

**July 8, 2020**  
**Butte-Silver Bow Land Sales Committee**  
**Courthouse – First Floor Conference Room # 103**

MEMBERS PRESENT: Pat Riordan, Karen Byrnes, Patsy Coates, Dan Fisher, Mollie Maffei, Mary McCormick, Mark Neary, Cinda Seys and Dori Skrukrud

NON-MEMBERS PRESENT:

ABSENT: Brian Doherty, John Moodry, Brandon Warner, excused from the meeting was Mike Nasheim and Lori Baker Patrick

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**MINUTES**

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**Call to Order**– The meeting was called to order at 1:30 P.M.

**Roll Call of Members** – Having a majority of the Land Sales Committee Members in attendance, a quorum was established.

**Approval of the Minutes**– It was approved by Dan Fisher, seconded by Mollie Maffei to approve the minutes of June 10, 2020 Land Sales Committee Meeting

**Public Comment on any item on the Agenda:** None

**Committee Discussion / Committee Action:**

**Communication # 2020-243 – Steve Maloney, Cable Station LLC, 109 N Montana St, Butte, MT 59701**

Requesting Council of Commissioners to accept the request from Steve Maloney, Cable Station LLC, approval for the survey of lot Assessment Code # 0001892400, This survey will facilitate a possible future purchase of this lot.

**07-08-2020, LSC Meeting – Communication # 2020-243 – Steve Maloney, Cable Station LLC.** LSC recommendation is to approve Mr. Steve Maloney dba Cable Station LLC (**Communication # 2020-296**) to contract a Professional Land Surveyor to survey a portion of Tax Parcel # 1892400, located at 207 W Broadway St, (north slope of the BSB Parking Lot K). Mr. Maloney is an adjacent landowner. Upon the completion of the Certificate of Survey Mr. Maloney will submit a Council Communication requesting to purchase the area defined by the

Survey and adhere to the criteria set forth in the Adjacent Landowner Property Acquisition Policy, if approved.

**Council's Recommendation is to: Cross Reference Communication No 2020-243 with Communication No 2020-296 and Place on File.**

**Communication # 2020-260 – Sean Kuech, No address**

Requesting Council of Commissioners permission to purchase the property located at 103 Sutter St, Butte MT for \$500.00. I plan to immediately begin renovation the house.

**07-08-2020, LSC Meeting – Communication # 2020-260 – Sean Kuech**

LSC recommendation is to deny Mr. Sean Kuech (**Communication # 2020-297**)

Request to purchase City-County property located at 103 Sutter St, for Five Hundred (\$500.00) Dollars, for the following reasons:

- Mr. Kuech does not qualify for the purchase under the Adjacent Landowner Property Acquisition Policy (Communication # 07-493).
- A further analysis of the existing structure be conducted, prior to issuing a Developers Packet.

**Council's Recommendation is to: Cross Reference Communication No 2020-260 with Communication No 2020-297 and Place on File.**

**Previous Months Request:**

**Communication # 2020-224 – Todd Breitenfeldt, Member of the Breitenfeldt Investments, LLC, P O Box 883, Whitehall, MT 59759**

Requesting Council of Commissioners to accept the request from Todd Breitenfeldt, Breitenfeldt Investments, LLC (BILLC), to purchase a vacant lot owned by Butte-Silver Bow located at 611 S Idaho St, legally described as being in the Travonia Addition, Block 4, Lot 25, BSB Parcel # 43610.

**06-10-2020 LSC Meeting – Communication # 2020-224 Todd Breitenfeldt, Breitenfeldt Investments, LLC.** LSC recommendation is to Hold in Abeyance.

Mr. Breitenfeldt is requesting to purchase the Butte-Silver Bow vacant lot to the south of his property located at 611 S Idaho St BSB Parcel # 43610

Previously the purchase of the BSB vacant lot located at 611 S Idaho St was passed by Council Resolution # 19-24 to be purchased by Ms. Holli Jo Soll dba SWAK, LLC., with conditions:

- Copy of a finalized Buy-Sell Agreement with Town Pump Inc
- Evaluation of ability to meet zoning requirements
- Site plan
- Design review by Historic Preservation
- Excavation – Foundation – Moving permits
- Access to water & sewer

A letter was sent to Ms. Holli Jo Soll dba SWAK LLC dated June 12, 2020 explaining the Council of Commissioners are rescinding Council Resolution # 19-24, for the reason you have not met any of the above conditions required and your ability to meet the conditions specified is now unattainable.

A communication will be presented to the Council of Commissioners to rescind Council Resolution # 19-24, which was passed on July 17<sup>th</sup>, 2019 approving the transfer of vacant City-County property identified as Tax Parcel # 43610 located at 611 S Idaho St to Ms. Holli Jo Soll, dba SWAK LLC. Ms. Soll had proposed moving a Town Pump Inc, home from the 500 Block of South Idaho St to the vacant City-County lot located at 611 S Idaho St. Ms. Soll dba SWAK LLC and their ability to meet these conditions is unattainable, as Town Pump Inc. has removed all structures for relocation from the 500 Block of S Idaho St.

**Communication # 2020-224 is being Held in Abeyance waiting on a Council Resolution rescinding Council Resolution # 19-24. Then LSC can move forward.**

**07-08-2020 LSC Meeting Communication # 2020-224 – Todd Breitenfeldt, Breitenfeldt Investments, LLC.** LSC recommendation is to approve Todd Breitenfeldt, Breitenfeldt Investments, LLC., **(Communication # 2020-318)** request to purchase Butte-Silver Bow owned vacant lot located at 611 S Idaho St, BSB Tax Parcel # 43610, legal description: Lot 25, Block 4 of the Travonia Addition. The Montana Department of Revenue uses the market value of the parcel to set the purchase price at \$5,899.00. Mr. Breitenfeldt will be required to combine the newly purchased tax parcel # 43610 with his adjacent property ownership, Tax Parcel # 1054300, creating one parcel of record for assessment purposes.

**Council's Recommendation is to: Concur and Place on File.**

#### **Other Business:**

**Karen Byrnes, Community Development Director**

A discussion about the surveying needs for the Butte Hill.

**06-10-2020 LSC Meeting** – Karen Byrnes, Community Development Director, explained Butte-Silver Bow owns a very large parcel on the Butte Hill - there is a 130ish acres, some developable, some not, some streets. We have some interest in developing certain areas but have not been able to move forward without a survey. We cannot move forward. This large parcel is located outside of the Urban Revitalization Agency (URA). How do we think about this giant parcel? How do we go about limitation of what can be sold and what has to be kept in BSB ownership? What would be the best area to market a subdivision? The Staff does not have enough time to take on this big undertaking. Mollie

Maffei, Deputy County Attorney and Pat Riordan, Land Systems Administrator, will work together to make a map. The Land Sales Committee (LSC) will Hold in Abeyance.

**07-08-2020 LSC Meeting** - Mollie Maffei, Deputy County Attorney, has a reference Master Deed List from the ACM Company and she will work with Pat Riordan, Land System Administrator on cross referencing deeds and parcels of land to make a map.

**Public Comment: None**

**Adjournment:** The meeting adjourned at 2:10 p.m. with a motion by Mollie Maffei and Second by Karen Byrnes.