

March 15th, 2023, 12 PM
Anaconda Deer Lodge County URA TIF Board
Community Service Center 1st Floor Conf. Room

Attendance

Board Members: Jim Davison, Rose Nyman, Kristy McKay, Dawn Dee, Carl Hamming

Staff: Adam Vauthier, Ruth Moen

Public: Ryan Dee, Lee Burt, John Stevenson, Ken Maynard, Mandy Peacock, Teah Fuller, John Hekkel, Kayla Littlefield, Brianna Bernardino, Mike Martelli, Sean Graybeal, Zac Mauer, Fred Boyer

I. Call to Order and Roll Call

- A. Jim Davison calls the meeting to order at 12:05 PM.

II. Approval of Minutes from January 10th, 2023, Meeting

- A. Motioned to approve the minutes by Rose Nyman, seconded by Carl Hamming. Dawn Dee points out that Mary Lynn McKenna's name is spelled wrong under item B. The motion passes unanimously.

III. Financial Statements

- A. Adam Vauthier reviewed current financials and available funds.

IV. Old Business

A. Review of Open Projects

- i. Adam Vauthier reviewed each of the currently open projects and updates from building owners.
- ii. Ken Maynard points out that the ARA project has been closed out at this time.

V. New Business

A. February 2023 Application Review

i. American Legion Structural

1. Lee Burt and John Stevenson discuss the need for a new roof on the American Legion Hall. The group has raised portions of the needed funds. The project is \$30,850.
2. Rose Nyman thanks them for the photos.

ii. ARA Structural

1. Ken Maynard gives an update on the internal and external projects that are happening on The Montana. They have completed the façade, lighting, floor, and have many of the offices rented. They are currently looking to improve energy efficiency and better heat and cool the building.
2. Jim Davison asks about the design of the new system. Ken explains how it will heat the area. Jim also suggests that they speak with Northwestern Energy about rebates.

iii. Blackdog Façade

1. Renee Amato talks about the next phase of restoring her historic building and making the building more energy efficient by replacing the very dated windows.
2. Rose Nyman inquires what the use of the second floor of the building is, and Renee explains it is a continuation of the shop and an office.
3. Dawn Dee suggests that she look to Northwestern Energy for rebates as well.

iv. BW Blacksmith Façade

1. Mandy Peacock discusses the next phase of the project on the historic building. They are working to replace the front façade and windows. Mandy explains they are bringing it toward a more historic look.

2. Rose Nyman asked when this project started, and Mandy points out that they started working on the roof and bricks in 2021.
 3. Carl Hamming asks what the next steps are. Mandy points out they are going to do the windows and then paint the building.
 4. Jim Davison asked when they planned to open, Mandy said the end of the year.
 5. Ryan Dee asked how many restaurants they have, Mandy stated 12.
- v. Club Moderne Façade
1. Teah Fuller and John Hekkel explain that they are putting windows in the building next to the Club Moderne to start putting an empty space into a functioning restaurant.
 2. Carl Hamming asked what the windows will look like, and John explained that they will look a lot like the windows on the Club Moderne.
- vi. Club Moderne Structural
1. Teah Fuller and John Hekkel walk through the project and the need to replace the roof on the building to make it structurally sound.
- vii. Stageline Façade
1. Kayla Littlefield and Brianna Bernardino explained that they are purchasing signage for their new restaurant.
 2. Rose Nyman asked why they chose the size of the sign. Kayla pointed out that the sign was per franchise requirements.
- viii. Stageline Fire Suppression
1. Kayla Littlefield and Brianna Bernardino explain the requirement for fire suppression for the new restaurant. They clarify that the only way to open the restaurant is to fix this code need.
 2. Rose asks about the category that they checked on the application. They pointed out that they had meant to put in the fire suppression category.
 3. Kristy McKay asked about opening date. Kayla stated that they are pushing for June.
- ix. The 406 Gifts Façade
1. Mike Martelli discusses his project to procure new signage on the The 406 Gifts & Mailing building as they are doing a major renovation of the space.
 2. Rose Nyman inquires why he did two façade applications. Mike explains that he really meant to do one with both projects but wasn't certain how.
- x. The 406 Gifts Façade
1. Mike Martelli explains to the board the plan to renovate the façade of The 406 Gifts & Mailing building.
 2. Jim Davison ask Mike about the design of the new façade. Mike explains the new design.
 3. Rose Nyman asks about the sign, and Mike points out it will be a bit larger than the current one.
 4. Ryan Dee asks what other project Mike has in the community; Mike explains.
- xi. The 406 Gifts Structural
1. Mike Martelli discusses his project to get the electrical replaced and up to code for the safety of the structure.
 2. Jim Davison inquires if the building has knob and tube electrical and Mike confirms that it does.
- xii. The Ehret Infrastructure
1. Sean Graybeal presents information on a waterline across the street from his building that broke. They county let them know that the line was being fixed and that they would have to pay the costs. The work is already done as it was an emergency to continue water service to the surrounding buildings. Sean is asking for reimbursement for part of the project for the URA.

