

MINUTES OF THE MEETING
URBAN REVITALIZATION AGENCY
August 25, 2020

1. **CALL TO ORDER AND ROLL CALL** – Dale Mahugh called the meeting to order at 8:35 a.m.

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

MEMBERS ABSENT: Jim O’Neill

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

CONSULTANT: Holly Carpenter, Loan Portfolio, BLDC and Headwaters RC&D (by phone)

GUESTS: Mary McCormick, Historic Preservation Officer and Robin Jordan, The Butte Weekly (by phone)

APPLICANTS PRESENT: Sam and Susan Stone, Applicant and Joe McGrath; Oscar Mayorga and Lisa Wade, Applicant; David Goodwin, Applicant; Jeff Zimmerman, Applicant (by phone)

2. **APPROVAL OF MINUTES**

Bob Worley made a motion that was seconded by Stephen Coe to approve the minutes from the July 28, 2020, meeting with the correction made by Bob Worley on Page 5, in Paragraph 4 to change accepting to acceptable. The motion carried.

3. **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.

Brianne explained to the Board that the A-101 Receipt included in the Agenda in the amount of \$20,000.00 is the principal payment from David Goodwin on his loan for Mountain View

Music Hall as agreed and approved at the July 28, 2020, URA Board Meeting. That payment was made on August 7, 2020. Receipt is attached to these minutes.

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

4. DIRECTOR'S REPORT

Karen Byrnes updated the Board on the Phoenix Building sidewalks.

Karen Byrnes updated the Board on the garbage cans in Uptown Butte and that they are being installed, about 21 have been put in. This is that partnership project we have with the SARTA funds for the other street features. We will be ordering planters this Fall and the planters will be installed next Spring. There are 48 garbage cans to be replaced.

Our office is busy, there has been a lot of interest. Bob Worley asked about the Praxis Center. The Praxis Center is still moving. Karen Byrnes had a conversation with Ray Rogers recently and things are moving ahead. The Harrison Avenue South URD Board was formed. We had our first meeting on August 11, 2020. Our next meeting will be in the beginning of September.

5. GRANT REQUESTS

a. 137 East Park Street – Sideways Properties, LLC

Exterior Improvements
Project Cost - \$9,340.00

The Applicant, Sam and Susan Stone, were present at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for exterior improvements to the property. The improvements include repair and repainting of the south and east walls along with removing fiberboard panels on the front of the building.

The Applicant has provided all necessary documentation. The Applicant has also consulted with the Historic Preservation Officer and received tentative approval of the HPC.

URA Staff recommended funding in the amount up to \$2,335.00 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 \$2,335.00 to Sam and Susan Stone, Sideways Properties, LLC, for repair and repainting of the south and east walls along with removing fiberboard panels on the front of the building at 137 East Park Street. The Historic Preservation Officer has provided tentative approval. The motion carried unanimously.

b. 315 West Granite Street – Oscar Mayorga and Lisa Wade

Interior Improvements
Project Cost - \$20,800.00

The Applicant, Oscar Mayorga and Lisa Wade, were present at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for interior improvements to the residence. The improvements include boiler replacement.

The Applicant has provided all necessary documentation.

URA Staff recommended funding in the amount up to \$5,200.00 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 \$5,200.00 to Oscar Mayorga and Lisa Wade for boiler replacement at 315 West Granite Street. The motion carried unanimously.

c. 301 North Montana Street – David Goodwin

Building Improvements
Project Cost - \$15,568.10

The Applicant, David Goodwin, was present at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for improvements to the property. The improvements include furnace replacement and installation of security gates.

The Applicant has provided all necessary documentation. The Applicant has also consulted with the Historic Preservation Officer and received tentative approval of the HPC.

URA Staff recommended funding in the amount up to \$3,892.03 or 25% of the eligible costs.

Robert Brown made a motion that was seconded by Stephen Coe to approve a 25% grant in the amount up to \$3,892.03 to David Goodwin for furnace replacement and installation of security gates at 301 North Montana Street. The Historic Preservation Officer has provided tentative approval. The motion carried unanimously.

d. 63-65 West Broadway Street – Kenwood Building, LLC

Building Improvements
Project Cost - \$282,529.00

The Applicant, Jeff Zimmerman, 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 improvements to the commercial property. The improvements include window and masonry repair, electrical & plumbing rough-in, fire suppression design, cooling system, and structural repairs to alley entrance.

