

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
SEPTEMBER 27, 2016

1. **CALL TO ORDER AND ROLL CALL** – Dale Mahugh called the meeting to order at 8:37 a.m.

MEMBERS PRESENT: Dale Mahugh, Bob Worley, and Jim O’Neill

MEMBERS ABSENT: Stephen Coe and Robert Brown

STAFF PRESENT: Karen Byrnes and Susan Powell

CONSULTANT: Adam Benson, Butte Local Development Corporation

GUESTS: Mike Smith, The Montana Standard; Robin Jordan, The Butte Weekly; Cindy Shaw, BSB Commissioner; and Mary McCormick, Historic Preservation Officer

APPLICANTS PRESENT: Cari Coe, Applicant; Fred Birch, Robert Narchi, and Ryan Golds-on speaker phone, Applicant; Michele Miles-on speaker phone, Applicant; and Jim Dochnal, representing the Applicant Paul Aguilar

2. **APPROVAL OF MINUTES AND FINANCIAL REPORTS**

Jim O’Neill made a motion that was seconded by Bob Worley to approve the minutes of August 2, 2016, with the amendment by Bob Worley to amend on Page 4, Item 9 to delete one of the “that she does” because it was repeated. The motion carried unanimously.

Bob Worley made a motion that was seconded by Jim O’Neill to approve the minutes of August 23, 2016, with the amendment by Bob Worley to amend on Page 2, Item 6 to add that Robert Brown voted no for the modification. The motion carried unanimously.

FINANCIAL REPORTS

Karen Byrnes noted to the Board that Fran Doran, requested a partial lien release related to her project at 27 North Main Street that URA has been a part of with loan funds. Fran formed a condo with the property and sold the bottom unit so we were asked to release our position on that portion of the building. We still hold our position on the upper floors, we are still highly collateralized on this project on the upper floors.

A copy of Financial Report is made part of the minutes.

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

3. DIRECTOR’S REPORT

Karen Byrnes updated the Board on the parking garage. Construction at this time is obviously ongoing. Construction is going well, it is right on track. Karen will officially ask the contractor to come to the next URA Board meeting for an update.

4. PUBLIC COMMENT

No public comment.

5. PROJECTS UPDATE – REALLOCATION OF FUNDS (ATTACHED)

Karen Byrnes went over the projects on the sheet provided to the URA Board dated September 27, 2016, where the funds in the amount of \$32,251.46 are recommended to take back and be reallocated for other projects. The ongoing projects on the same page, those projects are still in process and they are still working towards being completed. An update will be done on the ongoing projects after a couple of months.

Jim O’Neill made a motion that was seconded by Bob Worley to take back \$32,251.46 for projects recommended by staff as presented on the sheet dated September 27, 2016, to reallocate to the funds available. The motion carried unanimously.

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

6. LOAN REQUEST

a. 101-105 East Broadway – An Meo Enterprises LLC– Adam Benson

<i>Financing Amount:</i>	<i>\$78,750</i>
<i>Interest Rate:</i>	<i>5%</i>
<i>Term:</i>	<i>20-year term</i>
<i>Total Loan Amount:</i>	<i>Up to \$181,500</i>

Cari Coe was present at the meeting to answer any questions. Adam Benson did a loan narrative of the project (a copy of the loan narrative is on file in the URA Office).

Purpose: Cari Coe— owner of An Meo Enterprises, LLC—requested financing to purchase the building at 101-105 East Broadway Street in Uptown Butte. The purchase price for this acquisition is \$225,000. Financing of this purchase will be coordinated with Glacier Bank. The applicant is also requesting matching grant assistance for improvements to the property, this request is addressed later in the agenda.

URA staff recommends funding this request according to the terms presented.

The loan application for Cari Coe was discussed in privacy by the URA Board.

OPENED MEETING

Dale Mahugh, Chairman, asked the Board members for a motion to approve this application or if there was any further discussion for the open meeting.

Bob Worley made a motion that was seconded by Jim O'Neill to approve a URA loan in the amount of \$78,750 at 5% interest for a term of 20 years to Cari Coe for An Meo Enterprises, LLC to purchase of the building at 101-105 East Broadway Street. The motion carried unanimously.

For the record, Dale Mahugh brought to the attention that Cari Coe is sister to Stephen Coe, URA Board Member. Stephen was not present at today's meeting but if he was he would not have participated in this discussion and would have recused himself from voting on this loan request.

