

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
February 26, 2019

1. **CALL TO ORDER AND ROLL CALL** – Dale Mahugh called the meeting to order at 8:39 a.m.

MEMBERS PRESENT: Dale Mahugh, Stephen Coe, and Bob Worley

MEMBERS ABSENT: Jim O’Neill and Robert Brown

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

CONSULTANT: Adam Benson, Director of Loan Services, Butte Local Development Corp;

and Mike Smith, The Montana Standard

GUESTS: No guests present

APPLICANTS PRESENT: Danielle Zimmerman, Applicant (on the phone); and Bob Wilcox, Applicant

2. **APPROVAL OF MINUTES**

Bob Worley made a motion that was seconded by Stephen Coe to approve the minutes from the January 22, 2019, meeting as presented. The motion carried unanimously.

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.

Stephen Coe made a motion that was seconded by Bob Worley to accept the Financial Reports as presented. The motion carried unanimously.

4. **DIRECTOR’S REPORT**

Karen Byrnes reported to the Board about the Legislature passed a Bill in the house yesterday that modifies Tax Increment Financing in a couple different ways. The Bill does not make a lot of sense and we just need to fight it as moves through the process. It is House

Bill 42. It would not impact us right now, it is just for expansions and new. It could impact us if we move forward and create a new District.

Karen Byrnes reported to the Board on 40 East Broadway (old Northwestern Energy Building). We are currently working right now with a potential interest on the building. There will be more to come on that soon. We will know a lot more about this interest within the next couple months, if it falls through and they do not pursue, then we will have to make a decision what to do with the property.

5. GRANT REQUEST

a. 101 West Quartz – O’Rourke Building, LLC – Danielle Zimmerman

Asbestos Abatement - Basement
Project Cost - \$5,490

The Applicant, Danielle Zimmerman, was on the phone at the meeting. The Applicant is seeking matching grant funds for asbestos removal and testing. Asbestos was discovered in the basement of the south building. Costs include removal and post abatement air testing. The Applicant has provided the necessary documentation.

URA Staff recommended funding in the amount up to \$1,372.50 or 25% of the eligible cost.

Stephen Coe made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$1,372.50 to Danielle Zimmerman for asbestos removal and testing for the O’Rourke Building at 101 West Quartz Street. The motion carried unanimously.

6. APEX APARTMENT GRANT REIMBURSEMENT REQUEST

Bob Wilcox, Apex Apartments, was present at the meeting to make a request to the Board about receiving his remaining URA grant award totaling \$31,534 before all of the work has been completed at the Apex Apartments so that he can complete payments to the contractors. Request is attached to these minutes. The projects are done but he is on a payment plan with his contractors.

Stephen Coe made a motion that was seconded by Bob Worley to approve to Bob Wilcox his request to pay off the remainder of his URA grant funds in the amount of \$31,534 for work that has been completed at the Apex Apartments so that Bob Wilcox can complete payments to the contractors. The motion carried unanimously.

7. PUBLIC COMMENT

No public comment.

8. OTHER ITEMS

Bob Worley had a letter from Robert Brown that he read to the Board regarding Robert Brown growing weary of their constant gaming of the URA Loan program by a small minority of loan recipients. Robert Brown stated in his letter that we have given them loans on some very favorable terms and he is not happy by their repeated failures to treat the loans respectfully. Robert asked in the letter for Brianne Downey to bring a list of the collateral for each of the three loans (Metals Bank, Up on Main, and Silver Bow Properties) for the March meeting and Robert wants to initiate a discussion on what the URA's options are and to raise drawing a line in the sand that 32 of 34 loan recipients appear to be able pay, play by the rules, suggest to Robert that all should.

The Board discussed Robert Brown's letter and discussed checking in to ACH payments for the URA loans.

9. ADJOURN

Stephen Coe made a motion that was seconded by Bob Worley to adjourn the meeting at 9:30 a.m. The motion carried unanimously.