

**MINUTES OF THE MEETING**  
**URBAN REVITALIZATION AGENCY**  
**April 27, 2021**

**MEETING WAS HELD IN PERSON AND BY PHONE CONFERENCE**

1. **CALL TO ORDER AND ROLL CALL** – Dale Mahugh called the meeting to order at 8:30 a.m.

**MEMBERS PRESENT:** Dale Mahugh, Stephen Coe, Robert Brown, Kevin Patrick and Bob Worley (all Board Members were present in person)

**MEMBERS ABSENT:** All Present

**STAFF PRESENT:** Karen Byrnes, Director (in person), Brianne Downey (in person), and Susan Powell (in person)

**CONSULTANT:**

**GUESTS:** Mary McCormick, Historic Preservation Officer (in person); Robin Jordan, Butte Weekly (by phone); Holly Carpenter, BLDC (by phone); and Cindy Shaw, Commissioner (in person)

**APPLICANTS PRESENT:** Jessika Sayler, Applicant (by phone); Amy Cline, Applicant (by phone); Matt O'Brien, Applicant (by phone); Jeff Riggs, Applicant (in person); Melissa O'Dell, Applicant (by phone); Alex Carlson, Applicant (by phone); Susan Patton, Applicant (by phone); and Chris Ewing and Kjersten Sandru, Applicant (in person)

2. **APPROVAL OF MINUTES**

Bob Worley made a motion that was seconded by Stephen Coe to approve the minutes from the March 23, 2021, meeting with the correction by Robert Brown on page 7 in the second line to change minimum grant to maximum grant. The motion carried unanimously.

3. **FINANCIAL REPORT**

A copy of the Financial Report is made part of these minutes. Brianne had an email from Nancy Woodruff, Brianne asked for a status report on her project at 625 North Main Street. A copy of a Status Report from Nancy Woodruff on her URA project is attached to these minutes. Nancy Woodruff asked for an extension to September 2021 to get the work done.

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 Robert Brown to accept the Financial Report as presented. The motion carried unanimously.

#### 4. **DIRECTOR'S REPORT**

Karen Byrnes talked about the Legislature; we do have one active Tax Increment Financing related bill. The changes that are made to this Bill basically gutted out the effective tool for any smaller County because they limit the amount of mills that can be collected in part of the increment and then it also expands the definition of what they call infrastructure. The very title of the bill is completely misleading. It says it is a Bill to revise Tax Increment Financing law for infrastructure development. It expands the definition of infrastructure to work force, housing, tourism, recreation. Karen does not necessarily have a problem with how they plan to spend on those things but then in the same breath it cuts the amount of mills that can be collected to do those sorts of things. If you read it very carefully, who does this actually benefit. This Bill benefits like Big Sky Montana that want to build a gondola and do not really need to collect all of those mills to actually do anything of any significance and it completely harms communities like in Jefferson County and Ravalli County that are struggling to try to collect enough increment to do projects. This is what we have testified to at the State Legislature, this is what we continue to send emails and notes to our Representatives with the Legislature about this and just urging them to really rethink what they are exactly doing.

Karen Byrnes updated on the Uptown Master Plan. Our Consultants, DHM, they continue to have our small group meetings with our focus groups as we move ahead. DHM will be here on May 25 for our next meeting. We will have a presentation from them and update on the status of the plan, the information gathered to date, and how we are going to move forward. On May 26, we are also going to have some public meetings for the general public. We are going to hold a meeting public wide maybe outside if we can depend on the weather and then we will also have a zoom public meeting for those who are not capable of attending a large public gathering. We will try to keep it safe.

Karen Byrnes informed the Board that it is budget season. We are in the second round of budgeting with the Finance and Budget Administration, and our Chief Executive. We had our initial round in, we got our second round back. Karen had meeting with the Chief Executive and the Budget Director earlier this week to go through our budgets and talk about the things that we have been talking about in terms of personnel, staffing, and compensation. Karen will continue those discussions.

#### 5. **GRANT REQUEST**

##### a. **26 North Main Street – The Blend - Jessika Sayler**

Signage  
Project Cost - \$700.00

The Applicant, Jessika Sayler, was present at the meeting by phone. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for the building signage. The signage is a double faced, flag mount sign. The Applicant

has provided all necessary documentation within the application. The Applicant has also received approval from the Historic Preservation Commission.  
URA Staff recommended funding in the amount up to \$175.00 or 25% of the eligible cost.

