

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
July 26, 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 8:31 a.m.
MEMBERS PRESENT: Dale Mahugh, Robert Brown, Bob Worley, Stephen Coe on the phone
MEMBERS ABSENT: Kevin Patrick
STAFF PRESENT: Karen Byrnes, Director, Pauline Giacomino, and Sherry Carpino
CONSULTANT:
GUESTS: Jeff Riggs, Chance Younkin
APPLICANTS PRESENT:

2. **APPROVAL OF MINUTES**

Bob Brown made a motion that was seconded by Bob Worley to approve the minutes from the June 28, 2022, meeting. The motion carried unanimously.

Bob Worley made a motion that was seconded by Stephen Coe to approve the minutes from the July 12, 2022, Special meeting. The motion carried Bob Brown abstained from the vote due to absence.

3. **FINANCIAL REPORT/BUDGET**

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.

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

4. **DIRECTOR'S REPORT**

Karen states so I have already shared information with you about the Mother Lode Theatre we also have applied for a grant related to the uptown master plan for a lighting study through the CDBG planning dollars and we haven't heard about that yet but that could also be another potential ask for this board for matching grant funds and again I feel completely appropriate approaching the board in asking for a lighting study design. And Steven is on our implementation team that we have put together for the Uptown Master Plan that is a group that is comprised of both citizens and folks that are a part of the Uptown Master Plan steering committee and ourselves. We are also looking at multiple other grant application to private and public foundations to help us with projects and deciding how we are going to

start moving forward with implementation of some of the activities action items in the plan. We are looking at another grant opportunity this week and we are working towards creating a foundation of the Public Art Committee for Butte Silver Bow the timing of that is perfect. We have murals being painted as part of BT Livermorse Sarta project that was originally awarded in 2017 I believe. It took that long to get through and find locations and get artists. There is a garage mural that is complete and it's inside the parking garage. He has requested to place another mural inside the garage just 1 floor lower. The one that is complete is on the Park Street level and the 1 he is requesting to do would be on the Galena level. And I feel it makes all the sense in the world to do murals on these pumas' block walls. He is also very interested on being on the Public Art Committee. I think that what we plan to do is codify that committee and I know that sounds very formal. But I do believe that it will be a committee that will be established through Butte Silver Bow with appointees by the Chief Executive confirmed by the Council. So, there will be a public committee, it will follow open public meeting laws and will also have some clout. It will be an advisory board to Butte Silver Bow, but they will actually have some say and some position. Bob Brown asked if Fran was going to be on there, Karen states I don't know because they would have to be appointed by the Chief Executive and confirmed by the Council. So, there would be an open call to those people that are interested and I'm very sure that she is interested, so I think that would make a perfect fit. But that is something that would be decided by the Chief Executive as we move forward. So, I wanted to let you know that this is in its infancy stage because it's one of those things that is in the plan, and it takes process and time but not necessarily take hard earned dollars to get done like some of the other projects that need to be worked on. Bob Worley asked if there was also some painting done in the garage that was less desirable. Karen confirmed, we decided to make sure that was well known, I don't know if it's the same instance that you are referring to, but it happens a lot. The artist was in for about a week painting the mural and graffiti was painted twice on her artwork before it was finished. So, that is disconcerting. Bob Brown asked if there are cameras in there? Karen states there are cameras in there. Bob Worley asked who is responsible for around the edge of the curbs? Karen states that our street cleaner is not currently working, and he would be the one that does a lot of the street cleaning and sweeping, and Butte Silver Bow also does clean the garage so it's not necessarily something that I oversee anymore, but I can certainly make that note and ask. Bob Brown states that I feel that when you keep a place looking classy it doesn't attract the bad intentions, just a thought Karen I know it's not necessarily your department. Karen states it should be flushed twice a year so it's probably just due for that. But I will inquirer. Bob Brown states I just think maybe the week before the folk festival would be a good time to do that. Karen agrees. Bob Brown wants to give kudos to the event planners for the folk festival.

