



## Urban Renewal Agency Meeting Minutes

City Hall Council Chambers at 5:30 PM November 13th, 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		X
Marci Dye, School Board Liaison	X	
Al Jones		X
Tara Mastel	X	
Jo Ann Eder	X	
Jeff DiBenedetto, Planning Board Liaison	X	

3. Approval of Minutes.

- a. DiBenedetto motions, Mastel seconds, minutes approved without changes.

4. Welcome to latest URA member Jo Ann Eder

- a. Discussion of term lengths, each oncoming member is 4 years.
- b. Discussion of URA’s actions thus far, including a meeting format that includes a standing item presenting a URD project in Montana. Application is completed, developed and passed bylaws, and discussed re-approval of bylaws at next meeting.





- c. Eder highlights the goals of the URD Plan, including workforce housing and improvement of blight within the North entrance, as well as a preference towards matched funds and development of a process that may include community meetings and a concrete grant cycle. Eder also shared the value of a Charette process hosted by Jacob Kuntz that showcased the development of a Vision from which plans can develop. Cited the Pea Cannery as a potential core for development of the District.
  - d. Discussed dedicating a URA meeting be dedicated to walking the District.
5. Update on URA discussions at recent City Council and Planning Board meetings.
- a. Update on the need for the URA to be provided with expected revenue with the district's mills applied to the taxable TIF increment. Currently we only know the increment value of \$233,017. Assuming 447.17 mills within the District for 2023, that equates to an expected 2023 revenue of \$99,726. Battles will follow up with City/County to get an official projection.
  - b. DiBenedetto discussed the Planning Board's upcoming review of the RL Growth Policy and that the Policy currently lacks reference to the URD. Ideally, the goals of the URD and Growth Policy will be in alignment, so communication between Planning Board, Council, and URA will be important.
  - c. Discussion of an award cycle policy/process document, including an initial minimum of funds within the TIF before distributing any funds. A competitive process that includes an annual review with a discrete award timeline would be a preferred component of this process. Eder highlights the value of Charettes and community involvement to develop a wider vision. DiBenedetto recommends the Active Transportation Plan and its attendant walkability goals should be in alignment with the URD as well, including, for example, purchasing rights-of-way for walkability.
  - d. Discussion of what an award timeline might look like: what factors should influence the timing? A minimum value or number of years' accumulation are factors, but also time of year is a factor as well, ideally geared towards developer timelines in general terms (ie. Fall before Spring construction).
  - e. Early June proposed for a walk of the District.
  - f. For next meeting: Draft and brainstorm an award timeline and process document.
6. 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. Battles will follow up with City/County.

7. Written Correspondence



a. None

8. Other Business - None

9. Adjournment at 6:38pm

- Next meeting will be Monday, Mar 11, 2023 at 5:30pm.

*These minutes are respectfully submitted by URA Secretary Jeremy Battles.*

From: Jeff DiBenedetto

Date: Friday, Nov 17<sup>th</sup> 4:54PM

I don't have concerns about the proposal. Just several questions.

- Traffic flow from and onto Highway 212 and how this will be affected by the proposed widening of 212? Seems MDT doesn't have a concern with the proposed traffic flow in and out. But not clear about when 212 is widened. Part of the proposed design was a raised median and limited left hand turns. Don't know if that is still part of the proposed design or not.
- Consistency with the Active Transportation Plan and the proposed bicycle/pedestrian path along the west side of highway 212. Will there be an impact to bicyclists and pedestrians from traffic in and out of the kiosk?
- I noticed the proposal mentions a well for water. Will they be required to hook up to city water in addition to the existing sewer hook-up? I would think its in the city's financial interest for a connection to City water. I think the cost for the hook-up could be suspended or paid for under the URD?
- The proposal describes proposed improvements to the building and property. Are improvements to private property as described proposed legitimate use of URD funds?

- Finally, is a coffee kiosk the best use of URD funds, when an objective of the URD is encourage more density and mixed use buildings and/or workforce housing?

From: Al Jones

Date: Nov 28<sup>th</sup> 3:10PM

I agree with Jeff, another coffee kiosk using these funds is a very hard use to defend (or for that matter with others selling premium coffee within a few blocks on the same road already.) Perhaps we could use the small pool of funds to do facade improvements for 1 of the 70+ local real estate agents or hair stylists?

Well water would need a water test done and significant filtration, if that's even allowed for serving so many people and located near existing water lines. Requirements for commercial rather than residential use are stricter as is how many people use it.

I'd vote against investing in a "me too" business opening up 30+ years after this was a new idea here. If anything you help innovators.



CITY OF  
**red lodge**  
M O N T A N A

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We added a coffee kiosk at Red Lodge Mountain 20 years ago and that was 20 years late given the previous managing partner there also built all of the City Brew locations.

Al Jones

former SBA Small Business Development Center director/founder and was helping already established and new coffeehouses/kiosks 32 years ago (they're actually a really hot idea in 1660's London and Amsterdam.)

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