

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
February 25, 2020

1. **CALL TO ORDER AND ROLL CALL** – Dale Mahugh called the meeting to order at 8:32 a.m.

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

MEMBERS ABSENT: Robert Brown

STAFF PRESENT: Karen Byrnes, Director, Brianne Downey and Susan Powell

CONSULTANT:

GUESTS: Mary McCormick, Historic Preservation Officer; Lee Whitney, Historic Preservation Commission; John Weitzel, Historic Preservation Commission; Mitzi Rossillon, Historic Preservation Commission; Cindy Shaw, Commissioner; and Mike Smith, The Montana Standard

APPLICANTS PRESENT: Steve Maloney, Applicant; and Pat Munday, Applicant

2. **APPROVAL OF MINUTES**

Jim O’Neill made a motion that was seconded by Stephen Coe to approve the minutes from the January 28, 2020, meeting as presented. The motion carried.

3. **FINANCIAL REPORT**

A copy of the Financial Reports is made part of these minutes.

Brianne Downey, URA Financial and Project Manager, went over the Financial Reports with the URA Board.

Brianne reported on the Projects-in-Process Report and explained to the Board to do a budget transfer request which would move \$125,000 out of our revolving loan fund and move it to the line item 730 which is the Grants and Donations account. That would bump the unappropriated balance from -\$14,131 to \$110,869. Karen Byrnes clarified to the Board that this is moving budget authority between line items within our budget. That means we will increase our budget authority in our grants and donations line item. We have sufficient cash and authority in our loan fund right now.

Jim O’Neill made a motion that was second by Stephen Coe to approve to do a budget transfer request which would move \$125,000 out of our revolving loan fund and move it to

the line item 730 which is the Grants and Donations account which would bump the unappropriated balance to \$110,896. The motion carried unanimously.

Stephen Coe made a motion that was seconded by Jim O'Neill to accept the Financial Reports as presented. The motion carried unanimously.

4. DIRECTOR'S REPORT

Karen Byrnes talked about the Harrison Avenue Urban Renewal District has been completely established and approved. We need to establish a new Board of Directors.

Karen Byrnes reported to the Board that 40 East Broadway has transferred to Montana Studios. There was an open house last week on Tuesday night and it was very well attended.

Karen Byrnes reported that there are no new updates on Praxis but is still moving ahead.

Karen Byrnes told the Board that Brianne Downey will be attending the Opportunity Zone training in Long Beach, California in April. Kristin Rosa and Karen Byrnes will be going to a meeting in Helena on Thursday with our statewide TIF working group. We will talk about what is coming up this legislative season. Karen told the Board that she is working on our staff job descriptions and that she has not completed that yet. That will take a couple of months.

5. GRANT REQUESTS

a. 128 West Granite Street – Steve Maloney

Furnace Replacement
Project Cost - \$4,100.00

The Applicant, Steve Maloney, was present at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for the replacement of the furnace system for the building. The Applicant has provided all necessary documentation.

URA Staff recommended funding in the amount up to \$1,025.00 or 25% of the eligible costs.

Bob Worley made a motion that was seconded by Stephen Coe to approve a 25% grant in the amount up to \$1,025.00 to Steve Maloney for the replacement of the furnace system for the building at 128 West Granite Street. The motion carried unanimously.

b. 17 West Mercury Street – Mai Wah Society – Pat Munday

Sidewalk/Curb Repairs
Project Cost - \$3,100.00

The Applicant, Pat Munday, was present at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for additional work to reduce the current curb height as a result of the vaulted sidewalk repairs. The Applicant is also requesting an advance of \$15,000 on the previous grant awarded on October 29, 2019 for the vaulted sidewalk. The work is substantially complete. The Applicant has provided all necessary documentation.

URA Staff recommended funding in the amount up to \$2,790.00 or 90% of the eligible costs.

The request was tabled by the Board to approve up to \$2,790.00 for work to reduce the current curb height as a result of the vaulted sidewalk repairs at the Mai Wah contingent upon contacting the Road Department to confirm with them for opinion on the height to be reduced.

6. FOOD CO-OP FEASIBILITY STUDY PAYMENT

Karen Byrnes explained to the Board that we have made a matching fund award to Headwaters to look at the feasibility study for the Co-Op in Butte. According to our URA Minutes, we had been pretty specific in our minutes about how the award was made. The feasibility study is done and it is not available for public consumption yet. The Co-Op Committee, all of them have not even reviewed the study yet but Headwaters has been paying the contractor that completed the study so they are asking for a match for part of that assistance from us at this time. The motion that was made previously said for the Food Co-Op to go in the Hennessy Market. Karen stated that the Hennessy Market location is included as part of the analysis in this report but she cannot tell the Board the results of that analysis because they have asked us not to share that yet. Karen believes the spirit of the study that was done to include the Hennessy Market in their analysis meets the measure of what we would want to help match with the feasibility study. The whole study was done for just over \$10,000, we had awarded up to \$15,000 to match, so Headwaters is requesting a payment from us to help them in the matching of that of \$5,000. Karen believes that falls in line of what we were trying to accomplish with this feasibility analysis. Karen thinks that we need to amend that motion or what the correct procedure is, Mr. Chairman on how we would want to do that.

Stephen Coe made a motion that was seconded by Jim O'Neill to approve for this motion to supersede the previous motion that was approved for the Food Co-Op for up to \$15,000 for the feasibility study to include the Hennessy Market with this new motion of funding to approve to pay Headwaters \$5,000 match for feasibility study to potentially including Hennessy Market to match the existing bill for \$10,000. The motion carried unanimously.

7. HISTORIC PRESERVATION MURAL GUIDELINES DISCUSSION

Mary McCormick, Historic Preservation Officer and John Weitzel, Historic Preservation Commission discussed the Historic Preservation Guidelines for new murals in Butte-Silver Bow. (Guidelines are attached to these minutes). The Historic Preservation Commission approved the guidelines for local incentive projects proposing to paint or mount murals on buildings or structures.

This discussion was presented to the URA for input, not for approval.

8. PUBLIC COMMENT

Mitzi Rossillon, Historic Preservation Commission, talked about what we do to orphan walls because they are so high profile that to Mitzi they need to treat them as if they were a prior façade is something that we should strive to achieve because they essentially are there for everyone to see. That is the whole point, that people will see them, and they will see them in context of our historic budget. Mitzi agrees with what Mary McCormick and John Weitzel have said.

9. OTHER ITEMS

No other items were discussed

10. ADJOURN

Jim O'Neill made a motion that was seconded by Bob Worley to adjourn the meeting at 9:31 a.m. The motion carried unanimously.