Kevin Patrick made a motion that was seconded by Stephen Coe to approve a 25% grant in the amount up to \$175.00 to Jessika Sayler, The Blend, for building signage at 26 North Main Street. The Applicant has received approval from the Historic Preservation Commission. The motion carried unanimously.

**b. 104 West Granite Street – Amy Cline**

Interior Improvements  
Project Cost - \$4,200.00

The Applicant, Amy Cline, was present at the meeting by phone. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for the interior improvements to the commercial property. The improvements include the replacement of the building's furnace. The Applicant has provided all necessary documentation within the application.

URA Staff recommended funding in the amount up to \$1,050.00 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 \$1,050.00 to Amy Cline for replacement of the building's furnace at 104 West Granite Street. The motion carried unanimously.

**c. 8 West Park Street – Metals Banc Building Owners Association Inc – Matt O'Brien**

Elevator Upgrades  
Project Cost - \$25,272.00

The Applicant, Matt O'Brien, was present at the meeting by phone. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for elevator upgrades. The modernization will include cable replacement and safety upgrades. The Applicant has provided all necessary documentation within the application.

URA Staff recommended funding in the amount up to \$6,318.00 or 25% of the eligible cost. The Applicant changed from two elevators to one elevator for upgrades in the amount up to \$3,159.00.

Robert Brown made a motion that was seconded by Kevin Patrick to approve a 25% grant in the amount up to \$3,159.00 to Matt O'Brien, Metals Bank Building Owners Association, Inc., for elevator upgrades that will include cable replacement and safety upgrades to one elevator at 8 West Park Street. The motion carried unanimously.

**d. 201 West Broadway Street – 640 Kimball Pipes, LLC – Jeff Riggs**

Building Redevelopment

Project Cost - \$30,500.00

The Applicant, Jeff Riggs, was present at the meeting in person. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for the continued building redevelopment. This includes new windows in the garden level, upgrade wiring in the basement and add structural support beams. The Applicant has provided all necessary documentation within the application. The Applicant has also received approval from the Historic Preservation Commission for the windows.

URA Staff recommended funding in the amount up to \$7,625.00 or 25% of the eligible costs.

Stephen Coe made a motion that was seconded by Robert Brown to approve a 25% grant in the amount up to \$7,625.00 to Jeff Riggs, 640 Kimball Pipes, LLC, for new windows in the garden level, upgrade wiring in the basement and add structural support beams at 201 West Broadway Street. The Applicant has received approval from the Historic Preservation Commission for the windows. The motion carried unanimously.

**e. 330-332 West Gold Street – Melissa O’Dell**

Roofing

Project Cost - \$6,200.00

The Applicant, Melissa O’Dell, was present at the meeting by phone. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for a TPO roof on the residential property. The Applicant has provided all necessary documentation within the application. The Applicant has also received approval from the Historic Preservation Officer.

URA Staff recommended funding in the amount up to \$1,550.00 or 25% of the eligible costs.

Stephen Coe made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$1,550.00 to Melissa O’Dell for a TPO roof on the residential property at 330-332 West Gold Street. The Applicant has received approval from the Historic Preservation Officer. The motion carried unanimously.

**f. 118-122 North Idaho Street – Alex Carlson**

Exterior Improvements

Project Cost - \$11,200.00

The Applicant, Alex Carlson, was present at the meeting by phone. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for exterior paint and refinishing four existing porches on the residential property. The

Applicant has provided all necessary documentation within the application. The Applicant has also received approval from the Historic Preservation Officer.

URA Staff recommended funding in the amount up to \$2,800.00 or 25% of the eligible costs.

Bob Worley made a motion that was seconded by Kevin Patrick to approve a 25% grant in the amount up to \$2,800.00 to Alex Carlson for exterior paint and refinishing four existing porches on the residential property at 118-122 North Idaho Street. The Applicant has received approval from the Historic Preservation Officer. The motion carried unanimously.

**g. 412 West Granite Street – Philip and Susan Patton**

Exterior Improvements  
Project Cost - \$7,253.61

The Applicant, Philip and Susan Patton, was present at the meeting by phone. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for new windows and the related installation. The Applicant has provided all necessary documentation within the application. The Historic Preservation Officer has provided tentative approval that the project meets preservation standards.

