

## Livingston Urban Renewal Agency Agenda

The regular meeting of the Livingston Urban Renewal Agency Committee has been scheduled for August 27, 2024 at 4:30 PM in Community Room, City/County Complex. This meeting will be facilitated by Allison Vicenzi.



### Join Zoom Meeting

<https://us02web.zoom.us/j/82459221735?pwd=RkhUb1henpxamRaNjFpdk9xbnEzQT09>

Meeting ID: 824 5922 1735

Passcode: 259438

### 1. Roll Call

Chair Allison Vicenzi, Vice Chair Rick Van Aken, Lisa Garcia

### 2. Approval of Minutes

#### **A. APPROVAL OF MINUTES FROM APRIL 23, 2024, REGULAR MEETING**

#### **B. APPROVAL OF MINUTES FROM JULY 23, 2024, REGULAR MEETING**

Chair Vicenzi asked if there were questions or comments about the April and July Minutes.

Lisa Garcia requested more detail in the minutes for all future minutes.

Lisa Garcia motioned to approve the minutes.

Chair Vicenzi felt the minutes were lacking and would like to see more detail and offered that

a secretary be hired for URA minutes.

Vice-Chair Van Aken seconded

Minutes approved by 3 members present

### 3. New Business

#### **A. DISCUSSION REGARDING BOARD MEMBERSHIP**

Chair Vicenzi stated that board member Kevin Stewart would like to resign effective immediately and stated they will have an open board seat.

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Rick Van Aken stated he also would like to resign from the URA board and feels the URA is not in his wheelhouse. He would like to resign as soon as possible, but understand need for quorum.

Chair Vicenzi is excited to see this open up and what applications might come in.

Chair Vicenzi asked for a motion to transfer the Vice-Chair position from Rick to Lisa.

Rick motioned to transfer Vice-Chair to Lisa

Seconded by Lisa

Motion approved by 3 members present.

Chair Vicenzi brought up being able add more members to the URA board as a possibility if they have a large application pool with good applicants for current vacancies.

### 4. Old Business

#### A. DISCUSSION OF FY 2024-25 BUDGET PRIORITIES

Chair Vicenzi checked with members that they had time to review staff reports about budget.

Chair Vicenzi reviewed Julie's budget comments via email. Julie's items listed in order of importance are as follows: Housing, Infrastructure, Downtown Programming, and Economic Development.

Lisa Garcia would like the URA to be more proactive rather than reactive. She would like to put grants at a lower ranking in a list of importance to give more focus to housing with a new approach.

Chair Vicenzi would like to see some separation in their 2 grant programs and clearly define a cap on the amount they give. Right now they have a cap on the amount per project, and a cap on overall budget. She feels it would like to approach advertising of these grants in a different way with more specificity on amounts or quantity of grants. Ultimately wanting to encourage folks to apply. She feels housing is an important topic, and likes the idea of ADU's in the URA district based on affordability and ability to build with a large impact for the community that is in need of housing. She is also interested in upper level housing and lower level community or retail commercial space. She would like to discuss how to utilize the bank of money they currently have and how to continue this level of work and projects in the future with less money per year. She would like to find a way to help vacant storefronts, and feels it would be beneficial to partner with BID in some way to help with this. She asked the City Manager how much money might be requested from the URA in the future for infrastructure.

The City Manager stated from a CIP standpoint he stated the City does not have the next phase designed. There is potential that the 2<sup>nd</sup> and 3<sup>rd</sup> alley will be undertaken in the next couple years, but it's unclear if URA will be utilized in that, but it's possible if an applicant

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is in that area that they may approach the URA and could either look for infrastructure support or housing support.

Rick stated he feels the URA is kind of stuck around the areas of residential and façade grants and just sitting waiting for someone to come to the URA and would like to find a way to reach out to businesses. He thought it would be beneficial to partner with other agencies as well.

Rick and Chair Vicenzi both agreed and discussed the lull in grants.

The City Manager indicated that this is a standard timeline for a URA board where they might hit what feels like a lull, but it's the transition period between capital improvement projects moving into to more projects initiated by the community rather than at City direction.

Lisa reminded that they are in the 24/25 FY and are already in a year with projects happening and stated some of these projects take a long time so keeping that in mind with future budget. She asked the City Manager to clarify Downtown Programming and Economic Development.

The City Manager stated the Downtown Programming is items like holiday light and hanging flower baskets. Economic Development is things such as events downtown, or when business relocate into the URA district.

Chair Vicenzi clarified they don't have to spend all their funds it would just roll to the next year if not spent. She would like to hear from Katherine Daly if ADU strategy would make sense in the URA district and if there are currently people considering ADU's that would be motivated to make them workforce affordable housing.

The City Manager asked for clarification about vibrancy and beautification grants and stated we don't have existing grant programs for that and wondered if he needs to take that as direction to look for and set guideline for that type of grant.

Chair Vicenzi expressed what she thought was considered beautification and she thought the baskets would more fall under that category, and the programming was more event based. She would like to do something like a call for proposal.

Lisa expressed not really wanting a specific grant program for beautification and vibrancy.

The City Manager stated there are some zoning restrictions in the CBD that does overlap the URA district that would impact use of ADU's.

Lisa listed her topics by level of importance with housing, specifically workforce housing, and would like to take a proactive approach. Downtown Programming using the City's definition of beautification because it's low cost and easy win. She stated Capital Improvement and Economic Development are tied and would like the Downtown Master Plan considered as part of that. She listed grants as ranked last.

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Rick stated he like Lisa's ranking expressing its not complicated and money would only be going to 4-5 places.

Chair Vicenzi expressed it is hard to focus on housing first without a place to put it stating if 2<sup>nd</sup> and 3<sup>rd</sup> floors don't want it and ADU's can't happen the only other option for URA is develop themselves. She further stated she doesn't believe the URA ever planned to do a whole housing building.

Lisa and Chair Vicenzi discussed URA owning a piece of property to develop housing. So with that as the goal, they will keep housing as top priority.

Chair Vicenzi asked if this will be a topic for the City Commission as part of Downtown Master Plan.

The City Manager stated he thinks it will be touched on as a topic

### **5. Public Comments**

Katherine Daly HRDC Housing Coordinator talked about ADU's and the URA and CBD overlap. She talked about an ADU tour starting 9/11. She explained a little about the Missoula Redevelopment Agency and offered to get them in front of the URA if that would be helpful.

### **6. Board Comments**

Chair Vicenzi wants to meet with EPS and Crescendo to update documents they use.

### **7. Adjournment**

Lisa motioned to adjourn seconded by Rick at 5:41pm. Approved by 3 members present.

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