12. They did a take back on that, but they didn't do the full amount. A small error so we will take that back. And the M & M their demo and cleanup are finished so the remaining funds are the \$7,690.50 and then at 615 South Wyoming they are requesting a grant at this time, so they want to do a take back on this and do the windows on this grant that they are requesting. I believe it's their Phase II, so I numbered it in our description as Phase 2b. Bob Worley asked Karen on 12/22/20, 22 West Park Street Metals Bank building on exterior entrance that was that baseball program that was in town I see that is still a full grant is that going to go through? Karen states at the last we contacted them they said that they were going through with it. We will keep an eye on it.

Stephen Coe made a motion that was seconded by Bob Worley to accept the take back requests be approved in the total amount of \$20,458.50. The motion carried unanimously.

6. GRANT REQUEST

a. 58 W. Broadway – Mike Thatcher/CCCS, Inc.

Exterior Improvements - Roofing
Project Cost - \$49,280

The applicant is seeking matching grant funds for replacing the building's roof with termination bar edge detail. The applicant has provided all the necessary documentation within the application. This project has also been reviewed and approved with the Historic Preservation Officer. URA Staff recommended funding in the amount up to \$12,320 or 25% of the eligible costs.

Levi Queer was present representing CCCS, he stated this is his first time at one of these, so he wasn't sure what he was supposed to say. It's one of 3 buildings on the block and you can see in the pictures it needs a roof. It's roughly 2,000 square feet.

Bob Brown made a motion that was seconded by Kevin Patrick to approve a grant in the amount up to \$12,320 or 25% of the eligible cost of the property renovation to 58 W. Broadway Steet. The motion carried unanimously.

b. 124 S. Main – Laura Repola

Property Renovation
Project Cost - \$15,368

The applicant is seeking matching grant funds for a new boiler system. The applicant has provided all necessary documentation within the application. The URA Staff recommends funding in the amount up to \$3,842 or 25% of the eligible cost.

Laura said that her building is doing good. I did get a roof, thank you! So, this winter, I brought pictures if you want to see them, I have this big dog heater that runs the front and a big dog heater for the back. They are garage heaters, and I don't know how I did it this far with these guys. They are giving out and I had an awful February. I'm glad it's warming up so I can shut them down for the winter and then hopefully put the boiler in downstairs and then I will have registers in every room. Sundance is installing the boiler systems. Bob Brown asked how much we have invested in this property. Pauline stated that there is nothing for this fiscal year. The other grants in the prior year were one for like \$2,000 and I think the other one was like \$3,000. Bob states one of the things that I like that you do Laura is when you get the project, you get it done so the grant is used.

Bob Worley made a motion that was seconded by Stephen Coe to approve in the amount up to \$3,842 a 25% of the eligible cost of the property interior improvements at 124 S. Main Street. The motion carried unanimously.

c. 230 S. Washington – CC Cox/Virginia Apartments

Interior Improvements
Project Cost - \$15,250

The applicant is seeking matching grant funds for a new condensation tank and boiler feed water tank for the building's heating system. The applicant has provided all necessary documentation within the application. The URA Staff recommends funding in the amount up to \$3,812.50 or 25% of the eligible costs.

CC Cox stated that we covered the project well and he didn't have anything to add.

Stephen Coe made a motion that was seconded by Bob Brown to approve a grant in the amount up to \$3,812.50 or 25% of the eligible cost of the property interior improvements at 230 S. Washington St. The motion carried unanimously.

d. 57 W. Platinum – 57 BTA,LLC Keith Brown

Exterior Improvements
Project Cost - \$1,068.48

The applicant is seeking matching grant funds to patch up the exterior siding. The applicant has provided all necessary documentation within the application. HPC has approved this project. The URA Staff recommends funding in the amount up to \$267.12 or 25% of the eligible costs.

Keith is on the phone and stated we have had a little bit of a delay and we trying to get some other contractors in there to get work done. Inside is coming along and we are hoping to have it wrapped up by the end of June.

