

**LIVINGSTON URBAN RENEWAL AGENCY**  
**REGULAR MEETING June 27th, 2023, 4:30 P.M.**

**MINUTES**

1. Roll Call: [] Allison Vicenzi, Lisa Garcia, Rick VanAken, Julie Evans, Christina Nelson

2. Approval of Minutes: [:49]

3. New Business: [1:20]

A. Approve meeting minutes for April 19<sup>th</sup>, 2023 meeting

Lisa stated the misspelling of Jennifer's last name

Moved By: Lisa, with the spelling fixed All in Favor

B. Consideration of Request for Funding for Downtown Master

Plan \$29,640.00

Lisa had questions on the details of the housing and parking

portion, opened discussion on the Downtown Plan,

Housing and Parking and how the City has selected a

consultant and that they will be paying for the additional

cost with adding the Housing and Parking and so they are

asking for more funding, and discussion on when to expect

the results ( May 2024), along with staying informed on the

progress, and how confident are we on the time line

\$59,640.00 total with the earlier \$30,000, authorizing \$29,640 now

Moved by: Lisa

Second By: Rick

All in Favor

C. Discussion of URA Board Meeting Times [18:49]

Discussion on changing the normal meetings to 4<sup>th</sup> Tuesdays

At 4:30

Moved By: Rick      Second By: Lisa      All in Favor

D. Update to By-Laws changing meeting date [20:12]

Moved By: Lisa      Second By: Rick      All in Favor

4. Old Business: [20:52]

A. Approval of Residential Rehabilitation Grant Program Guidelines

Julie asked for clarification on 2:A.2

Public Comments on above agenda [26:32]

Jack Luther: Asking on a definition of residential units

Katherine Daily: Likes the alignment with what the URA is doing with the city, recommends using HUB guidelines of income with affordable housing costs, and asks for clearing of the residential asking tying that together with the underlying and more such as kitchens, also asks for 90 days or more requirements

Wyeth Windham: Likes seeing actions with verbs and issues with some of the verbage and how to enforce, along with a different approach creating “Net New” more dense downtown and agrees with HUD list issues and are we creating affordability and Net New over Rehab and happy to help

Manny Goetz: Works with Rocky Mountain Developer and more that can help, and needs clearing up on affordable, workforce and more with timelines cleared also, and how much is available, along with worry about the amounts along with the bonds and when they are due, and if they are affordable payments

Patricia Grabow: Mentioned that downtown owners only want partial affordable housing and hotels to go with it, and that it is not realistic the way it is written. She supports HRDC building housing outside of the downtown

Dave Miller: Comparison on what it costs to rehab downtown vs. new construction, and employee housing on City blocks and if it is a good start on affordable housing, and that we need to know how many housing units are needed, along with talking about how the business owners should be involved in the process, should have a variety down town with a good mix

Reading of Tom Blurock's written notice for the record [45:26]

Allison answered some of the questions with the application is meant to be vague on the # of units and the description of a unit and the dollar amounts to keep it open to get more application, about the funding and bonding and that there is no steering committee yet

Lisa asked about getting the work out with a press release when it is available to get the applications started, and more on the Application on what does affordable mean and should look at AMI/HUD info, and the it is missing a longer time frame and Clarification on time frames and enforcements

Julie talked about the enforcement and who does that along with Management

Alison added to D.1.C and owner participation program and Details on all of that

Wyeth Windham: applications on life cycles and just planning

Takes around 18 months and then demo and he wants more

Specific intent

Patricia: Good information available for clarification with

Developers and more

Katherine Daily: working with developers and having more

Clarification to make the project be in alignment. Also with clarity on the # of units especially with affordability

Manny Goetz: mixed use for affordable and that the affordability

Devalues property and mixed use keeps value

Dave Miller: each one will be a different situation and needs to hear the specific proposals

All Move To Extend the Meeting to go past 6:00: All in Favor

Rick feels it's not ready yet

Lisa feels that also and had questions on what they can do with the documents

Julie about talking to experts

Alison talked about what to do with the document for the next meeting and if the public has information, ideas and more that they can go to the URA special website with email address and it will go to Allison

## 5. Public Comments [1:26:19]

Patricia Grabow: Special comment thank you on their project and almost finished and had questions on the time frame

Chris Rogers: gave the board information on the project

Manny Geotz: that there is a Builders Association and he has developers, Board of Realtors, and even Bankers too would be good on giving information on what it takes and have good insight

Dave Miller: Where he lives they have all kinds of programs and non are downtown and has other people with insight

6. Board Comments [1:33:36]

Lisa had questions on end of the year timeline coming up and if we need to contact those with approved Facade

Allison gave information on each having their own time lines and how they move onto the next year and about 18 months window and should look into it and that this has been a big learning curve

7. Adjourn: Moved By: Rick, Second By: Lisa All in Favor

Submitted by Christina Nelson

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Next scheduled meeting will be July 25th, 2023 4:30 p.m.