

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
July 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 and Bob Worley (these Board Members were present in person)
MEMBERS ABSENT: Kevin Patrick
STAFF PRESENT: Karen Byrnes, Director (in person), Brianne Downey (in person) and Sherry Carpino (in person)
CONSULTANT:
GUESTS: Mary McCormick, Historic Preservation Officer (in person)
APPLICANTS PRESENT: Jeanne

2. **APPROVAL OF MINUTES**

Stephen Coe made a motion that was seconded by Bob Worley to approve the minutes with a few corrections from the June 29, 2021 meeting. The motion carried unanimously.

3. **APPROVAL OF MINUTES OF SPECIAL MEETING:**

Stephen Coe made a motion that was seconded by Bob Worley to approve the minutes with a few corrections from the July 14, 2021, meeting. The motion carried unanimously.

4. **FINANCIAL REPORT**

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

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

Robert Brown made a motion that was seconded by Bob Worley to accept the Financial Report as presented. The motion carried unanimously.

5. **DIRECTOR'S REPORT**

Karen Byrnes stated that we have been focusing on both the sewer and water projects here locally and trying to make sure we are in line for the economic transformation dollars that will be coming down thru the State of Montana and how those will be allocated into existing

programs or new programs. We are also seeing quite a bit of film activity in the community this summer. We have a couple of motion pictures that are filming this year and some tv series and our office is handling the film permit process as we were when we implemented that and so it's busy. We are all involved in that in terms of reviewing the permit applications and making sure everyone is notified of what needs to happen. Exciting for our community and a good economic driver because these crews come in and spend quite a bit of money in terms of services and activities. Any questions going forward. Dale asked does the film take quite a bit of your time. Karen stated it does take quite a bit of time on the front end, we route all the permits for approvals to the necessary entities that need them. Recently there hasn't been any impactful films in terms that needed road closures or rerouting traffic and things like that, so it's been simple to route those and get approvals. It does take a little bit of time because you do have to review those and what they are asking for and that everyone is notified, and you get the correct insurance certificates and proof of insurance. A lot of these films use drones now which is completely acceptable, but you need to make sure they are licensed and insured.

6. GRANT REQUEST

a. 514 South Jackson- David Uhl – on the phone

Exterior Improvements
Project Cost - \$12,530.00

The applicant is seeking matching grant funds for exterior improvements to the residential property. A copy of the application is made part of these minutes. Improvements include removal and replacement of the front and back steps along with the replacement of the curb and sidewalk. The applicant has provided all necessary documentation within the application. URA Staff recommended funding in the amount up to \$5,090.00 or 25% of the eligible cost of the steps and 50% of the sidewalk costs.

David stated that the front steps to the home are in a state of disrepair so those need to be addressed and corrected and thought that at the same time it makes sense to do the sidewalk and the curb because they are past their healthy life span. Robert Brown asked if it was the sidewalk from the front door to the street or the one that runs parallel to the street. Brianne confirmed that it was the one that was parallel to the street. Karen also stated that in the photo you can see that the curb is almost nonexistent.

Bob Worley made a motion that was seconded by Stephen Coe to approve a 25% grant in the amount up to \$5,090.00 or 25% of the eligible cost of the steps and 50% of the sidewalk costs to David Uhl for the exterior improvements at 514 South Jackson. The motion carried unanimously.

b. 329 S. Washington – Rick & Jeanne Larson – Jeanne in person

Project Renovation
Project Cost - \$10,727.30

The applicant is seeking matching grant funds for the renovation of the residential property. This phase of the project includes the replacement of the windows and rough in plumbing. The applicant has provided all necessary documentation within the application. The applicant has also received tentative approval from the Historic Preservation Officer. URA Staff recommends funding in the amount up to \$2,681.83 or 25% of the eligible cost.