Bob Brown made a motion that was seconded by Kevin Patrick to approve a grant in the amount up to \$267.12 or 25% of the eligible cost of the property interior improvements at 57 W. Platinum St. The motion carried unanimously.

e. 224 S. Main Street – Jacques James/Mountain West Body Shop

Exterior Improvements

Project Cost - \$55,050

The applicant is seeking matching grant funds for to install a new metal roof with gutters and downspouts. The applicant has provided all necessary documentation within the application. This has been reviewed by the Historic Preservation Officer and it has been determined that the HPC's approval is not necessary. The URA Staff recommends funding in the amount up to \$13,762.50 or 25% of the eligible costs.

Bob Worley asked if Mr. James attempted to get a 2nd bid. Mr. James stated he did try, and nobody wanted to do a steel roof of that structure. Mr. Worley asked if they did there original building. Mr. James commented that no they didn't build it. It was built in 67. Dale commented it looks like this roof will be over the existing roof and Mr. James confirmed.

Bob Worley made a motion that was seconded by Stephen Coe to approve a grant in the amount up to \$13,762.50 or 25% of the eligible cost of the property interior improvements at 224 S. Main St. The motion carried unanimously.

f. 429 W. Park – Robert Wilcox/Apex Apartments

Interior Improvements

Project Cost - \$74,811.73

The applicant is seeking matching grant funds for asbestos removal around the boiler, replacement of the concrete pad for the boiler, and replacement of the boiler system in the apartment complex. The applicant has provided all necessary documentation within the application. The URA Staff recommends funding in the amount up to \$18,702.93 or 25% of the eligible costs.

Mr. Wilcox stated the building is pretty much completed all the mechanicals and such. This is the last major thing, the steam boiler for the heat you guys did fund the domestic hot water. This is for the big boiler in the building for all the steam. I have been trying to get this organized for a couple years now and with covid I can't get anyone to return calls. Or they are booked out. So, I finally found a company Apollo Construction a big company that comes in and specializes in big buildings. They gave us a bid for 135 thousand and even Brown was 100 thousand ballpark figures that's just replacement not asbestos just boiler. I did have this guy from Boulder, Art to Heat it's called come in, he

does a lot of work up in Helena. And I was a little skeptical at first and then talking to him I can tell the guy really knows what he is doing. He gave me a bid that came in at 75 thousand and I was second guessing saying it seems too good to be true. But I talked to him, and he did a lot of research on the boiler size, and he said he has done it before so I'm taking a little bit of a chance with him. But the price is hard to pass. And after a few years I would like to paint the corneas and exterior windows but that is cosmetic stuff that is on hold for now. This boiler has been a priority for a couple years, so it just needs to get it done. Surprisingly it's working ok right now but about a year ago it did go out, we had a water flow thing, it's basically like a toilet valve that keeps the water level in the boiler up and Brown had fixed that, and it seems to be working fine it's just old. It's a big job to take them out, it comes out in pieces and I have it timed out with the concrete guys. This plumber that is doing it, he also wants to remove the old boiler he doesn't want people messing with the big headers. So, he will take the boiler out and then the concrete guys will come in and dig it out and pour it in and then I'll probably paint it on my own to pretty up. And then he will come and install the new boiler. I was going to try and get a loan from you guys to, but I didn't realize you had to have it rejected from somewhere else first. So, I will get a hold of Ryan Neilson and see if I can get financed with him. Dale asked how your rentals is continuing to hold up here through and post Covid. Robert stated that I had 2 tenants that gave me trouble and that is it. I screen them pretty well, so I don't have to many issues. Bob Worley stated it looks like you are up a deadline. Robert states that is correct the price for the boiler would need to be ordered before June 1st and I don't think that will happen, but the price will go up 15% after the 1st. If I have funding in time, I will get it ordered but it's only a week away and I don't know if I will get it done by then. And the other thing after we order the boiler, they are saying it could take up to 8 months to get it. So, then I'm getting in November. So, I'm hoping things will be coming in faster. He was anticipating doing this in the fall, but it will depend.

