

**MINUTES OF THE
EAST BUTTE RENOVATION AND REHABILITATION AGENCY
BOARD OF DIRECTORS**

June 4, 2020

1. **CALL TO ORDER AND ROLL CALL** – John Morgan called the meeting to order at 9:05 a.m.

MEMBERS PRESENT: John Morgan, Melissa O’Dell, Chuck Krause, Mark Rule and Paul Babb

MEMBERS ABSENT: All Present

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

CONSULTANTS: None

GUESTS: None

APPLICANTS PRESENT: Pat Mohan, Applicant

2. **APPROVAL OF MINUTES**

Paul Babb made a motion that was seconded by John Morgan to approve the minutes from May 7, 2020, meeting as presented. The motion carried unanimously.

3. **PUBLIC COMMENT**

None.

4. **FINANCIAL REPORT**

Brianne Downey, Financial and Project Manager, went over the Financial Report with the RRA Board. A copy of the Financial Report is made part of these minutes.

The Board discussed the balance of the loan owed to URA in the amount of \$120,000.00. Karen Byrnes reported that at the last URA Board meeting she brought up to the URA Board about the possibility of them forgiving the remainder of the debt that URA loaned to RRA. The URA did not approve allowing this loan to be forgiven. The last tax collection for RRA will come in on May 2021. The District does not sunset just the tax increment provision. If the Board would like to continue to serve we definitely probably won’t meet as often but we will still have projects that would be active past our last collection date.

5. TAKE BACK OF GRANT

Brianne Downey explained to the Board about a request for a grant take back for the project at 243 East Broadway, Sky Ridge Enterprises. We awarded them the maximum amount of \$150,000.00 and we became aware that they are no longer going to operate as a lab and they will not build their building. Our request is to take this money back as indicated in the Memo dated June 4, 2020 (Memo is made part of these minutes) and put it back into our unappropriated allocations so that we can award it to other projects.

Mark Rule made a motion that was seconded by John Morgan to approve a grant take back in the amount of \$150,000.00 for Sky Ridge Enterprises as indicated in the Memo dated June 4, 2020, to be re-appropriated to be used for other projects. The motion carried unanimously.

6. DIRECTOR'S REPORT

Karen Byrnes discussed with the Board about the budget process for the 2020-2021 Budget Year at Butte-Silver Bow and that it has been delayed. The budget process is still unknown, we still have to wait and see how the second half tax payments come in.

Melissa O'Dell made a motion that was seconded by John Morgan to accept the Director's Report as presented. The motion carried unanimously.

7. GRANT REQUEST

**a. 108 South Arizona Street– Pat Mohan
Building Redevelopment
Project Cost \$4,565.00**

The Applicant, Pat Mohan, was present at the meeting by phone. The Applicant is seeking matching grant funds for the improvements to the building. The improvements include a new heating system. The Applicant has provided all necessary documentation.

Staff recommended a grant in the amount up to \$2,282.50, or 50% of the eligible costs associated with this project.

John Morgan made a motion that was seconded by Paul Babb to approve a 50% grant in the amount up to \$2,282.50 to Pat Mohan for a new heating system for the building at 108 South Arizona Street. The motion carried unanimously.

8. WATER TOWER PROJECT – REQUEST TO FUND COMPONENT 1

Karen Byrnes reported to the Board that we talked about a little bit more information about this project – where it was headed what we were trying to accomplish. If we do fund this Component 1 from the East Butte District, is that going to get it to a place where we are able to move on, have a good idea of what the entire project would be and Karen believes the Board wanted to have a full Board present to be able to discuss this idea. We do have a full Board at today's meeting. Karen asked for the Board to consider funding Component 1, which is \$36,570.00 with Centennial Concrete to at least get this part of the project completed. Mary McCormick, Historic Preservation Officer, explained to the Board that her evaluation of the Water Tower, it is a historic property which means it is eligible for listing in the National Register of Historic Places. It is not a contributing element of the Landmark District but as a historic property if it was proposed to be removed or demolished, that request would have to come to the Historic Preservation Commission for review and approval. Karen explained that there would be 2 Components. The first component was basically stabilization. Component 2 is more of the interpretation and signage, improvements to the park area. John Morgan asked why don't we have the Water Tower registered now, why are we waiting all these years to try to get the tower registered when we could have done that in the past. Mary McCormick stated that you can let something wonderful happen for that area or you can just let it continue to decline. John Morgan thinks the first thing to do is to try to get it registered first and then decide if it is significant and then move forward with a project. Karen Byrnes explained that the high end of all components together is about \$80,000.00. Paul Babb talked about when he looks at our RRA District's mission it is to stimulate economic development and this seems like an independent project and he does not know if it is the role of the RRA to take on a project like this. We are right in the midst of Butte-Silver Bow's budget process, if Historic Preservation, Community Development, Parks and Rec were to come together with the project and put the budget before the Council and then if that needed some funding from the RAA, then we could determine after there was a full budget that was put together. It is hard to say if Component 1 and Component 2 would only be "X" amount when we don't know that. Paul would ask the Board members how does this stimulate economic development. It really has a tie to the entire City not just RRA and if the community wants to make it a priority, I think we would hear about that through the process, and Paul said that he has not heard anybody personally outside the discussion of this group that is even talking about the Water Tower. Karen Byrnes answered that she looks at the Water Tower as a historic, publicly owned resource that we have the opportunity to invest in. That is under the same lines as if a tax increment district was to invest in any other sort of public recreation or historic item. It doesn't necessarily directly have an economic impact by increasing the taxable value of something, but typically it costs the State and tax increment districts they invest in what they believe to be public benefit projects and those are projects that led by those agencies and so we have done that more often in the URA. If the East Butte District would have been able to and active at the point we did the skate park in that District, Karen believes we would have been a part of that project also. Karen thinks that it is the roll of the East Butte District in preserving cultural and heritage resources for our area and so that is what Karen believes this is. We can do more research if that is what the

Board would like us to do. If we need to do a public awareness campaign and get the Board comfortable, Karen would be happy to reach out and say do you support this project or not to the general public. John Morgan thinks that the first step is to get the Water Tower listed on the National Register and Mary McCormick answered that it is an unnecessary step. Once she has the determination by SHPO, it will be considered a historic property eligible for listing in the National Register. Mary will get that done and send it to HPC at their July meeting. To write a nomination and go through the designation, it would go to the State Review Board in January.

Paul Babb thinks it is best to hold the decision on the Water Tower and hear what the public has to say about it.

John Morgan made a motion that was seconded by Paul Babb to hold this request for the Water Tower in abeyance. The motion carried unanimously.

9. OTHER ITEMS

None.

10. ADJOURN

John Morgan made a motion that was seconded by Melissa O'Dell to adjourn the meeting at 9:49 a.m. The motion carried unanimously.