5. GRANT TAKE BACKS

Pauline states that we have \$46,094.91 that I'm asking to take back. One of the projects was the Up on Main we had sent out a request to get some receipts on this project and never did hear back and the grant was in 2017 and we had given him an 8-month extension in June of 2020 and so we talked about it and felt it was time to move forward due to no response. Karen states that we did process a reimbursement request a while ago, but I think that was the final reimbursement request that we would receive. Pauline continues I reached out to a lot

of these the windows for 625 N. Main and they state that they were not moving forward on that and the parking garage security our portion on that is completed at this point. And then we have the 823 Highland, they said everything that they are doing right now is on a stand still. They don't know if they are going to move forward, and she stated to go ahead and take it back and if they decided to move forward, they would request another grant. And then the electrical, they were done with their project so \$350.25 on the 110 E. Aluminum was remaining and then the Mother Lode roof they are still going through a feasibility study. So, they will have to do another grant for a roof request. Karen states so the roof was complete, and our participation wasn't as much as originally anticipated. Just to cavoite that I was going to touch on this in the Directors report, there is ongoing work on the Mother Lode with the feasibility study that we participated in that final report I'm going to review with Jocelyn Dodge next week I believe. And then we are working on Butte Silver Bow did receive a large grant from the Montana Historic Preservation Grant Program, for fire suppression at the Mother Lode and I know that we will be asked to participate as a matching entity in that grant we are not under contract yet with the state and we are also not with a moving target in terms of what the exact amount will be. Because we have been having difficulty getting someone to bid the project. So, we are attempting to get that back out to bid in the next month or so and I wanted to preface to the board that I will probably approach you with a project for a fire suppression at the Mother Lode which is very good use of our funds. Bob Brown asked who replaced Robin. Karen states Hanna, I just lost her last name. I did meet her, and she seems great, and she seems excited for her position. Bob asked if she was new to the entity. Karen states that she is, they did a big search, and they interview a few candidates, and she was the one selected. Dale states that she is from the California area, but she has a lot of experience. She really seems like she wants to be here and continue the work that Robin and the board have been doing. I was very impressed. Bob Brown states that he wants the record to reflect that this is not punitive that this is simply managing our books well and anybody that is here can always come back. We are taking it back because of the lack of action not because we have any problems with the person getting the grants. Pauline added that they all voluntarily stated to take them off the books for now. And this is also for our next fiscal year and will reflect on our financial management report.

Bob Worley made a motion that was seconded by Bob Brown to accept the take back requests be approved that were presented today. The motion carried unanimously.

6. GRANT REQUEST

a. 208 S. Washington (Saint James Boiler Plant) – Cameron Moylan

Exterior Improvements
Project Cost - \$18,000

The applicant is seeking matching grant funds to replace the roof. The applicant has provided all necessary documentation within the application. This project has also been reviewed and approved by HPC. URA Staff recommended funding in the amount up to \$4,500 or 25% of the eligible costs.