Kevin Patrick made a motion that was seconded by Stephen Coe to approve a grant in the amount up to \$18,702.93 or 25% of the eligible cost of the property interior improvements at 429 W. Park St. The motion carried unanimously.

g. North O'Rourke – CLN Investments/Black Diamond Investments

Property Renovation Phase 2
Project Cost - \$63,650

The applicant is seeking matching grant funds to install new Anderson 100 windows, refinish entrance door, and to power wash, paint, and make miscellaneous repairs on the outside of the building. The applicant has provided all necessary documentation within the application. This has been brought to the Historic Preservation Officer and approval is tentative upon HPC Board. The URA Staff recommends funding in the amount up to \$15,912.50 or 25% of the eligible costs.

Ronnie is on the phone and stated those are the windows recommended by the HPC and I have done a full presentation to that board and all comments were positive. Karen stated

in a department head meeting I had some folks ask about the brick that was going back up and why it looks so much different than the brick on the rest of the building. And I answered that is because there were 3 layers of brick, so they used the interior original brick, and it looks different because it hasn't been exposed to the elements. And it looks amazing. Ronnie states that are about 80% true the reason why it looks different in back, I don't know when somebody had a great idea to paint brick. So, when I had them take down the brick I had them clean all the brick. They firer brushed all the paint off it and that is what the brick looked like back in 1892. So, the other brick looks different because it's been painted. I still have a whole bunch of brick left. I appreciate all the comments because we are working hard. We are opening for walk throughs on Fridays at 1 pm if anyone wants to walk through and see it before dry wall. Bob Brown asked so is the whole corner fixed? Karen confirmed. Bob Brown asked if the windows would look the same as the part that is done? Kate states I hope so because those look great! Ronnie yes so, the south side they didn't replace the windows they just refinished them, ours are so far gone and because we have to take them off the West and North side for rebuilding the wall. We wanted them all the match. We are leaving the ones in front; we will be putting new glass in them and the rest of them will be replaced. Kate stated that you shouldn't have any troubles passing with the Anderson windows with the HPC. Bob Worley asked if his windows were black or white? Ronnie stated that we have the black.

Bob Brown made a motion that was seconded by Bob Worley to approve a grant in the amount up to \$15,912.50 or 25% of the eligible cost of the property renovation at the North O'Rourke building pending final approval from HPC. The motion carried unanimously.

h. 210 N. Jackson – Katey & Jonathan White/White's Property Rentals, LLC

Exterior Improvements
Project Cost - \$27,950

The applicant is seeking matching grant funds to paint, repair joints and brick, remove and replace the deck, roof the awning, and replace the sidewalk. The applicant has provided all necessary documentation within the application. This project has been brought to the Historical Preservation Officer and approval is tentative upon approval from the HPC Board. The URA Staff recommends funding in the amount up to \$6,987.50 or 25% of the eligible costs.

Katey states she wanted to apologize for the application being kind of messy. I was out of town, but Pauline helped quite a bit with it. So, we have redone the roof already because when you were in the attic you could see the outside. And then the inside is absolutely beautiful we have it totally redone. The plumbing was so minor and the electrical we haven't done yet because the metals program has gotten the insulation out of the attic yet as it has tested negative so I will be back for electrical on this one. We didn't redo any of the heating. The outside does not reflect the inside at all. The brick has been very poorly maintained and it's painted. I had a lady that lived in the house contact me and she sent me a picture when it was yellow. But the brown on the exterior has been there for a while. We are going to redo all the grout and on the front part of the house

underneath the windows somebody at some point took some heavy plaster type material and was trying to maintain the bricks that way. The only thing we can do with that now is sand it down and get it as close to the brick as we can and then stucco over it otherwise, they said it will just fall apart. So, that part won't return to the brick look but it will look very nice. And the rest will have the brick look and I'm just looking for ideas as far as colors I want it to look nice so any ideas on colors, please let me know. The yard is in bad shape it did test negative, so I'm pull all the weeds and lay weed mat and do like river rock in the yard due to the size. And eventually we will redo the fence. The porch is coming off the house and re do it.