Jeanne is present with us today and stated that the 2nd stage we finished the part of the roof we could do, and the heating people are coming next week to start the heating system. This is to put in the plumbing in 2 ½ baths, kitchen, laundry room and then the water heater. So, this is just the roughing in. And the 3 windows are on the south side of the house, and we took out an old door from upstairs and we are replacing a window on how it use to be and then an old block window that was in the bathroom we are making it a window that you can actually open. And then we arranged the house and we put the kitchen into the south part, so we must put the plumbing in there.

Robert Brown made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$2,681.83 to Rick & Jeanne Larson for the renovation to the residence at 329 S. Washington Street subject to the final approval of the historic preservation committee. The motion carried unanimously.

c. 63-65 W. Broadway – Kenwood Building, LLC – Greg (in person)

Exterior Improvements
Project Cost - \$20,955.00

The Applicant is seeking matching grant funds for the exterior improvements to the commercial building. Skylights will be added to the building along with a new roof and exterior painting on the 3rd and 4th floor. The applicant has provided all the necessary documentation within the application. The applicant has also received tentative approval from the Historic Preservation Officer. URA Staff recommends funding in the amount up to \$5,238.75 or 25% of the eligible cost.

Greg stated there are 3 alcoves window wells with a flat roof on top, so we are going to cut those out and put sky lights on the tops of those to allow fir some light to the building. It's dark in the back. We will obviously reroof those, and we have a little exterior paint still to do on the stucco with the peach looking color stucco.

Stephen Coe made a motion that was seconded by Robert Brown to approve a 25% grant in the amount up to \$5,238.75 to Kenwood Building, LLC for the exterior improvements to the commercial buildings at 63-65 W. Broadway subject to approval from the HPC committee. Robert Brown asked if fort and home the same entity that worked on the O'Rourke building. Karen and Breanne confirmed it was the same. The motion carried unanimously.

d. 43 W. Park – Montana Axe Throwing – Kayla Lambrecht

Exterior Signage
Project Cost - \$5,800.00

The Applicant is seeking matching grant funds for the exterior signage for commercial building. The Applicant has provided all necessary documentation within the application. The project was approved by HPC in April 2021. URA Staff recommended funding in the amount up to \$1,450.00 or 25% of the eligible cost of the eligible cost.

Kayla is on the phone and stated that they designed this neon sign, I wanted to bring an old really cool sign similar to Metals and the old M & M sign to bring life back to uptown Butte. Robert Brown asked if Kayla had any idea when they will be open. Kayla stated early August like the 2nd week of August.

Robert Brown made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$1,450.00 to Kayla Lambrecht for the exterior signage on the commercial building at 43 W. Park Street. The motion carried unanimously.

e. 403-405 W. Granite – Odyssey Rentals – John Anderson (on phone)

Property Redevelopment
Project Cost - \$19,739.70

The Applicant, John Anderson, was on the phone. The applicant is seeking matching grant funds for the redevelopment of the 4-plex apartment building. This would be phase 2 of this project. The improvements include a new sprinkler system along with updated plumbing, water heaters and electrical. A copy of the application is made part of these minutes. The Applicant has provided all necessary documentation within the application. URA Staff recommended funding in the amount up to \$4,934.93 or 25% of the eligible cost.

John stated on the electrical and plumbing. On the panels are ones that apparently have had a catastrophic failure and the outlets in the entire building need some ground fault circuit interrupts. Plumbing is water heaters. The surprise was the sprinkler system, suddenly, started leaking into the basement from the outside. And the sprinkler heads were soaking down the porches and going halfway up the garage.

Bob Worley made a motion that was seconded by Stephen Coe to approve a 25% grant in the amount up to \$4,934.93 to Odyssey Rentals, John Anderson for the redevelopment of the 4-plex apartment building at 403-405 W. Granite Steet. The motion carried unanimously.

f. 533 W. Park – Justin Daymude – on the phone

Property Redevelopment
Project Cost - \$60,700.00

The applicant is seeking matching grant funds for the redevelopment of the 3-plex apartment building. This is phase two of this project. The improvements include new siding and rebuilding the current porch including roofing as well as a new HVAC system. The Applicant has provided all necessary documentation within the application. The applicant has also received tentative approval from Historic Preservation Officer. URA Staff recommended funding in the amount up to \$15,175.00 or 25% of the eligible cost.

