

**MINUTES OF THE MEETING**  
**URBAN REVITALIZATION AGENCY**  
**September 24, 2019**

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, Jim O’Neill and Bob Worley

**MEMBERS ABSENT:** All Present

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

**CONSULTANT:** Shea Schroeder, Loan Portfolio Assistant, BLDC and Headwaters RC&D and Holly Carpenter, Loan Portfolio, BLDC and Headwaters RC&D

**GUESTS:** Robin Taylor, The Butte Weekly; and Mary McCormick, Historic Preservation Officer

**APPLICANTS PRESENT:** Levi Mork, Applicant; Tom Walsh, Applicant; Cheryl Dougherty, Applicant; and Russell O’Leary, Applicant

2. **APPROVAL OF MINUTES**

Stephen Coe made a motion that was seconded by Bob Worley to approve the minutes from the August 27, 2019, meeting as presented. The motion carried.

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.

Jim O’Neill made a motion that was seconded by Robert Brown to accept the Financial Reports as presented. The motion carried unanimously.

4. **DIRECTOR’S REPORT**

Karen Byrnes, Director, reported to the Board that last week Butte-Silver Bow has signed an Option Agreement with Bitterroot Gateway Development for 40 East Broadway, the old Northwestern Energy building. You will see it on the Council Agenda for the next meeting a

revised Option Agreement. There was a mistake on the Option Agreement, it does not impact anything about the agreement.

Karen talked about the Praxis project and that it is moving forward. SARTA agreed to fund a grant, and it is the opposite way you would see a grant. It is only a grant to the project if it doesn't move forward. What it means is that they are able to move forward with the purchase of the land, give their land investors some comfort level that if the project doesn't move forward, they will be paid back. The land needs to be purchased and consolidated into an entity because then that business entity can be funded through Opportunity Zone funds. If they can't consolidate that land, there is nothing for the Opportunity Zone funds to be invested into. If this doesn't happen for some reason, we are not out. Worst scenario, if it doesn't work, the grant is funded by SARTA, the land is consolidated into one single ownership and then that ownership would be under Butte-Silver Bow. The next step on Butte-Silver Bow's end of things is to have that agreement drawn up and put into place with the Praxis Center.

Karen reported that we are moving along with the Master Plan. Stephen Coe is sitting on the Master Plan review committee. The citizens review committee headed by Shanna Adams has reviewed all of the 12 proposals, we received 12 proposals back for qualified firms. She will be sharing their rankings with us and then we can rank them ourselves. Most of all the firms are out of town and there is one local link in one of our proposals and that is with Pioneer Technical and Community Development Services of Montana.

Karen reported that we are moving ahead with the formation of another Urban Renewal District here in town and that would be on South Harrison Avenue. We will be scheduling public meetings at the Council and moving that forward as we go ahead. We are looking at a base for the District at 2019.

Karen told that Board that she and Kristen Rosa will be going to Washington DC October 7, 8, and 9. Karen and Kristen are going with their rail engineer for Montana Connections Park, we are building rail out there. Our first phase of our rail project is about a \$5 million project and it will kick off here this Spring. Our second phase of rail we want to get some funding from the Federal Government from the Build Grant Program. We have submitted a grant and we have been counseled to be effective, you need to make a trip.

## **5. GRANT REQUEST**

### **a. 825 Highland Avenue – In Copper We Trust, LLC – Levi & Shannon Mork**

Property Redevelopment  
Project Cost - \$14,100.70

The Applicant, Levi Mork, was present at the meeting. A copy of the application is made part of these minutes. The Applicants were seeking matching grant funds for the redevelopment of the existing residence. The Applicants are replacing 11 windows along with 2 exterior doors and accompanying screen doors. The residence will also have a

new roof installed and paint the exterior of the residence. Sidewalks surrounding the property will also be replaced. The interior portion would include a new boiler and hot water heater. The Applicants have also consulted with the Historic Preservation Officer and the project has received tentative approval. They have also provided all the necessary documentation.

URA Staff recommended funding in the amount up to \$3,222.43 or 25% of the eligible cost and \$605.50 or 50% for eligible sidewalk replacement. The total grant recommendation was \$3,827.93.

