

**MINUTES OF THE  
EAST BUTTE RENOVATION AND REHABILITATION AGENCY  
BOARD OF DIRECTORS**

**September 3, 2020**

1. **CALL TO ORDER AND ROLL CALL** – Chuck Krause called the meeting to order at 9:02 a.m.

**MEMBERS PRESENT:** Chuck Krause, John Morgan (by phone), and Paul Babb (by phone)

**MEMBERS ABSENT:** Melissa O'Dell and Mark Rule

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

**CONSULTANTS:** None

**GUESTS:** Robin Jordan (by phone), The Butte Weekly

**APPLICANTS PRESENT:** Charlie O'Leary, Applicant; and Carrie Leary (by phone), Applicant;

2. **APPROVAL OF MINUTES**

John Morgan made a motion that was seconded by Paul Babb to approve the minutes from August 6, 2020, meeting as presented. The motion carried unanimously.

3. **PUBLIC COMMENT**

None.

4. **FINANCIAL REPORT**

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

Paul Babb made a motion that was seconded by John Morgan to accept the Financial Report as presented. The motion carried unanimously.

5. **DIRECTOR'S REPORT**

Karen Byrnes reported to the Board that work on the Water Tower has not started yet. We are hoping that he will get started soon. We have a Scope of Work drafted for the

remainder of the work around the Water Tower. Karen will be reaching out to the prequalified engineering firms. We do have a pretty comprehensive list of what we want to do there. Once we have the design, we will be working with the Reclamation Office here at Butte-Silver Bow, Eric Hassler, on what portions of that would be funded through alternative methods of what we would like to get done. When we get a design together, we will be working through on who will fund what -- part of the final scope of work, which will include enhancements of the walking trail, landscaping, enhancements in and around the tower, signage, and all the things that we talked about. We have done some preliminary work on the site with the Urban Forester, Trevor Peterson. He went down and helped us thin some of the Aspen trees in the area.

Our office has been busy with inquiries on property purchases and development opportunities in our community. A lot of these calls are coming from out of state and out of town.

Out in Montana Connections, our Industrial Park, we are going to be starting our projects, so we are going to building a total of about \$11 million worth of rail, improvements, and enhancements in the park. We were successful in receiving an EDA Grant for almost \$3 million to help with that project.

We are still working on the Uptown Master Plan, that has not died. We are waiting for final word of \$100,000 grant that we applied for through the EDA. We cannot hire a consultant officially until we know, that is one of the conditions of the new EDA Grant.

John Morgan made a motion that was seconded by Paul Babb to accept the Director's Report. The motion carried unanimously.

## 6. **GRANT REQUEST**

### a. **405 East Park Street – Staghorn Rentals, LLC** **Roofing** **Project Cost \$1,696.62**

The Applicant, Charlie O'Leary, was present at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds for the improvements to the property. The improvements include the tear-off and removal of current roof, replacement of underlayment, architectural shingles and ridge cap. The Applicant has provided all necessary documentation.

Staff recommended a grant in the amount up to \$848.31, or 50% of the eligible costs associated with this project.

John Morgan made a motion that was seconded by Paul Babb to approve a 50% grant in the amount up to \$848.31 to Charlie O'Leary for the tear-off and removal of current roof,

replacement of underlayment, architectural shingles and ridge cap at 405 East Park Street.  
The motion carried unanimously

**b. 750 South Utah Street – Carrie Leary**  
**Property Redevelopment**  
**Project Cost \$49,563.00**

The Applicant, Carrie Leary, 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 improvements to the property. The improvements include pad dig out and milling for a parking lot, retro-fitting electrical/lighting and plumbing rough in. The Applicant has provided all necessary documentation.

Staff recommended a grant in the amount up to \$14,868.90, or 30% of the eligible costs associated with this project.

Paul Babb made a motion that was seconded by John Morgan to approve a 30% grant in the amount up to \$14,868.90 to Carrie Leary, Cassagranda's Steakhouse, for pad dig out and milling for a parking lot, retro-fitting electrical/lighting and plumbing rough in at 750 South Utah Street. The motion carried unanimously.

**7. OTHER ITEMS**

None.

**8. ADJOURN**

John Morgan made a motion that was seconded by Paul Babb to adjourn the meeting at 9:32 a.m. The motion carried unanimously.

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