Cameron states that the mailing address is 208 but the plant is at 216 it's a very iconic structure. It is the tallest free standing masonry stack left in town. And it's right at the point if it doesn't get a roof right away the rafters will be to far gone. At this point it is just the deck and the old roofing that is shot so it's easier to fix right now than it will be a few years down the road. Bob Brown asked is this physically apart of the old hospital or attached. Cameron states it's part of the old complex and of course all the steam pipes run under the alley to the hospital, but it is a standalone building, a separate lot this and the old ambulance bay and the laundry building to the south of it were both on the west side of the alley and the rest of the facility is on the east side. Bob Brown asked if it was still functional. Cameron states no. Bob Brown asked so after it's roofed what will the function of the building be. Cameron states it has a nice workshop in it and an apartment in the back of it that use to be the caretaker's apartment. So, it's fully capable of being a productive building still. Bob Brown states so the purpose of this is to keep the building from collapsing or deteriorating further right., Cameron states correct. Bob Brown asked will you do more work inside? Cameron states as far as inside goes it's mostly done inside but that is not ruling out future improvements, I think some time in the future it could really be a gem. The outside we will be fixing the windows and it's a very good-looking building as it stands. I would have put the window bid on here, but he is so far booked out that I decided to wait. Dale asked and the stack itself is in good shape. Cameron confirms that there is some work that needs to be done on the top of it but otherwise it's in good shape. Bob Brown asks Karen is this a separate structure for our purposes from the old hospital. Karen states we will have to look at that and if it's the same taxing parcel we will have to discuss that as we move forward. If it's a separate assessment code a separate taxing parcel, we can look at it as separate project. Bob Worley is this something you are going to move forward with the hospital I understand that you or your family has purchased the hospital. Cameron states yes, that is my company in charge of the hospital and my whole family is involved in the preservation of some sort or another, but yes it will be in conjunction with the hospital. Bob Worley states I think you are probably aware there has been a feasibility study done on that hospital and have your read that. Cameron states that I have the basic details of that study but a lot of the things that we have to do it's not really choice at this point, so we are just focusing on what needs to be done. In fact, while I'm up here today I'd like to take a look at that.

Bob Brown made a motion that was seconded by Bob Worley to approve a grant in the amount up to \$4,500 or 25% of the eligible cost of the property renovation to 208 S. Washington Steet. It has been reviewed and approved by the HPC. The motion carried unanimously.

- b. 118 E. Platinum– Fort + Home Developments, LLC/Fort 6, LLC-Keagan**
Property Renovations – Phase 1
Project Cost - \$46,470

The applicant is seeking matching grant funds for repairing the back porch windows, replacing the roof, demolishing the back shed, partially rebuilding the front porch, rough in for electrical and plumbing, and servicing the heating system. The applicant has

provided all necessary documentation within the application. This project has been brought to the HPO and approval is tentative upon the HPC. The URA Staff recommends funding in the amount up to \$11,617.50 or 25% of the eligible cost.

Keagan asked which funds were eligible for the first reimbursement. Pauline states it wasn't the stair structure it was the walls around the stairs. Keagan states we have the 4 plex on the lot to the southwest of Wyoming. Windows are going in as we speak, they finally showed up yesterday. And then the framers are starting on that probably the first of August. And then we just closed on the lot to the North. There is a small house there it's a 3-bedroom 1 bath and then the vacant lot on the corner there. So, our plan is to renovate the house and get it rented out and then we are looking at developing something on that corner lot. I was looking back at the old map, and it has been a junk yard even back in the fifties so we should just keep some vacant cars in the lot. Focusing on getting the exterior complete so it needs a new roof and part of that is going to be repairing the rafters that are cracked. And then a new roof, gutters on the outside and then we will be preparing the front porch which has dropped about 3 inches on the front corner. We will be doing exterior painting and probably next month I will submit for new windows for the exterior but that is not included on this application. And then updating some of the plumbing and electric. Bob Brown asked Fort & Home Developments LLC there is a whole bunch of iterations of that entity right, is there parent organizational for all these entities. Keagan, I get confused on the structure also, but we have Fort Home Investments which is the one that is getting the investor monies together and those are the ones purchasing the properties under the LLC, so Fort 6 is an LLC that has investors and those are the ones technically buying the properties. And then Fort Home Development is more what I work for we are focused on developing the properties. Bob Brown asked if Fort Home has an office in Butte. Keagan states yes, it's in the Kenwood building. Bob continues so you are getting diverse so in other words a group of investors come to you and say we want to do xy and z and you act as the project manager. Keagan states it's all sort done in house so basically, we have Jeff who is basically the owner of all the companies. For Fort Home Investments he usually puts out an investment fund that shows the projects we are working on, and this is what we are projecting for returns. So, most of these are bought through a value-add fund. So, you find property that needs renovation, and we renovate them. So, we increase their value and hold them for a few years and then they are sold off or the company will choose to buy them sometimes. That's kind of the model. And then the development company is the one that manages the project. Bob asked how many projects you do have going right now. Keagan states that in Butte we have 4 and then we have a couple down in Colorado that we are working on.

