

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
May 28, 2019

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, Robert Brown, Bob Worley and Jim O’Neill

MEMBERS ABSENT: All present

STAFF PRESENT: Karen Byrnes, Director, Brianne Downey, Susan Powell; and Amanda Ellwein, Intern

CONSULTANT: Julie Jacksha, SBDC Regional Director, Headwaters RC&D; and Shea Schroeder, Loan Portfolio Assistant, Headwaters RC&D

GUESTS: Adam Benson; Robin Taylor, The Butte Weekly; Mike Smith, The Montana Standard;

APPLICANTS PRESENT: Brad Trunnell, Applicant; Jim Lazlo, Applicant; Pat Munday, Applicant; Jeff and Danielle Zimmerman, Applicant (on the phone)

2. **APPROVAL OF MINUTES**

Stephen Coe made a motion that was seconded by Jim O’Neill to approve the minutes from the April 23, 2019, meeting as presented. The motion carried.

Bob Worley abstained from voting because he was not present at the April 23, 2019, URA Board Meeting.

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 to the Board that we did receive a payment from Silver Bow Properties, they are not caught up completely. Brianne talked about a letter that was sent from Silver Bow Properties explaining their plan, letter is attached to these minutes.

Jim O’Neill 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, Director, told the Board about that she and Kristen Rosa will be traveling to Dallas this week on Thursday and Friday. We are having a joint trip with the State of Montana Office of Economic Development and the Billings EDA. We are traveling together down to the Dallas Fort Worth area, they are hosting a Site Selectors in that area. We will be presenting information on the State of Montana focusing on Butte and Billings to that group of Site Selectors.

Karen Byrnes reported on the 40 East Broadway (the old Northwestern Energy Building). We are seeing some interest in it, we have received a couple of inquiries on that building. We will be issuing a Request for Proposals this weekend. Hopefully we will get some responses back on that.

Julie Jacksha SBDC Regional Director, Headwaters RC&D, was present at the meeting and Karen Byrnes talked about how Julie traveled to Denver earlier last month and she has seen where alleys are turned into actual spaces. We are working together, and Julie is trying to organize a way to create one of those spaces here in Uptown Butte. We are focusing on the alley that runs North and South behind the M&M and 5518. One thing that might come to this Board in terms of support for that is if there are things we can help fund.

5. **GRANT REQUEST**

a. **657 South Colorado Street – Roof – Brad Trunnell**

Building Redevelopment
Project Cost - \$7,000.00

The Applicant, Bran Trunnell, was present at the meeting. A copy of the application is made part of these minutes. The Applicant was seeking matching grant funds for re-roofing the residence. The Applicant has provided the necessary documentation. The Applicant has also consulted with the Historic Preservation Officer.

URA Staff recommended funding in the amount up to \$1,750.00 or 25% of the eligible cost.

Bob Worley made a motion that was seconded by Jim O'Neill to approve a 25% grant in the amount up to \$1,750.00 to Brad Trunnell for re-roofing the residence at 657 South Colorado Street. The motion carried unanimously.

b. **21 North Main Street – Awning – Jim Lazlo**

Building Redevelopment
Project Cost - \$770.00

The Applicant, Jim Lazlo, was present at the meeting. A copy of the application is made part of these minutes. The Applicant was seeking matching grant funds for new

fabric to an existing awning. The Applicant has provided the necessary documentation. The Applicant has also consulted with the Historic Preservation Officer.

URA Staff recommended funding in the amount up to \$192.50 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 \$192.50 to Jim Lazlo for new fabric to an existing awning at 21 North Main Street. The motion carried unanimously.

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

Building Redevelopment

Project Cost - \$141,098

The Applicant, Pat Munday with the Mai Wah Society, was present at the meeting, A copy of the application is made part of these minutes. The Applicant was seeking matching grant funds for building redevelopment including skylight repairs, masonry renovations and new roofing. The Applicant has provided the necessary documentation. The Applicant has also consulted with the Historic Preservation Officer.

URA Staff recommended funding in the amount up to \$35,274.50 or 25% of the eligible cost.

Robert Brown made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$35,274.50 to Pat Munday with the Mai Wah Society for building redevelopment including skylight repairs, masonry renovations and new roofing at 17 West Mercury Street. The motion carried unanimously.

d. 101 West Quartz Street – O'Rourke Building LLC

Building Redevelopment

Project Cost - \$100,140

The Applicant, Danielle and Jeff Zimmerman, were on the phone at the meeting. A copy of the application is made part of these minutes. The Applicant was seeking matching grant funds for building redevelopment including, masonry repairs, electric, plumbing, heating upgrades and structural repairs. The Applicant has provided the necessary documentation. The Applicant has also consulted with the Historic Preservation Officer.

URA Staff recommended funding in the amount up to \$25,035.00 or 25% of the eligible cost.

Bob Worley made a motion that was seconded by Jim O'Neill to approve a 25% grant in the amount up to \$25,035.00 to Danielle and Jeff Zimmerman for building

redevelopment including, masonry repairs, electric, plumbing, heating upgrades and structural repairs at the O'Rourke Building, 101 West Quartz Street. The motion carried unanimously.

6. PHOENIX BUILDING DEVELOPMENT AGREEMENT

Karen Byrnes talked to the Board about the changes to the Development Agreement for the Phoenix Building. The Development Agreement is attached to these minutes. The Agreement will go to Council on Wednesday night. The changes made does not commit us to anything different than the original Agreement, but it does change the language to better reflect what is actually happening. The amount of \$350,000 stays the same and Agreement will be treated like a grant application for repairs and construction of the deck. The area is going to be used as an outdoor green gathering space for the development of the Phoenix Building. It is the same dollar amount that we have committed to before just in a different manner.

Stephen Coe made a motion that was seconded by Bob Worley to approve the amended Development Agreement for the Phoenix Building with the National Affordable Housing Network in the amount of \$350,000 for a term of two years as presented. Agreement will expire after two years. The motion carried unanimously.

7. OPPORTUNITY ZONE PRESENTATION

Brianne Downey did a power point presentation to the Board on the Opportunity Zone. Power point presentation is attached to these minutes.

8. UPTOWN MASTER PLAN

Karen Byrnes gave the Board an update – Chief Executive Palmer a year ago held a visionary session for Uptown Butte, held at the Thornton Building. There were about 70 people that attended, and they broke into work groups. There was safety, there was clean up, there was Uptown Master Plan group, there was marketing group. Those groups were made up of citizens – of what people would like to see. Karen became involved with the visionary group for the Master Plan part of that session. They have worked very hard over the last year in putting together an idea of what they would like to see for Uptown Butte. Dave Palmer put back together the group a couple of weeks ago for a report out of what has happened in a year since they created their groups. Karen said that the URA would like to lead that effort in getting a Master Plan completed. A Master Plan does not have the same boundary as our URA District, it is different. Karen believes that it is the next step for us as the URA is to start working on the Master Plan for the area because that will help guide us in terms of public infrastructure improvements that we can make through the rest of our life as the URA. The URA would not fund this completely on its own. We would be matching funds to other grants that we would receive to start the planning process. We have identified six or seven

different grants that we can start to apply for as we move this effort forward. There is more to come on that as we start working through that process.

9. PUBLIC COMMENT

No public comment.

10. OTHER ITEMS

Bob Worley asked about the West Park Street project and when it is going to start. Karen Byrnes answered that it should start shortly but it is not a Butte-Silver Bow project it is a Montana Department of Transportation project.

11. ADJOURN

Jim O'Neill made a motion that was seconded by Bob Worley to adjourn the meeting at 10:16 a.m. The motion carried unanimously.