

Urban Renewal Agency Meeting Minutes

City Hall Council Chambers at 5:30 PM December 11th, 2023

1. Call to order

- Tara Mastel, Chair, called meeting to order at 5:30pm.

2. Roll Call

NAME	PRESENT	ABSENT
Jeremy Battles	X	
James Caniglia		
Marci Dye, School Board Liaison	X	
Al Jones		
Tara Mastel	X	
Victoria Porter		
Jeff DiBenedetto, Planning Board Liaison	X	

3. Discussed recording of Nov meeting minutes.

4. Montana URD Projects

- a. None to present this week

5. Presentation of project idea by Boggio's Brew Coffee & More

- a. Property located along 212 at 1125 Broadway Ave N. Plan includes a coffee kiosk, drive-up loop, and a proposed picnic area adjacent to the kiosk. Presented by Kristin and Kate Marshall, the project as proposed would use URD funds to affect interior repairs and improvements to the kiosk itself and



potentially beautification of the surrounds, including paving and picnic area.

- b. Discussion: Topics included the extent of infrastructure improvements needed, which include the kiosk's water system (currently has a well), paving improvements for the traffic loop, and the extent to which beautification is possible in that area. Project does have potential to "eliminate blight" if crafted accordingly. It does have potential to increase revenue by adding new taxable property to the URD.

Concerns discussed include process for reimbursement of eligible costs if approved- applicant submits expenses following development agreement. DiBenedetto suggested that a process checklist be included as part of the application itself (consistency with growth policy, zoning, etc.) as useful for the URA to implement in future, more complex projects (City Planner states that the project does not appear to go against growth policy or zoning, but that Planning Board will examine those steps as well). Battles expressed concern about approving any project before the URA has a full accounting of funds available, noting that the TIF increment represents taxable value and needs the mills to be applied in order to calculate expected revenue. Dye suggests the URA conditionally approve the project and send to Planning Board as part of developing and stepping through the process and Mastel concurred. DiBenedetto suggests a recommendation, contingent on funding, that lists the approved elements of the project to be considered by Planning Board.

6. Motion to recommend conditional approval of Boggio's Brew Coffee and More contingent on sufficient and available TIF funds to be used for items 1, 5, 6, 7, 8, 9, representing eligible items sink, base road mix, gravel, pavement, landscaping and picnic, permit cost, exterior paint not to exceed \$25,375. Battles makes motion. Dye seconds. Motion to recommend passes unanimously.

7. Treasurer's Report

- a. TIF Increment remains \$233,017, however URA needs an update from City/County on actual funds available with mills applied to that taxable increment.

8. Written Correspondence

- a. None

9. Other Business - None

10. Adjournment at 7:00pm

- Next meeting will be Thursday, February 29th, 2024 at 5:30pm.

These minutes are respectfully submitted by URA Secretary Jeremy Battles.