Bob Worley made a motion that was seconded by Bob Brown to approve the amount up to \$11,617.50 a 25% of the eligible cost for Fort Home Developments for the property renovations at 118 E. Platinum Street and is tentative upon the HPC approval. The motion carried unanimously.

- c. **65 E. Broadway – Thornton Group (Jeff Riggs)**
Exterior Improvements

Project Cost - \$6,800

The applicant is seeking matching grant funds to replace the siding and reinforce the elevator mechanical structure on the roof. This has been reviewed and approved by the HPC. The applicant has provided all necessary documentation within the application. The URA Staff recommends funding in the amount up to \$1,700 or 25% of the eligible costs.

Jeff states this is for the elevator shaft on top of the building and the wind this spring and summer ripped off the siding on it and so we are replacing matching the siding that is on the cooling tower that is already up there. Bob Brown states Jeff you have other projects going on right now to, are they moving along good for you, are you finding people to do the work and keeping them moving. Jeff states yes, we kind of finished up probably 95% of the First Baptist Church renovation and we call it the Manual Arts Building but more commonly known at the DeMolay in town that building we are still trying to get approval for the design for the elevators and then the Thornton Building we have 2 projects going on that on and that's the overall building and the 2nd is the data center inside the building and that has been keeping us busy. And as a former restaurant tour, I know almost nothing about being an affiliate with the data center, but we have some very smart people that we have employed there. Bob Brown states we appreciate your investment and your sustainability and commitment to do projects in Butte is much appreciated.

Bob Brown made a motion that was seconded by Stephen Coe to approve a grant in the amount up to \$1,700 or 25% of the eligible cost of the property exterior improvements at 65 E. Broadway St. This project has been approved by the HPO. The motion carried unanimously.

d. 28 S. Main – Chance Yonkin

Feasibility Study

Project Cost - \$1,370

The applicant is seeking matching grant funds to install a new flat roof. The applicant has provided all necessary documentation within the application. The URA Staff recommends funding in the amount up to \$685 or 25% of the eligible costs.

Chance states I have an interest in this building we have been working with Karen for quite a while looking for a place. I have been inside it twice with the owner and there is an awful lot of work that needs to be done and I want to get a good solid understanding of what needs to be done and this report from Levi Coughlin from Coughlin Engineering is willing to do for me will enable me to go out and get bids on fixing the floors, the support structures in the basement sealing up the building to keep the pigeons out etc. So, I want to know what it will cost to get this building into shape before I purchase the building. Karen states that I have been working with Chance for quite some time looking for different opportunities I think it makes a lot of sense for us to participate in because this really gives the investors the information they need before they move forward. And even if Chance decides not to move forward with this purchase, we will still have that report

and will be able to share that report with future investors. So, it is a benefit for us as well as we are trying to market these opportunities as we continue to call them. And this property is also one that we have addressed through the moth ball provisions of Butte Silver Bow vacant building ordinance and that has been extremely helpful. And that process is that we went in a secured this building to the extent where it was going to keep it from deteriorating further that doesn't mean that it brings it up to any sort of level of integrity. This is an example of our processes working together to get things done. Bob Brown asked if this faces west. Karen confirmed. Bob continued that I think that is an area of Butte that if it gets cleaned up and developed or repurposed would be great. And the information from this study will be great for both the applicant and us.

Bob Brown made a motion that was seconded by Bob Worley to approve a grant in the amount up to \$685 or 25% of the eligible cost of the property interior improvements at 28 S. Main Street. The motion carried unanimously.