URA Staff recommended funding in the amount up to \$1,813.40 or 25% of the eligible costs.

Kevin Patrick made a motion that was seconded by Robert Brown to approve a 25% grant in the amount up to \$1,813.40 for new windows and the related installation. The Historic Preservation Officer has provided tentative approval that the project meets preservation standards. The motion carried unanimously.

**h. TBD West Mercury Street – Audaciter Capital Management Opportunity Zone Fund, LLC**

Infill Development – Phase 1  
Project Cost - \$553,505.54

The Applicant, Chris Ewing, was present at the meeting in person. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for phase 1 of the construction and related costs of 5 live/work condo units. The Applicant has provided all necessary documentation within the application. The Historic Preservation Officer has provided tentative approval that the project meets preservation standards. The project will be presented at the next HPC meeting.

URA Staff recommended funding in the amount up to \$138,376.39 or 25% of the eligible costs.

Robert Brown made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$138,376.39 for phase 1 of the construction and related costs of 5 live/work condo units on TBD West Mercury Street. The Historic Preservation Officer has provided tentative approval that the project meets preservation standards. The motion carried unanimously.

**NOTE: KEVIN PATRICK HAD TO LEAVE THE MEETING AT 9:54 A.M.**

**6. PHOENIX BUILDING DEVELOPMENT AGREEMENT EXTENSION**

Karen Byrnes explained to the Board that she received a letter from the National Affordable Housing Network requesting an additional 18-month extension on their Development Agreement. We had a conversation with them regarding their progress on the roof from the Development Agreement. The only work that has been completed to date was on the sidewalks, some of the vaulted sidewalks were done along Park Street. In the Agreement we did allow for some other improvements to be made on the Phoenix Building deck, that was part of the Development Agreement. That Agreement was originally entered into in 2016, that was prior to us even constructing the parking garage. We did adjust that Agreement back in 2019 to better reflect how things are shaking out with the garage, what their plans were going to be and how they would move forward with that construction. So, from 2019 until June 30, 2021, they had that much time to complete the work that they would like to do on the sidewalks and the deck. They did complete some of the sidewalk work, the other work has not been completed yet and those are for the reasons that are outlined in their letter. To sum it up, cost of steel and building materials were going up even when we signed this Agreement in 2019. Then COVID hit and other things, it has been delayed. They are asking for another 18 months extension to try to get all of the work done that they originally had planned. Karen stated that she supports that and that we should give them the opportunity to get it done and it would be a benefit to that whole building and to our garage and to Uptown Butte to be able to have that done. Karen has a draft amendment to that Agreement. Karen took the exact language from the original Development Agreement that was written in 2016, the extension amendment is two pages because it just calls out those sections of this Agreement that would need to be amended, it changes the expiration date from June 30, 2021 to December 31, 2022. That is the only change that would be made. Karen looked for the Board's approval of this extension today based on having the County Attorney finishing the review of the amendment and then bringing it to the Council of Commissioners for final approval. It would be this Board's action today to say they would agree to an extension, Karen would work through the details of making sure that we get that extension written correctly and bring it to Council next week.

The Board had a discussion on the extension of the Development Agreement.

Stephen Coe made a motion that was seconded by Robert Brown to approve an 18-month extension from June 30, 2021 to December 31, 2022 to National Affordable Housing Network for the Development Agreement to try to get all of the work done that they originally had planned. The motion carried unanimously.

Karen Byrnes will move the Development Agreement through the rest of the process.

**7. MURAL PROJECTS**

Guidelines for New Murals in Butte-Silver Bow is attached to these minutes. The guidelines are from the Historic Preservation Commission. Karen Byrnes talked about the possibility of some public art mural projects that would be installed in and around Uptown Butte within the URA District that would meet these guidelines and criteria. This was an informational presentation.

**8. PUBLIC COMMENT**

None.

**9. OTHER ITEMS**

Robert Brown wanted to strongly encourage when we are working on the budget for the next coming fiscal year for the URA the matters that we discussed repeatedly during the past year or two to take into consideration wage increases.

**10. ADJOURN**

Bob Worley made a motion that was seconded by Stephen Coe to adjourn the meeting at 10:32 a.m. The motion carried unanimously.

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