Robert Brown made a motion that was seconded by Bob Worley to approve a 25% grant up to the amount of \$3,222.43 to Levi and Shannon Mork, In Copper We Trust, LLC, for property redevelopment and to approve a 50% grant up to the amount of \$605.50 for eligible sidewalk replacement at 825 Highland Avenue. The total amount of grant for this project is up to the amount of \$3,827.93. The project has tentative approval from the Historic Preservation. The project will go to the Historic Preservation October meeting. The motion carried unanimously.

**b. 64 West Mercury Street – Tom Walsh**

Building Redevelopment  
Project Cost - \$41,875.00

The Applicant, Tom Walsh, was present at the meeting. A copy of the application is made part of these minutes. The Applicant was seeking matching grant funds for roof and facade repairs along with garage door replacement. Polyurethane coating will be applied to the 2-story section of the building. The Applicant has provided the necessary documentation. The Applicant has also consulted with the Historic Preservation Officer and the project has received tentative approval.

URA Staff recommended funding in the amount up to \$10,468.75 or 25% of the eligible cost.

Bob Worley made a motion that was seconded by Stephen Coe to approve a 25% grant up to the amount of \$10,468.75 to Tom Walsh for roof and façade repairs along with garage door replacement at 64 West Mercury Street. The project has tentative approval from the Historic Preservation. The motion carried unanimously.

**c. 315 South Dakota Street – Cheryl Dougherty**

Roof Replacement  
Project Cost - \$9,250.00

The Applicant, Cheryl Dougherty, was present at the meeting. A copy of the application is made part of these minutes. The Applicant is seeking matching grant funds to replace the roof on 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 \$2,312.50 or 25% of the eligible cost.

Jim O’Neill made a motion that was seconded by Robert Brown to approve a 25% grant up to the amount of \$2,312.50 to Cheryl Dougherty to replace the roof on the residence at 315 South Dakota Street. The project has tentative approval from the Historic Preservation as long as it is not a metal roof. The motion carried unanimously.

**d. 444 West Broadway Street – Sprucelode Properties, LLC**

Roof Replacement

Project Cost - \$3,637.50

The Applicant, Russell O’Leary, was present at the meeting. A copy of the application is made part of these minutes. The Applicant was seeking matching grant funds for roof replacement. The Applicant has provided the necessary documentation. The Applicant has also consulted with the Historic Preservation Officer. Russell O’Leary is working very closely with Mary McCormick, Historic Preservation Officer, on this project, we are going to phase this, but we wanted to make sure that we can get the roof secured on this. We will be seeing more detail on this project down the road.

URA Staff recommended funding in the amount up to \$909.38 or 25% of the eligible cost.

Jim O’Neill made a motion that was seconded by Bob Worley to approve a 25% grant up to the amount of \$909.38 to Russell O’Leary, Sprucelode, Properties, LLC, for a portion of the back-roof replacement at 444 West Broadway Street. The motion carried unanimously.

**6. MURAL PROJECT -DISCUSSION**

Karen Byrnes discussed with the Board that we have been approached multiple times within the last few months by Fran Doran and some others about a mural project Uptown. If URA is going to be a part of it and help fund it, it subjects it to historic preservation review and other review. Karen thinks that for us to develop a program for murals in the District makes a lot of sense. We talked about different funding sources that could be used for a mural project and URA is definitely one but also SARTA could be used for a mural project funding source too. That way we could have partners in the funding of these projects. One location that has come up for a mural is on the corner of Broadway and Main on the side of Jeff Francis’ building that is next to our parking lot. We have to develop some criteria that we all agree upon on how someone could apply to have a mural done. We are going to be working with Mary McCormick, Historic Preservation Officer, and try and develop what that plan looks like. That way if someone wants to suggest a place for a mural, we can say does it meet the criteria. Right now, we have a great proposal that was put together by Fran Doran

and another artist on a mural that they would like to see. For this project at this spot Karen would like to use it as a pilot project. We are going to apply to SARTA for some funds for a mural project. Maybe we can get the first mural kicked off here in the Springtime on this location. Then, we would be able to tentatively identify some other locations that might work. More to come on that.

Karen Byrnes reported that the Coop is moving forward. We will be asked to help pay for part of the market feasibility study that they had done. So, we will be sharing in those costs with Headwaters, their seed fund and us. They are doing a lot of work and they are narrowing down what location makes the most sense.

**7. PUBLIC COMMENT**

None.

**8. OTHER ITEMS**

None.

**9. ADJOURN**

Jim O'Neill made a motion that was seconded by Bob Worley to adjourn the meeting at 9:26 a.m. The motion carried unanimously.