Stephen Coe made a motion that was seconded by Kevin Patrick to approve a grant in the amount up to \$6,987.50 or 25% of the eligible cost of the property interior improvements at 210 N. Jackson St and final approval is tentative upon approval is tentative upon final approval form the HPC Board. The motion carried unanimously.

i. 307 W. Quartz – Kelsey Williams

Property Renovations

Project Cost - \$19,048.72

The applicant is seeking matching grant funds to paint the exterior of the property, replace the electrical paneling, install breakers, cleanup wiring, install a new water heater, and miscellaneous plumbing in the kitchen and bathroom. The applicant has provided all necessary documentation within the application. This application has been reviewed and approved with the Historic Preservation Officer. The URA Staff recommends funding in the amount up to \$4,762.18 or 25% of the eligible costs.

Kelsey stated I'm born and raised in Butte, and we moved back in February. My husband is the new defense coordinator at Mt. Tech. The more reasonably cost of living here has enabled us to do a project like this. We just closed on the house yesterday and it's a beautiful old house built in 1915 and I think it was redone in the 60's. It has gorgeous woodwork throughout, and we are really excited to restore it to its former glory. We want to rent it out to a family and hopefully by August we will have someone in there. We have a lot of projects down the road to make it really beautiful.

Bob Brown made a motion that was seconded by Bob Worley to approve a grant in the amount up to \$4,762.18 or 25% of the eligible cost of the property interior improvements at 307 W. Quartz St. And noted that it has HPC approval. The motion carried unanimously.

j. 615 S. Wyoming – Fort 4, LLC

Property Renovations – Phase 2b

Project Cost - \$49,781

The applicant is seeking matching grant funds to install new windows and exterior doors, repair and replace the soffit and fascia with gutters and downspouts, replace the sidewalk

in the front of the property, and replace the stairs to the attic. The applicant has provided all necessary documentation within the application. It has been brought to the HPC and is tentative upon their approval. The URA Staff recommends funding in the amount up to \$12,445.25 or 25% of the eligible costs along with funds up to \$4,450 or 50% for the sidewalk for a total amount up to \$16,895.25.

Keegan states that they initially applied for windows and doors I think back in September and as we got into the project a little deeper, we found a lot more extensive burn damage. We saw a little bit in the closet and as we were taking the ceilings down, we realized half of the downstairs had fire damage. So, we are going to have to replace a lot of floor joist and take out a lot of sub floor and replace it. We basically have the whole building to the studs so that's changed our game plan. And with that we have experienced price increase on all products, and we need to replace more windows than originally anticipated. Since it has the brick veneer and over time you develop a gap between the old window it separates over time. So, we need to put in new sub seals, so the water drains properly. We are going with the Anderson 100 series that the HPC seems to be ok with. A lot of the windows that we have replaced are the solid panes that had bullet holes in them and initially we were going to redo the stairs to the attic but since we have it all opened up, we are going to fix. Kate stated that if we could coordinate sometime before the 14th which is the HPC meeting. Bob Worley asked how much larger before you finish this project? Keegan stated we put it on hold for a little bit until we wrap up the one on Idaho Street. Hoping to complete that by mid-June and then we will move over there, and the masonry will be starting next week. In terms of a finish date probably about 6 months and whatever I think will probably double.

