

**MINUTES OF THE SPECIAL MEETING**  
**URBAN REVITALIZATION AGENCY**  
**JANUARY 11, 2022**

**MEETING WAS HELD IN PERSON AND BY PHONE CONFERENCE**

1. **CALL TO ORDER AND ROLL CALL** – Dale Mahugh called the meeting to order at 8:33 a.m.

**MEMBERS PRESENT:** Dale Mahugh, Stephen Coe, Bob Brown, and Bob Worley

**MEMBERS ABSENT:** Kevin Patrick and Sherry Carpino

**STAFF PRESENT:** Karen Byrnes, Director (in person), Brianne Downey (in person)

**CONSULTANT:**

**GUESTS:**

**APPLICANTS PRESENT:** Keith Brown

2. **GRANT REQUEST**

- a. **57 W. Platinum – 57 BTA, LLX**

Property Renovation

Project Cost - \$12,152.00

The Applicant is seeking matching grant funds for the renovation of the residential property. This phase of the project includes rough in and labor for the electrical and plumbing components. The URA staff recommends funding in the amount up to \$3,038.00 or 25% of the eligible cost.

Keith Brown stated at this stage this is what qualifies, all electrical and all plumbing. Other bids for the exterior will be at a later date. Will demolish many of the additions and the original structure is still solid. Karen states that it will be reviewed by the HPC at tonight's meeting at 5:30 p.m. Keith states he is new to Butte but is excited to be a part of the revitalization of the city. Bob Worley asked for clarification on the grant award.

Bob Worley made a motion that was seconded by Stephen Coe a 25% grant in the amount up to \$3,038.00 or 25% of the eligible cost for the property located at 57 W. Platinum contingent on HPC approval. The motion carried unanimously.

3. **FEASIBILITY STUDY PARTNERSHIP**

- a. **116 West Park Building Renovation Pre-Design Study**

- i. Determine the feasibility of rehabilitation of the property and potential future uses. Requesting \$3,370.50.

Keith stated there is a need for residential in Butte and this study will help decipher what it will take to get this building to that goal. This building has lots of potential and we want to restore the façade and have 4 residential units. The challenge will be the interior and exterior staircase between the buildings. Keith states that the upstairs he visions studio with 1 bedroom towards the front of the building and 2 bedrooms and 2 bath towards the back of the building. The main floor will be more of a challenge but will be worked on by SMA for the layout. The front unit will be larger than the back unit. Bob Brown asked about parking and if the units would be affordable. Keith states that he may contact the lot across the street regarding the parking and the rent will be affordable and will keep reasonable in the current market. Keith has a very positive attitude about Butte and working with our office.

**7. PUBLIC COMMENT**

**8. OTHER ITEMS**

**57 W. Platinum –**

Discussed the exterior a demolition of the detached garage, landscaping, and gutters. Brianne revised the amount to \$7,475.00 for the grant and the URA staff recommends \$2,868.75 or 25% of the eligible costs.

Bob Brown made a motion that was seconded by Bob Worley a 25% grant in the amount up to \$3,038.00 or 25% of the eligible cost for the property located at 57 W. Platinum contingent on HPC approval. The motion carried unanimously.

**Action Inc. – Lien release**

Collateral is the 1000 Arizona which will remain, and the 304 N. Main will be release. Their position has improved significantly since the start of the loan. Need the approval now in order not to cause a timing issue.

Bob Brown asked about the maturity date which is a 25-year loan at 2%. Much discussion by the board especially Bob Brown and Bob Worley.

Stephen Coe made a motion that was seconded by Bob Worley to release the lien on collateral 304 N. Main contingent on the sale of the property. The motion carried unanimously.

Bob Worley brought up Brianne leaving. And Bob Brown complimented Brianne on her work and stated she has set the bar high. Made a comment in regard to losing Mary McCormick and Brianne. Very sad to lose them both.

**9. ADJOURN**

Bob Worley made a motion that was seconded Bob Brown by to adjourn the meeting at 9:43 a.m. The motion carried unanimously.