7. OTHER ITEMS

Karen states that on Friday morning about 10 am I happen to be out in our outer office and John Sullivan who is our building facility manager was speaking with Shelly Cleverly about a grant that the Jacobs House received with Cari Coe's assistance in that through SARTA for window replacement. And he was discussing the short fall in terms of the SARTA grant only covering about \$13,000 of the work and the estimate for the actual window replacement coming in higher than that. And they were speaking about what we would be able to do is there a way that we can find other funds. So, John asked me if I could help. And I said yes, yes we can help. I do have a board meeting next Tuesday and I would love to bring this to them as another item to discuss but I do feel like it's something that we can assist with. I will let Cari explain the project and the grant application that was submitted to SARTA and funded but the amount that we are being asked to consider today to assist with this is \$1,335 I believe and the entire project grant award from SARTA was about \$13,000 so I will let Kari talk about the project and how it came to be and why I'm recommending we assist with this with a matching grant with the URA. Cari continued thanks Karen that was very fortuitous of John to run into you on a Friday. So, I'm Cari Coe and I'm here today on behalf of a nonprofit I work with the Root and the Bloom Collective which has at least with the county for the Jacobs House we have been running it as an artist and writer's residency for the past year and we just renewed at least for another year. Last year I wrote a SARTA grant which we implemented to redo the wood flooring on the first floor and replace carpeting and bathroom flooring on the 2nd floor and we have had about 35 to 40 residences staying there. They have helped a lot with programing at the Clark Chateau where I'm program director but also helping with other organizations in town who needed to find short term housing for people involved in arts and communities' social science and science programing in the community. So, we are really excited about the house and it's in good livable condition right now but the old historic windows upstairs don't open at all so it's a little bit stuffy in the summer so to increase air flow and livability I wrote the SARTA grant through government buildings because this is a government building, to have the windows repaired but in a way that fits with the historic nature of the house because it's the home of Butte's first mayors as a very important historic structure. And we have 1 bid in, I put out a call for bids to 4 places

and only 1 responded Rex Builders a very reputable contractor and their bid was close to the SARTA grant that we received for \$13,000 so it's not quite enough to cover everything. And they are going to build screens and make sure all the windows are operable. Karen states that I appreciate the board allowing us to present this under other items and I felt like this was something we could be a part of and it completely fits withing our mission of what we try to be a part of and the request is a lot of money don't get me wrong but a small request compared to the size of the project and it would just get them moving forward and not have to shuffle and cut things out or change the scope of what they are trying to accomplish. Bob Brown asked how much is the whole project? Karen states it's \$14,335, it's on the back page of that estimate. It's a 10%ish ask.

Bob Worley made a motion that was seconded by Bob Brown that we approve a grant request for the Jacob's House on Granite Street in the amount of \$1,335. The motion carried unanimously.

Bob Brown asked who is the head of the Uptown Master Plan steering committee? Karen states Shanna Adams is the leader of that group. Bob states then the rest are just members of that committee then. Karen confirms, they are a 501 C3 now so they do have a structure to them and then they will be working on maybe even getting more of a structure to that. But they do have committees set up. Bob Brown asked so do they get the money and spend it or do they just work with the county entity or the state entity like who puts in the dividers. Karen states that will be us. The county will be the owner of almost everything. There will be things that come out of Chapter 6 and things that will come out of that implementation that could take on more of an admirative roll what I'm referring to is if the business improvement district is established successfully that would be an organization unto itself, it wouldn't be part of Butte Silver Bow or the URA it wouldn't be part of the BLDC or main street or the chamber it would be its own entity possibly. One of those entities could take on the organization and administration of that BID but it could also be a new entity a stand-alone entity it could be this uptown master plan committee that becomes that I don't know how it will shake out but that is one of the goals of the plan is to get that BID established. We are the only city in the state of the big cities and probably even more of the small cities that does not have an active business improvement district. And what that means is that a district that is formed in that area and they self-impose a fee that they pay themselves every year into a fund for improvements and other things withing that district. It can be used for security, projects for lighting, banners, benches lots of different things that not necessarily where the URA could even pay for right we are focused on infrastructure. We have done some things that things that are marketing and promotion, but it can be complimentary to what we can do as a URA, and it would be another entity that will be out there promoting and driving reinvestment in uptown. Bob Brown asked would they be funded like we are funded. They would be funded as a self-imposed fee on property owners so no not property tax. Exactly like a special improvement district. And it's something that has been attempted multiple times over my 10 year with Butte Silver Bow and never successfully for many different reasons but I do believe that the community and the support is there for it to happen especially the group that has been helping on the citizens side with the master plan is organized, driven, passionate, engaged they show up to meetings they talk they are very focused and a great partner for us to have as citizens. And they have been there from the