Kevin Patrick made a motion that was seconded by Stephen Coe to approve a grant in the amount up to \$12,445.25 or 25% of the eligible costs along with funds up to \$4,450 or 50% for the sidewalk for a total amount up to \$16,895.25 for the property at 615 S. Wyoming St pending HPC approval. The motion carried unanimously.

k. 633 S. Idaho – Fort 4, LLC
Property Renovation – Phase 2
Project Cost - \$13,817

The applicant is seeking matching grant funds to replace the roof on the front porch, relay/point the brick, regrade the backyard, and replace the concrete pads and walkways in the front and back of the property. The applicant has provided all necessary documentation within the application. This application has been brought to the Historical Preservation Officer and final approval is tentative upon approval by the HPC Board. The URA Staff recommends funding in the amount up to \$3,454.25 or 25% of the eligible costs.

Keegan states there is a lot of masonry damage on the south wall, so we are going to address that before it ends up like the north wall where it fell, and they put siding over it. And reroofing the front porch we are holding off on doing that until we have to jack it up a little bit and stabilize the front porch once that is done then we will have the roofers

come in and do that. You might have noticed on the roofing estimate they had an initial cost of 29 something and now there is an additional cost for re sheeting the roof. I took a look up in there and there is some ceiling under it so we opened up a little bit of it and I looked to see how the decking was and you can see day light through the decking so we are definitely going to have to re sheet it so that will add cost. And then the back yard, all winter there was an ice sheet by the back door partially because the gutter had a leak in it so we have a new gutter on the back and we need to regrade to make sure all the water is draining away from the building instead of into the basement. Dale asked if Kate had anything to add. Kate states no I do want to just take another look especially on the brick repointing is it the south façade or the front. Keegan states no it's facing the building. And the front is painted right now. The side wall there isn't that much room on the side. Kate states she is really wondering if this has to go to HPC I'm a little tentative and want to visit it for myself because if its just a portion that is not a large portion of the actual front then it might not need to be presented. The roof of the porch and the other repairs don't need to go to HPC. Dale states if that is the case can you just give something to Pauline after you have reviewed it just to indicate upon further review HPC review is not needed at this time.

Stephen Coe made a motion that was seconded by Kevin Patrick to approve a grant in the amount up to \$3,454.25 or 25% of the eligible cost of the property interior improvements at 633 S. Idaho St pending the HPC Boards approval if it's needed. The motion carried unanimously.

MEETING CLOSED FOR LOAN DISCUSSION – Item 7, a. MEETING WILL REOPEN AFTER DISCUSSION FOR BOARD ACTION

7. LOAN REQUEST

a. VuVilla/Willa, LLC – Bradlee and Dwayne Knutzen

Total Loan Request and Terms:

Total Financing Request:	\$111,566
Interest Rate:	5% Fixed-Rate
Term:	5 Year Term
	20 Amortization

Loan Purpose:

To assist in the financing to purchase the Vu Villa Bar and Restaurant at 521 W. Park St. in Butte, MT.

Bob Brown asked Brad what is the biggest risk or challenge you face with this project. Brad states the economy. That is the only thing I am slightly worried about luckily; we have a lot of good people moving uptown right now that are willing to work together and I think that is what it is going to take for all of us to make it whether we get into this or not. Bob Worley asked, have the Tech students come back to you pretty well. Brad stated that up until graduation business was great now Wednesday through Saturday but right now, we are only

open 4 days a week. And I do want to change that but due to me not having control I can't. Those 4 days were pretty good, and all went until 2am. Bob Worley asked what the new schedule may look like. Brad states that the goal is to be open 6 days a week closed on Tuesday on both sides, other than that I want the pizza side open until 2 am on weekends. Bob further asked if his takeout pizza business been descent. Brad states it has been obviously summertime it does slow down a little bit but the hardest part for a while is just letting people know we were still open.

Mike Archer states the motion is for to approve this loan request as presented for a total financing request of \$111,566 at 5% interest rate for a 5-year term 20-year amortization loan for the Vu Villa/Willa. Stephen Coe makes a motion as present by Mike Archer for the VuVilla/Willa, LLC Bradley and Wayne Knutzen with the personnel guarantees of both parties and motion seconded by Kevin Patrick. The motion carried unanimously.