Justin stated with the existing siding falling off its leaking so there is some water damage that has become apparent. And then our biggest concern was also the roof and the deck additional water damage, it's not structurally sound. Hazard for people walking on the deck. The other thing is the HVAC system there is none, so we are replacing a non-existing HVAC system and due to the fire wall restrictions, we could proceed with the original plan, so we had to go with the electrical units. Robert Brown asked how you can have electric heat, do you still have venting for the air conditioner, or is there some other way you access the air conditioning. Justin said that all the condensers will sit on the side of the building, and they will run thru into each of the units. So, then each one of the actual furnace systems will be sitting in the middle and then they will be ducted out along that fire wall, so they are not impeding, and we will be going down thru the floor in the basement and out. Robert Brown also asked how close they are to being done with this project after these 2 steps? Justin said they just got the main services in the upstairs wired and the plumbing is done so we are waiting for the HVAC so we can start throwing down sheet rock and insulation. So, we are probably 2 months for at least the top units are completed. Brianne stated that these will be fully furnished units to and that is an amenity that Butte does not have so it's great. Dale said I'm sure Justin you have been out researching the market, rental property prospects still good. Justin said yes, we are going to be doing furnished rentals and work with the hospital for renting to help the nurse staffing housing issues.

Stephen Coe made a motion that was seconded by Robert Brown to approve a 25% grant in the amount up to \$15,175.00 to Justin Daymude for the property redevelopment of 533 W. Park Street subject to HPC approval. The motion carried unanimously.

g. 701 S. Dakota – Doug & Rose James – Doug on the phone

Property Redevelopment
Project Cost – \$101,775.35

The Applicant is seeking matching grant funds for the redevelopment of the commercial property. This is phase 2 of the improvements to this property which include new windows, replacement of the roof, foundation repairs and new HVAC system. The Applicant has provided all necessary documentation within the application. Brianne stated that in the last meeting we did approve the electric system, but this HVAC will replace that system. The applicant has also received tentative approval from the Historic Preservation Officer. URA Staff recommended funding in the amount up to \$25,443.84 or 25% of the eligible cost of.

Doug stated that this property use to be an old church so the windows are all shapes and sizes we thought they were all stained glass and on further inspection they are actually some sort of plexi glass. We are going to replace with new windows and the roof is shot especially the south side. On the north side part of the foundation one of the walls I think there use to be an old coal shoot there and I don't know if water has gotten in overtime but anyways part of that wall needs to be shored up and redone. And then the HVAC system basically the air system duck work to make this property a livable space for us. Dale asked if the steeple was going to be removed and Doug stated that they are not they are going to remove they are going re-roof that.

Robert Brown made a motion that was seconded by Bob Worley to approve a 25% grant in the amount up to \$25,443.84 to Doug and Rose James, subject to the HPCs final approval and to the take back of the grant that we approved at the last meeting for the property redevelopment at 701 S. Dakota Street. The motion carried unanimously.

h. 8 S. Montana – RyPot Holdings, LLC Bill Bryan and Mike Pots in person

Property Redevelopment
Project Cost – \$217,370.00

The applicant is seeking matching grant funds for the redevelopment of the commercial property. The improvements include the building stabilization including the roof system. Interior improvements include electrical and plumbing rough in and a heating system. The applicant has provided all the necessary documentation within the application. URA Staff recommends funding in the amount up to \$56,385.00 or 25% of the eligible cost.