beginning, so their commitment is real. And back in 2018 when we had this uptown butte meeting, and I was just there just to listen to understand what people were talking about that's where this came out of and it was when that sub group of citizens that showed up to volunteer and say this is something we want to work on the idea of a master plan they had that come out of there group it was also part of our master plan for the URA called out planning documents for uptown. So, it only made sense for us to work together and bring this forward and all play appropriate rolls. For Butte Silver Bow stand point and the URA our roll was funding for lack of a better term and also that organization, that procurement of a contractor that public process all those things that we can do as a government entity that we should lead, that we know what we are doing when we talked about public meetings and procurement processes and make sure that we are following the law and all of those things. But they are out there driving interest, driving passion, ideas and participating in this fully. And so that is where I think we complement each other to get this done. Dale states that I find it amazing with this starting back at this meeting in 2018 and then with Covid coming after it was just getting rolling that it didn't hit the skids and just come to a standstill. I give a lot of credit the Shanna for keeping the ball rolling on that. Karen states we definitely paused procurement we selected our contractor and hired them right before everything shut down in 2020. They were brought on board signed the contract and everything stopped. DHM was the contractor and they turned out to be a great partner. Bob Brown just procedurally is the Uptown Master Plan steering committee going to continue then is it like the oversight board for the Uptown Master Plan Association. Karen states yes. Bob continues so this is like the management leadership team for this whole group. Karen states yes, the steering committee you will see is made up of more than the uptown master plan citizens committee. Bob asks when I was reading about the property taxes and the budgets it said that the URA district was going away were they talking about the East Park. Karen states they are talking about the East Butte district that tax provision has sunsetted. So, the district still exists we still have the board we still have projects that have been delayed. Bob states but like July 1st whatever revenues that were generated went to the county instead of to the URA is the only difference. Karen confirmed and stated that actually happened last year. Bob asks how long will it take to play out the projects. Karen states it depends on how quickly projects can be completed. Bob continues are you Sherry the secretary for all the URA districts even though its funded 100% out of this district. Karen confirms and continues that she does think there will be opportunity in this next budget cycle not this one that we just started but the next one maybe I hope we will be able to expand the staff a little bit and also deciding how we structure salaries out of different areas. Bob asked who works for the mall one and they don't have any money do they. Karen states we do and yes, they do. We have done the K'Mart building the St. James Clinic, Murdoch's, some storage units we have done the teamsters hall and we also have some new projects coming up. Bob Brown states are you going to get retail in the mall. Karen states oh yeah hey Bob dropping the mic and walking away soon as that happens be prepared. Bob states they should get that in the paper because I didn't realize that stuff was going on. Karen continues yes, we are a busy district. Bob Worley states that Murdoch's really improved that area. Karen states doesn't that look so nice. We do send our agendas but yes, we need to do some more press releases to get the word out to toot our own horn. If you haven't had a chance, we also have our targeted economic development district south of town. North and South Park mount out in that direction. Just finished a project there where the cat dealership moved from the corner near Murdoch's out to a new facility.