8. PUBLIC COMMENT

9. OTHER ITEMS Bob Worley asked if there has been any movement with the M&M at all that seems to be one of the buildings that comes up with 135 East Park. Karen states that amazes me that they are even in the same sentence, they are completely different. I would say that I know Selina is pursuing grant funding from multiple sources she is trying to put some financing together. I know that her plan is to open the OMG side, she has secured that building so she plans to open that side as the M&M in June. And serve food and all be operating and start making some money for a lack of better terms to get things rolling. And then she does have preliminary estimates on the rebuild of the entire structure. The reason she had to get the OMG under her ownership was to build the M&M back in any sort of realistic form that would make money. She needed that much footage to make it productive. So, to build back to it's original footprint was never going to make money and be efficient. Bob Worley asked so the plan is to open a doorway into the other area. Karen states it may not necessarily be a doorway I am not sure what the final design would be, but she does have those preliminary drawings done with SMA Architects and preliminary cost estimate and it's substantial it's like about 4 million dollars. So, it's a big undertaking it's not anything that will start construction in the next year. I mean I'm not going to say she can't because she maybe could, but I think it's going to be tough. I think the plan she has moving forward is excellent and she is back in with Music on Main this year and they have a full line up along with all sorts of things going on. She has a ton of energy, and no one is going to slow her down she is just going to keep plugging until she gets there. But it will be a work in progress for a while. Bob Worley asked how about Praxis. Karen states that she hasn't heard anything recently except they are still moving ahead. Nothing has stopped. I think they may start demolition on there properties in the next couple months. I don't know if Mike has any other input. Mike states just that we closed on our portion of the loan to purchase the properties and that is all in house. They are looking on starting construction next spring tentatively. Karen states possibly some prep will happen this fall. I know we talked with Ray and others on the site with relocation of the lighting some of the other equipment like tables benches and things like that. Bob Brown asked if we are going to have some sort of planning down the road. Karen stated that we were going to have it this spring, but I decided to put on the back burner until we got everyone in and situated. I don't think it would have

been successful with so many new people. So, maybe this fall, I think we can have a really good planning session. Bob Brown, do we have any photos of the projects that we have assisted in. I have people asking what this board does and it would be great if we could show them photos. Karen states that are a great idea of a visual of all the projects we have participated in. I know that one of things we have discussed is a heat map to show all the projects we have touched and that would be a strong visual of our district and all the areas we have touched. People like to hear about how much housing development we have been apart of in all these bigger buildings and individual houses. It's well over 500 residential units that we have created. I agree that the visual photo album would be a good special project. It might just be a list and have an intern go and take pictures for us and do some documentation. Bob Brown stated if you had the before and after that is so dynamic. We do a lot of things not just related to businesses, we do a lot of public benefit type of things and work on public infrastructure projects and as we move forward with the implementation of the Master Plan there will be projects that will be completely URA driven that I bring to this board and say here is a project that is public infrastructure here is the funding sources that we are looking at we have applied for grants, we have some other financing involved and this is the URA's portion that I am asking for. And these will be completely public infrastructure projects. Bob Worley states that I know we approved some funding for the old city hall, and I understand that a restaurant went back in there. Karen states you are talking about Mic and Goldies, we haven't approved any funding for the new occupants. The Brown Gringo taco will be running out of there. Karen added that we approved a feasibility study for that building that never happened. Bob states secondly, are we going to put more money into the parking garage. I understand that they took 3 people off the roof the other day. Doesn't our gate prevent that. Karen states that I haven't been approached. But yes, it should. If they were up there, they snuck through the stairwell. The gate is supposed to detour the skate boarders and vehicles from driving up there, but people can still get up there and it's going to be a point of discussion til our end of days. Dale wanted to thank Stephen Coe for helping with the Uptown Master Plan.

10. ADJOURN

Bob Brown made a motion that was seconded by Bob Worley to adjourn the meeting at 10:45 a.m. The motion carried unanimously.