2. Rose Nyman comments on the issue and has heard others that have faced something similar with current ADLC ordinances.
3. Jim Davison points out only a handful of counties in Montana don't cover the cost of water lines in the street.

xiii. Zac Mauer Façade

1. Zac Mauer discusses how he plans to improve the façade of the building located to the west of the current NAPA Auto Building to bring Painless Steele to Anaconda.
2. Ryan Dee asks if the business is opening a second location or relocating, Zac points out that they are relocating.

B. Public Projects

i. Deer Lodge County Lighting

1. Carl Hamming presents ADLC's project to install historic street lights from Cedar to Jefferson on Park Avenue.
2. Rose Nyman comments that the area could really use the lights as certain places are often visited by children and during the winter it is quite dark.
3. Ken Maynard inquired where they are being built. Carl informs him they are done at a facility in Billings.

ii. Durston Park Fountain

1. Fred Boyer gives an update on the Fountain project, pointing out that he was able to raise all but the last few thousand dollars and is hopeful that the URA will pitch in for it.
2. Dawn Dee asked him about the greenery and Fred states that the parks department didn't want to put in greenery due to maintenance.
3. Carl Hamming asks who isn't paid. Fred points out that Joe Boyer is the only contractor not paid.
4. Zac Mauer asks what Joe donated. Fred states \$6,500.
5. Jim Davison asks about pump maintenance and Fred points out that the Parks and Rec department are handling that.

C. Vote / Scoring on Applications

i. Scoring

	Rose	Dawn	Jim	Carl	Kristy	
American Legion	17	21	15	19	18	Avg 18
Black Dog Antiques	13	14	15	13	14	Avg 13.8
BW Blacksmith	0	20	9	9	16	Avg 10.8
Club Moderne facade	14	20	14	14	18	Avg 16
Club Modern structure	15	19	17	14	18	Avg 16.6
Stageline facade	15	20	17	15	19	Avg 17.2
Stageline Fire Suppression	15	21	17	17	25	Avg 19
406 Gifts facade	10	16	14	11	17	Avg 13.6
406 Gifts structural	18	16	11	17	17	Avg 15.8
Zac Maurer facade	18	20	18	16	19	Avg 18.2
ARA	-1	15	11	13	13	Avg 10.2

- ii. Kristy McKay makes a motion to approve American Legions for \$15,425, Black Dog Antiques for \$5,522.71, Club Moderne Façade for \$1,828.59, Club Moderne Structural for \$12,417.50, Stageline Façade for \$445, Stageline Fire Suppression for \$39,799, The 406 Gifts & Mailing Façade for \$14,209, The 406 Gifts & Mailing Structural for \$7,475, and Zac Mauer Façade for \$51,92.82. It is seconded by Dawn Dee and the motion passes unanimously.

- iii. Kristy McKay motions to deny the Durston Park Request. Rose Nyman seconds. Motion passes unanimously.
- iv. Kristy McKay motions to put aside \$30,000 for the ADLC street light project. Dawn Dee seconds. Motion passes unanimously.
- v. Dawn Dee motions to approve \$3,500 emergency reimbursement funds for the Ehret building. Rose Nyman seconds and the motion passes unanimously.

D. Legislative Update

- i. Jim Davison points out that only one bill has made traction in the legislature but could cut the school mills out of the TIF District which would remove roughly \$100,000 from the URA Budget.

E. Administration of the URA TIF

- i. The board discusses the future administration of the URA Board and grants. Consensus is that Kristy McKay will ask the Discover Anaconda board to keep Adam Vauthier as a contractor to continue working with the URA.

F. Future Promotion

- i. The board comes to consensus to have a May 15th open date for the next round of grants.

G. Extension Requests

- i. Adam Vauthier presents three extension requests, Keith & Heather Collins for Peterson & Locker Room Buildings, Roman Radomyslsky, and Copper Village.
- ii. Kristy moves to approve the extension for Wind's and Peterson building with the note that it is due by June 1st, and we will not offer any more extensions on these funds. Carl Hamming seconds. The motion passes unanimously.
- iii. Adam asks for an extension for Anaconda Martial Arts as he did not receive his letter.
- iv. Dawn Dee motioned and Kristy McKay seconded to approve a six-month extension for Anaconda Martial Arts. Motion passes unanimously.
- v. Kristy McKay motions to approve a one-year extension for Copper Village and Dawn Dee seconds. Motion passes unanimously.
- vi. Dawn Dee motioned to approve a six month extension for Roman and the Davidson Block. Kristy McKay seconds and the motion passes unanimously.

VI. Miscellaneous/Announcements

- A. Jim Davison inquires about fire suppression going forward. Consensus on the board is that Jim will talk with the fire chief in regard to visiting some of the downtown building owners to start planning and saving funds for future fire code requirements.

VII. Public Comment – *This is the time for members of the public to comment on items **NOT** appearing on this Agenda that are **within the Board's jurisdiction**.*

- A. Ryan Dee points out that he believes the program is doing a lot of good work.

VIII. Adjournment