And their new facility is beautiful. Bob Worley states I wasn't aware of that and talking to Fisher the other day he said have you been out to see it and I said no, and he said you should go out and see it because I looked at where they were at previously and it was getting tacky, but it was also empty. Karen stated that they were in the wrong zone, and it was temporary. And that is part of that district out there we just completed an infrastructure analysis master plan for the South Butte Tadd. What that does for us now is it helps identify projects to move forward with in that district related to infrastructure improvements. The Caterpillar building instead of sidewalks we had them do a trail because in that area if we develop a trail system along the road instead of just sidewalks, I think that's going to be more beneficial to people who want to walk out there between place because it will be off the busy streets. Bob Brown continues you know that new subdivision that is being built is that part of any of the URA districts. Karen states partially I think I would have to look at the boundary of the Harrison Avenue district. Bob states that would be a nice cash inflow to that URA to. Karen continues yes and one of the projects that we are currently talking to right now has to do some waterline extension. They are in the Harrison Avenue district there are lots of pockets that have insufficient infrastructure that we already know about our Public Works department knows about it. Out on Meadowlark that street that runs East and West and it goes by Buffalo Wild Wings there is no waterline that runs down that street. And you know there is a lot of vacant parcels out there that could and should be developed. And so, if this project we are working with right now needs to extend the waterline to have their project done it would behoove our district to look at extending that waterline even further to connect it to something else and then we create these developable parcels and raise the taxable value. So that is something we will be considering with the Harrison Avenue district. Extensions of infrastructure are very important. Bob Brown states that a lot of the stuff you do seems mundane but it's fundamental because without the sewer and waterline it's just a piece of prairie. Karen agrees and states that within the boundaries of our city it makes sense to have the infrastructure extend to everything we can. Bob asks isn't density key to the cities of our future. Karen agrees and its key to so many things but it's a key to affordability. Bob Worley asked about the TIFID in the Ramsay area has that been renewed. Karen states so the sunset for the Montana Connections TIF provision was June 30th of 2022. So, we don't get to renew the TIF provision we have to renew the district. So, we have to actually create a new district just like we did the Harrison Avenue district. It will take about a year we do have identified parcels that will be included, expansion of the boundaries. We do have lack of infrastructure still in about 1/2 the park that we need to finish. We are excited to start that process, but it will take about a year or 2. We have to go through the whole public process, hold public hearings, we have to right resolutions we have to write a plan etc. Bob Worley so does that bring everything to a standstill as far as sale of properties then. Karen continues no we can still sell property the district still exists it's just the tax increment provision has sunsetted. So, it's just like the East Butte district we have active projects that are still being built. Bob Brown asks so it's not blighted out there so what's it's basis for being a TIFID. Karen states so a TIFID is a targeted economic industrial district a TIF is a tax increment financing provision, and that provision is adopted in the creation of a district. So, a district are targeted economic development districts or TEDDs or urban renewal districts which are the URA the Harrison Avenue district and the East Butte district. A TEDD a targeted economic development district by state statute focuses on industrial development lack of infrastructure and adding primary sector jobs. That is the focus of a TEDD not necessarily

blight. The focus of a TEDD is really based on the lack of infrastructure and trying to create industrial or pure economic growth in its purest sense. Urban renewal districts have the blight finding and the blight finding can be lack of infrastructure but also can be so many other things. It can be vacant properties, inconsistent zoning it can be lack of streets not laid out properly it can be all sorts of different things for a blight condition. Bob Brown asks why doesn't the northern boundary of our district go all the way up to Walkerville. Karen states when you create a district you have to be very careful of how big you make it and what you take in and what you don't take in. And everything basically north of Woolman Street there is a lot of question about ownership because there is a lot of mine yards, there is a lot of ownership that is in mining claims and ARCO and different ownerships that we know will be transitioning. And so, we have to draw our lines on legal boundary descriptions you can't cut parcels in half so if we start to go up north of Woolman street it starts to take in land that are 150 acres or 140 acres at a time and it really dilutes your ability to do good.

8. PUBLIC COMMENT

9. ADJOURN

Stephen Coe made a motion that was seconded by Bob Brown to adjourn the meeting at 10:07 a.m. The motion carried unanimously.