

Butte Historic Trust Board Meeting

May 6, 2021, Minutes

The meeting was held via zoom and was called to order at 7:08 p.m. Attending were board members Jason Silvernale, Hattie Thatcher, Tom Boyle, and Levi Mork. Emma Cunneen attended as staff.

New Business

1. Investment co-op

- The steering committee met with Cutting Edge Capitol – learned some better means that may work better than a co-op. to pursue that option, we would have to sign up with them. This program would be taking on debt from investors and then giving them return with interest after the project they invested in is completed. This would also involve disclosing to investors with clearly defined terms. Ideally, we would have one document and would be able to do slight edits per investing situation. This would be a good opportunity for people to invest in particular projects and get a small return.
- Cutting Edge Capitol is willing to do a consultation call with BHT and walk us through.
- The upfront cost could range from \$5,000-\$7,000
- Board decided that it seems well worth having a consultation meeting to learn more.
- Jason can let the steering committee that we are interested in it and let them know that we want to learn more

2. Reimbursement for 1772 Foundation Gift

- Jason and Nancy will be reimbursed for framing and shipping.

3. Office Space

- CPR discussed potential office space in the Park Street Walking Mall with CTAC. CTAC rarely has staff in there and would be willing to share office space with us and Butte CPR if we also shared the rent and internet/phone costs. Butte CPR has had a physical presence in the past but let it go as it want feasible use of funds.
- If we decide to rent with CPR Emma can utilize to meet with contractors, the board can utilize as a space for meetings. Emma would need to spend consistent hours in the building, whether that's two hours a day, four hours every Friday, etc. as long as it is consistent.
- Their rent is \$400/month. They would split it with us and Butte CPR, so in essence, we would pay a quarter of the rent, internet, and phone bill.
- Jason will contact Butte CPR and have them put it on their May meeting. If Butte CPR is interested, we will proceed from there.

4. Michelle Resigned

- Michelle has resigned, as she won't be spending much time in Butte due to life changes. She supports our cause but cannot commit to time.
- The board would like to ask Nancy to join in her place. She is already up to speed, would be consistent, and is a great asset and help. If Nancy does not accept, the board will revisit options.
- Jason will ask Nancy to join as a board member.

Old Business

5. Staff Update

- Press release

- Emma was waiting for a bio from Michelle.
- Once we get a new member, Emma will get a bio from them and put out the press release as soon as possible.
- Insurance
 - Emma will follow up with insurance co.
 - Payne West has sent over an application for general liability insurance. She is waiting to hear back from the other insurance companies. We cannot get an estimate on construction insurance until we have a house.
- Website and Social Media
 - Need logo
 - Need to get rights to photos
- Reach out to Preserve Montana – Emma has not had a chance to yet.
- Board notebooks
 - Board decided not to compile notebooks until we are able to meet in person. All present board members are comfortable to meet in person.
 - If we rent a storefront, then we can meet there. Otherwise, we will find out if the Butte Archives is letting people meet in their conference room. Tom said we could also use the KC.
 - Emma will reach out to Butte Archives.

*New item for next agenda – meeting in person

6. Treasurers Report

- Nancy's and Emma's hours are approved. Nancy shorted herself ½ an hour.
- Tom will add that to her reimbursement check for shipping to 1772 Foundation.
- Income this month – \$3 from savings!
- We need to purchase checks – approved signers will likely be Tom, Hattie, and Jason. We should do duplicates to have the carbon copy for our records. The address on the checks will be the PO Box.
- Two weeks is standard turn around for checks – we can figure out by next meeting at the latest

*New item for next agenda – Checks

7. Acquisition Committee Report

524 N Franklin

- Jason hasn't heard from mason in Three Forks but has reached out to him a few times.
- Solinski is a year out.
- Emma left a message with Paul Harper, letting him know that we haven't forgotten about him.
- We need to find a mason before being able to move forward on this house.

301 W Copper

- Nancy and Mary met with Charlie Davies. Emma was not able to attend. They have not gotten a bid yet.
- Jason contacted Mike with the county – to get unlisted as a dangerous building, the retaining wall needs to be built.
- Now that house above has been removed, retaining wall may be less than 65k which was the bid before.
- The owner said she has another buyer, and she needs an answer, but we need to know cost of wall before we can make a bid and cannot rush into a purchase.

121 E Aluminum

- This is the most endangered property, as it is set to be demolished if no one commits to it in the next 90 days. To move house, it will cost approximately 30k. We need to find either two adjacent lots for sale, or a lot uptown that is 40' wide. To move it, we would have to demolish the back shed addition. Before the county will approve the moving of a property, the foundation needs to be built with utilities connecting to it.
- Town pump said they could help financially with the moving of the house.
- Levi mentioned that there are county lots on buffalo
- Hattie will talk to Lori Casey about if there are lots available on Buffalo for purchase.

Arizona Street Properties

- Currently, the owners would like us to bid a price, but we do not know what would be reasonable as we have not seen the inside of the other two houses north of the church. Church and houses would be a multi-year project and would also require the work of a mason. Blue house is gutted to studs and has no foundation, just railroad ties. If we were to purchase these properties, the brick house would be the first priority, as it is in the roughest condition.
- The church is zoned commercially but they have a conditional variance – if we were to purchase it, we would have to go through the official zoning process.
- Walking through the properties with Sheri would help us get a better idea of price to offer them.
- Emma will schedule a walk through for her and Sheri.

Emma will coordinate with owners of Franklin Street and Arizona Street.

Hattie will coordinate with Lori Casey.

8. Logo Update

- John gave us some awesome options and need our input if he is going to make any adjustments.
- The top left and bottom left logo are the most popular with the board. Would it be possible to get both logos for the price that we paid John?
- Hattie will see if we can get access to top and bottom left logos (two instead of one) and if that's ok in the quoted price.

Meeting adjourned around 8pm. The next scheduled meeting will be Thursday, May 20th at 7pm.
If you cannot make it, please let the board know.