The Applicant has provided all necessary documentation. The Applicant has also consulted with the Historic Preservation Officer and received tentative approval of the HPC.

URA Staff recommended funding in the amount up to \$70,632.25 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 \$70,632.25 to Jeff Zimmerman, Kenwood Building, LLC, for window and masonry repair, electrical and plumbing rough-in, fire suppression design, cooling system, and structural repairs to alley entrance at 63-65 West Broadway Street. The Historic Preservation Officer has provided tentative approval. The motion carried unanimously.

e. **101 West Quartz Street – O’Rourke Building, LLC**

Building Improvements
Project Cost - \$48,467.59

The Applicant, Jeff Zimmerman, 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 improvements to the commercial property. The improvements include window repair, exterior doors, balcony and awning repair, electrical rough-in, and stair replacement.

The Applicant has provided all necessary documentation. The Applicant has also consulted with the Historic Preservation Officer and received tentative approval of the HPC.

URA Staff recommended funding in the amount up to \$12,116.90 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 \$12,116.90 to Jeff Zimmerman, O’Rourke Building, LLC, for window repair, exterior doors, balcony and awning repair, electrical rough-in, and stair replacement at 101 West Quartz Street. The Historic Preservation Officer has provided tentative approval. The motion carried unanimously.

6. **EXTENSION OF LOAN DEFERRAL PERIOD – Metal’s Sports Bar & Grill**

Ray Ueland sent a letter to the URA requesting that the URA Loan for Metals Sports Bar & Grill, Inc. be deferred for another three-month period due to the lasting effects of the COVID- 19 virus. Letter is attached to these minutes.

Robert Brown made a motion that was seconded by Stephen Coe to approve the extension of loan deferral period request from Metal’s Sports Bar & Grill for another three months -- August, September and October 2020. The motion carried unanimously.

7. REVISED PROGRAMS – UPDATED APPLICATION

Karen Byrnes went over with the Board the changes made to the URA Programs Application. Copy of the updated Application is made part of these minutes. Robert Brown suggested a preface above Grants to say the Board has the authority to approve by recommendation or something like that because he doesn't want someone to come in and say that we have to do this. Karen Byrnes explained that in the second paragraph from the very top where it says Redevelopment Program Funding, Karen suggested to strengthen that sentence, change the language a little bit to strengthen it, maybe just restate it. Robert Brown suggested to take that last sentence and make it the first sentence of the Redevelopment Program Funding and do not change it.

Karen Byrnes will make the changes to the URA Programs and bring back to the Board to look at.

8. PARKING GARAGE – SECURITY ENHANCEMENTS

Karen Byrnes explained to the Board that we are gathering information regarding some enhancements to the security for the parking garage, gathering estimates things like that. Karen told the Board that she will be bringing a request back to the Board to help fund the installation of these items. We are waiting for some information on installation of our security gate. That quote right now with installation is looking to be about \$20,000 to 25,000, Karen does not know for sure. The architect is working with our parking garage engineer and our local supplier of the gate to work through how that would work. The other thing we looked at was additional security cameras and we were provided an estimate on that. There are also electrical upgrades that are associated with the additional security cameras and the other item that is a larger ticket but is very important is a governor that allows the elevator to operate in certain ways at certain times. It is a timer and it allows the elevator to only operate between the Galena Street and Park Street level during certain times of the day. So, when the security gate rolls down, the elevator does not go to the top floor is how it would be coordinated. We got our estimate from Otis on that item. Once these things are all gathered together, Karen would like to bring it back to the Board for approval of our participation in these costs. As of right now, the garage revenue is not good in terms of the garage collecting revenue and our permit sales are still very, very low for the garage.

9. PUBLIC COMMENT

There was no public comment.

10. OTHER ITEMS

None.

11. ADJOURN

Stephen Coe made a motion that was seconded by Robert Brown to adjourn the meeting at 10:13 a.m. The motion carried unanimously.

URA Minutes-08-25-2020