Bill stated basically what we have is Mike has some pictures here that we will pass around, and I just moved back from Arkansas, and Mike and I partnered on this building. We are going to get in there and do some demo. We have uncovered some things that need attention. Mike stated “so the goal is that my wife and I own Slainte Pub and the lease is up next summer, so we need a place to relocate, and we selected this building because it formally, I have a picture from 1941 there, it had a roof top on the front, and it seemed structurally sound. Once we got in there and started doing our demo on the building, we uncovered some damage to trusses among other things and after talking with Brad Riley our new neighbor he recalled a water truck going thru there in the 60's. Our structural engineer said that if he knew about the trusses, he would have condemned the building. Right now, the roof and building are bearing upon the glass and aluminum front. So, I designed is to build a building within a building we are doing all steel structure on the inside because right now that entire roof system is bearing on the glass and aluminum store front. So, we need to get that whole roof system supported. Basically, we are going to build a new store front right on the inside of what is existing before we move to fixing the store front. And that will be a separate Phase from this project probably next year. We also have to re-build the back wall because the wall is failing. Bill stated the goal here is to get thru all the necessary code requirements and structure requirements to get the building into working order so we can get the business moved in there. At which point we can deal with some of the façade stuff down the road. Right now, the focus is the trusses and stabilizing them and getting the water to drain

properly. Dale asked “with this being all inside there really isn’t any HPC approval required. Brianne confirmed not with this phase. Bob Brown stated that is the intent to have the outside looking the same as it does now? Mike responded with “that’s what we want to work with Mary on explore some options what we would like to do is open up the whole front of the building so summer we can open and obviously winter it would be closed up. So, the intent is to open it up without hindering the sidewalk.

Bob Worley made a motion that was seconded by Stephen Coe to approve a 25% grant in the amount up to \$56,385.00 to RyPot Holdings LLC, for the property interior improvements at 8 S. Montana Street. The motion carried unanimously.

i. Mother Lode – Jocelyn Dodge in person

Feasibility Study
Project Cost – \$26,250.00

The applicant is seeking matching grant funds for the redevelopment of the residential property. Improvements include asphalt shingles and a highly efficient forced air furnace. The applicant has provided all the necessary documentation within the application.

Karen stated she thinks the board is well aware we have been working with the Mother Lode Theatre over the last few years in developing capital improvement plans for the building because it is owned by Butte Silver bow but it is leased, managed and run by the Butte Center for the Performing Arts so we have a great relationship working together making improvements to the structure to insure that it can continue to operate as it was intended as a theatre. It is a very large structure that has had maintenance over the years but not really an overall plan on how to make sure that it continues to be able to be what it is. Working with Jocelyn and their board of directors along with ours we have a plan that we are addressing the roof, the fire suppression system those are 2 major things that are on our plate for a long time. We do have funding identified and were awarded for moving those projects forward. But that doesn’t encompass everything that needs to be addressed in this building. So, what they are coming for us today is to partner in on this project with them like we have in the past with that feasibility plans and analysis. This would allow them and us to get a complete look at the building and see any of the issues that accompany that.

Jocelyn states, as Karen mentioned we have been working together as a partner, which is a good thing since we all have an interest in insuring that the Mother Lode Theatre plays apart not only for uptown Butte but for a community as a live performance theatre. When the building was remodeling about 30 years ago it is likely that they never went thru and intensive structure survey of the building. It was 3 million dollars put in, but it was more the interior and how to make it look pretty. So, it’s really time to look at this now that we do have a roof and fire suppression system being funded. I have been working with L & Crane initially A & E Architects was recommended, they worked with the archives building and did an investigative review up there and I have Ellen look at

