MINUTES OF THE
HARRISON AVENUE SOUTH URBAN REVITALIZATION DISTRICT
BOARD OF DIRECTORS

May 11, 2021

MEETING WAS HELD IN PERSON AND BY PHONE CONFERENCE

1. CALL TO ORDER AND ROLL CALL – Jim Woy called the meeting to order at 8:35 a.m.

MEMBERS PRESENT: Rick Edwards (by phone), Rhonda Lee (by phone), Duane Liebel (in person), Jim Woy (by phone), and Jeremey Whittlock (by phone)

MEMBERS ABSENT: All Present

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

CONSULTANTS: None

GUESTS: None

APPLICANTS PRESENT: Jessica Wicks, Teamsters Local #2, Applicant (in person)

2. APPROVAL OF MINUTES

Rick Edwards made a motion that was seconded by Rhonda Lee to approve the minutes from the March 9, 2021, meeting as presented. The motion carried unanimously.

3. FINANCIAL REPORT

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

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

4. DIRECTOR'S REPORT

Karen Byrnes told the Board that it is a very busy time in Butte-Silver Bow in terms of interest of investment and development in our community. Karen has been working very closely with a couple of different projects and with the owners of the Kmart building. We also had another retail kind of entertainment sort of firm who is looking at our community and they did come into town. We did tour them around a couple of the sites within our
District. They have not made a decision yet. We are actively doing quite a bit of promotion, marketing, and engagement with different folks. We have had some inquiries about some infrastructure related work for development of properties that are impacted by the Sand Creek Floodplain, we will be working through those kinds of ideas to see if that could fit into something that we could be part of a greater project that would increase and develop the property in and around Harrison Avenue because of the floodplain issue of Sand Creek.

Karen Byrnes talked about the Montana Legislature did do some things to tax increment financing laws related to targeted economic development districts and those are TEDDs, HAS is an urban renewal district. Targeted economic development districts are very much related and they use tax increment financing just like we do and the State Legislature passed a law that severely limits what TEDDs can bond for and the increment that they can collect. It will be devastating going forward for small communities to try to use that tool. TEDDs are used by counties rather than cities. We are very unique here being a city and county, it will affect us moving forward for any new formations of TEDDs within Butte-Silver Bow and our ability to help with projects of any sort of size, our bonding ability our capacity to collect increment. They limited it pretty severely. Karen is not a big fan of that and hopes that we can maybe fix it going forward with some different folks in the Legislature. It does not affect any of the existing districts, only new districts, so everything that is in place right now will continue as is but if we were to have to form a new district in Butte-Silver Bow to help with any sort of larger project or any sort of project, it is going to really cut a hamstring to our ability to do so. Karen thinks they did this because it was very much targeted at very specific communities to benefit them and those very specific communities are very rich but also rural. If you think about what communities are in our State, probably Big Sky comes to mind.

5. GRANT REQUEST

a. 3345 Harrison Avenue – Teamsters Local #2

Signage  
Project Cost $9,700.00

The Applicant, Jessica Wicks, 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 building signage. The signage includes signage to be attached to the building and an illuminated cabinet sign. The Applicant has provided all necessary documentation within the application.

HAS Staff recommended funding in the amount up to $4,850.00 or 50% of the eligible costs of the project.

Jeremy Whitlock abstained from voting on this project because of conflict of interest.
Rick Edwards made a motion that was seconded by Rhonda Lee to approve a 50% grant in the amount up to $4,850.00 to Teamsters Local #2 for signage to be attached to the building and an illuminated cabinet sign at 3345 Harrison Avenue. The motion carried unanimously.

6. OTHER ITEMS

None.

7. PUBLIC COMMENT

None.

8. ADJOURN

Jeremey Whitlock made a motion that was seconded by Rhonda Lee to adjourn the meeting at 9:00 a.m. The motion carried unanimously.