7. NEW BUSINESS

****All grant funds awarded are subject to the availability of funds, and tax increment collections.****

a. 101-105 East Broadway – An Meo Enterprises, LLC– Cari Coe Building Redevelopment - \$78,823

Cari Coe, the Applicant, was present at the meeting to answer any questions. A copy of the application is made part of the minutes. The applicant is requesting matching grant funds to complete work at 101-105 East Broadway Street – this work includes, roof, masonry, foundation repair, and asbestos abatement. This work has been reviewed by the Historic Preservation Officer and the applicant has submitted the necessary documentation.

Recommended Action: The URA staff recommends funding in the amount of up to \$19,705.75 this is 25% of the eligible costs.

Jim O'Neill made a motion that was seconded by Bob Worley to approve a 25% grant for the amount of \$19,705.75 to Cari Coe for roof, masonry, foundation repair, and asbestos abatement at 101-105 East Broadway Street. The motion carried unanimously.

For the record, Dale Mahugh brought to the attention that Cari Coe is sister to Stephen Coe, URA Board Member. Stephen was not present at today's meeting but if

he was he would not have participated in this discussion and would have recused himself from voting on this grant request.

**b. 100 South Montana – Colonial Apartments- Fred Birch
Building Redevelopment - \$1,053,100**

Fred Birch, and Ryan Golds-on speaker phone, the Applicants, were present at the meeting to answer any questions. A copy of the application is made part of the minutes. The applicant is requesting matching grant funds to complete major renovation work at the Colonial Apartments, including; electrical, plumbing and heating, roof, and elevator replacement and fire suppression. The total estimates for this eligible work are \$1,053,100. This project is under review by the Historic Preservation Officer and any qualifying work may be reviewed as the project moves ahead, and the applicant has submitted the necessary documentation.

Recommended Action: The URA staff recommends funding in the amount of up to \$150,000 this is less than 25% of the eligible costs, but is the maximum amount allowed to be awarded to a project in a fiscal year.

Jim O’Neil made a motion that was seconded by Bob Worley to approve a grant up to \$150,000 this is less than 25% of eligible costs, but is the maximum amount allowed to a project in a fiscal year, to Fred Birch for Colonial Apartments at 100 South Montana Street for electrical, plumbing and heating, roof, and elevator replacement and fire suppression. The motion carried unanimously.

For the record, Mary McCormick, Historic Preservation Officer, stated that the windows are vinyl and have been completed prior to approval of URA Funds and the windows would not have been approved by Historic Preservation.

**c. 321 West Park – Summit Valley Title – Michele Miles
Building Façade Improvement - \$1,800**

Michelle Miles, the Applicant, was present on speaker phone at the meeting to answer any questions. A copy of the application is made part of the minutes. The applicant is requesting matching grant funds to complete a façade improvement at the property located at 321 West Park Street. This project has been reviewed by the Historic Preservation Officer, and the applicant has submitted the necessary documentation.

Recommended Action: The URA staff recommends funding in the amount of up to \$450 this is 25% of the eligible costs.

Bob Worley made a motion that was seconded by Jim O’Neill to approve a 25% grant for the amount of \$450 to Michele Miles to complete façade improvement at 321 West Park Street, Summit Valley Title. The motion carried unanimously.

8. PRESENTATION: BUTTE HISTORICAL SOCIETY – HERITAGE PROJECT – R. EDWARD BANDEROB

Edward Banderob was not present at the meeting. This agenda item was held for presentation at the next URA Board meeting.

9. OTHER ITEMS

**a. 301 West Park Street – Paul Aguilar
Roofing - \$20,100**

Jim Dochnal, representing the Applicant Paul Aguilar, was present at the meeting to answer any questions. A copy of the application is made part of the minutes. The applicant is requesting matching grant funds to complete a roof at 301 West Park Street. This project has been reviewed by the Historic Preservation Officer, and the applicant has submitted the necessary documentation.

Recommended Action: The URA staff recommends funding in the amount of up to \$5,025 this is 25% of the eligible costs.

Jim O’Neill made a motion that was seconded by Bob Worley to approve a 25% grant up to \$5,025 to Paul Aguilar for a reroofing project at 301 West Park Street. The motion carried unanimously.

10. OTHER ITEMS

Dale Mahugh asked the Board to do a card for Marko Lucich from the URA Board to say that we appreciate his long-time service to our community and want him to continue being a part of it. On October 22, 2016, there is a fundraiser for Marko Luchich to raise some money to help with medical costs.

11. ADJOURN

Bob Worley made a motion that was seconded by Jim O’Neill to adjourn the meeting. The meeting was adjourned at 10:13 a.m.