this proposal and she thought it was right on the mark. The cost and what they are proposing was right in line with what they had done at the archives. So, they would take a very comprehensive look at the structural building with engineers and working with the county and the state, Mary will be an interictal part of this review because of the historic nature of the building. But also looking at what we do with the building in the future how we utilize the building. There are some upper floors of the building but there are some major challenges which may not make it viable from a cost perspective. We will be working with the public as far as what they would like to see I think this project fits in well with the Uptown Master Plan as well. The goal is to look at the long-term viability of the theatre not only from a structure but from a programing standpoint as well. Bob Worley asked if they upper floor what you consider the balcony. Jocelyn stated that there is actually 4 floors to the building and there is another ball room and chapel area that was utilized, a lot of office buildings there were several years ago some ideas could we open up to the public but I think there are a lot of issues that go with it not only fire escape and public safety but is it structural, do we have asbestos up there so this would take an entire look at the entire building and come up with what is viable. Dale asked if the upper floors even thou, they won't be inhabited do they have to be covered in a fire protection as well. Karen confirmed. Dale stated that this makes a lot of sense to look at the whole building and access what is needed to insure it's there for the future. Robert Brown stated that we are being asked to put up \$26,000.00 and I think the most we have put up so far is \$12,500.00 except for the grant uptown where we did 90 some thousand. Karen said that this is a slightly different thing right along the lines of our feasibility analysis matching grant program and it is just a 50% match, and we can go to whatever level we feel comfortable with. So, the Uptown Master Plan we are the major funding source in that so that is a slightly different kind of analysis that's for the entire uptown. This is more along the lines of our feasibility analysis that we were doing both on main, the Synagogue and the Kenwood. The most we have allocated to that is \$17,500.00 and that was towards the Curtis musical which that project came in at about \$10,000.00 less than that so we are still working thru that final plan so we will be taking back a portion of those funds that were allocated to that project as well. Robert Brown asked when it's all said and done will you have a vision then for the whole building? What's going to moth balled or what's viable? Karen confirmed and Jocelyn stated that will include information and input from the public and includes everything from the basement orphan girl theatre all the way to the top. It will be prioritized also. The nice thing about this is based on their timing we would have a complete document by May or June 2022 in which to move forward. It will set us up nicely to apply to the Murdoch foundation or getting ready to go forward with tourism grants or preservation grants. The Mason's control the ballroom so we pay them an annual fee for the use of the ballroom. Robert Brown asked if it would make sense to include that room because when I was on the Orphan Girl board, we used that room all the time. Jocelyn stated it was a point of discussion with the Mason's about whether that would be an added cost. We don't own that piece. We have no lease with the Mason's only an agreement to pay an annual fee to use that facility based on availability. Robert Brown stated that it is a concern and should be addressed that someday that building will not be owned by the Mason's and that could have a significant impact on the Mother Lode.

Robert Brown made a motion that was seconded by Stephen Coe to approve a study grant of \$26,250.00 to match the monies put up by the BCPA to study and compare a feasibility plan for the Mother Lode Theatre. The motion carried unanimously.

7. PUBLIC COMMENT

None.

8. OTHER ITEMS

Dale state that Karen realized that the Butte Local Development Corporation contract is again up for renewal. Karen stated that this is a great partnership that works very well for both entities. We work together daily on large projects and the services we receive on the loan projects are valuable and if we didn't have that we would have to hire another person for sure. As you know the loans only come to the board when they are ready for approval, so you don't see all the work that goes on behind the scenes on a day-to-day basis that maybe don't come to fruition. Joe stated that they have enjoyed the relationship and it has been long standing and work very well for them. A lot of the work is the loan side but there is also the recruitment and the redevelopment side. For example, the work that we have been able to do with the Uptown Master Plan where we brought money to the table and then you brought a lot of money to the table. We tried to get federal funding to the table and struck out but just the ability to be able to work together to accomplish the bigger projects is what we are after, so we appreciate all the support. Robert Brown asked if we have ever exceeded payments the \$17,000.00 because there is a provision here that if they log 15 hours a month then we pay additional funds. Karen stated that that there have been a few projects where that has come into play. But she doesn't believe that we have gone over the 17 by much. Brianne stated that since she has been on board, she can only think of 2 loans that were difficult loans to close. But very rare. Robert Brown asked Brianne if that ever does happen if she could let the board know. Dale brought up in paragraph 3 report to the URA. BLDC shall report to the URA reports and activities conducted during the term of this contract. Could at our next meeting, could you (Joe) and Holly put together an update on where things are at this point. Joe stated absolutely.

Stephen Coe made a motion that was seconded by Bob Worley that we accept the 1-year agreement as presented to us for the Butte Local Development activities that they participate with us. The motion carried unanimously.

9. ADJOURN

Bob Worley made a motion that was seconded by Stephen Coe to adjourn the meeting at 10:07 a.m. The motion carried unanimously.

