

**Minutes**  
**Anaconda Deer Lodge County URA TIF Board**  
**Wednesday June 24<sup>th</sup> 2020 4 PM**  
**Community Service Center 3<sup>rd</sup> Floor Conf. Room**

**I. Call to Order and Roll Call**

Meeting called to order at 4:04 PM by Adam Vauthier acting administrator.

**Board Members in Attendance:** Carl Hamming, Dawn Dee, James Davison, Rose Nyman

**Staff in Attendance:** Adam Vauthier

**Members Excused:** Kristy McKay

**Others in Attendance:** Gayla Hess, John Lombardi, Fred Boyer

**II. Reports or Presentations**

**A. Recap of open projects and estimated funds available**

Adam Vauthier reviewed the current fund balance and current outstanding obligations.

**B. Review of Ordinance**

Adam Vauthier reviewed Anaconda Deer Lodge County ordinance number 260 with the board. The ordinance establishes the powers and duties of the board.

**C. Review of URA / TIF Laws**

Adam Vauthier reviewed the structure of TIF and URA laws and the instruments that allow the board to enter into private contracts to fulfill the goals of the Urban Renewal Plan.

**III. New Business**

**A. Election of Chair / Vice Chair**

The board discussed the need to elect a chair and vice chair. Rose Nyman motioned that Jim Davison be the chair, Dawn Dee seconded, motion passed unanimously.

Dawn Dee motioned that Kristy McKay be the vice chair, Carl Hamming seconded. Motion passed unanimously.

**B. Approval of By-Laws**

The board discussed approving the bylaws, Rose suggested that she take time to review the edits and the board table the item until the next meeting.

**C. Collins Projects Change**

Adam Vauthier discussed the projects that have been allocated to the Collins's for the Peterson Building and the previous Wind's Bakery building. Adam Vauthier asked for a motion to write a new contract nullifying those funds as they have changed project focus. Rose motioned to approve Carl Hamming seconded, motion passed unanimously. Adam Vauthier said he would work to get the contract in front of Collins for signature.

**D. Review of submitted grant applications**

Rose Nyman stated that the board needs to more effectively market the grant rounds in order to create more transparency and fulfill the regulations in our guidelines documents.

**i. 406 Bistro**

**1. Façade – Awning / Parking Lot**

The board discussed the six tasks in the application and Carl Hamming motioned to approve \$500 for signage, \$1000 for the awning, \$1200 for the parking lot, and \$1500 for the mason block repair, painting and trim totaling \$4200 as long as second bids were approved. Motion was seconded by Dawn Dee and passed unanimously.

**2. Structural / Code – Plumbing / Roof / Hood / Firewall**

The board discussed the eligibility of the four tasks in the application and a motion was made by Rose Nyman to approve \$2250, and \$3750 for the roof repair for a total of \$6000 with second bids. The motion was seconded by Carl Hamming motion passed unanimously.

**3. Infrastructure / Code – Concrete Approach Repair / Electrical Upgrade for Commercial Kitchen Code**

The board discussed eligible items and Rose Nyman moved to table the application asking the applicant to come back with more information on the ADA ramp for reconsideration. Dawn Dee seconded. Motion passed unanimously.

**4. Technical Assistance – Architecture / Sheet Metal Consultant**

The board discussed eligible items and Rose Nyman moved to deny the application, and was seconded by Dawn Dee. Motion passed unanimously.

**ii. Anaconda Restoration Association**

**1. Façade / Structural - Garage Door / Floor Integrity Repair**

The board discussed eligible items in the application, Rose Nyman noted that the application was well done and well written. Dawn Dee moved to approve the application for up to \$7500. Carl Hamming seconded. Motion passed unanimously.

**iii. Wind's Pasties – Heather Collins**

**1. Code Changes – Plumbing**

The board discussed eligible items and it was moved by Carl Hamming to table the motion to get a bid that had specific ADA / Infrastructure costs relevant to the guidelines for approval as well as a second bid if possible. Motion seconded by Rose Nyman. Motion passed unanimously.

**2. Code Changes – Electrical**

The board discussed eligible items and it was moved by Carl Hamming to table the motion to get a bid that had specific Infrastructure costs relevant to the guidelines (nonresidential items) for approval as well as a second bid if possible. Motion seconded by Dawn Dee. Motion passed unanimously.

**3. Façade – Demolition**

The board discussed that the project currently didn't fit into the Façade category and work had already begun. Rose Nyman motioned to deny the application. Dawn Dee seconded. Motion passed unanimously.

**iv. Black Dog Antiques – Renee Amato**

**1. Infrastructure – Garage Style Heater**

The board discussed the eligibility of items in the application and felt that the heater did not create energy efficiency, structural, or infrastructure requirements in the grant

guidelines. It was motioned by Dawn Dee to deny the application. Seconded by Carl Hamming. Motion passed unanimously.

v. Redeeming Homes LLC – Matt Kelly

1. Structural – Roof Resurface

The board discussed that the roof was an eligible item in the structural category. However, at this time did not want to fund the hourly rates of the labor of the building owner. Carl Hamming moved to approve materials match for \$3,778.28 with proof of business license. Dawn Dee seconded. Motion passed unanimously.

vi. Dee Motor Company – Bill Dee

1. Façade – Showroom Glass Replacement

Dawn Dee expressed her conflict of interest and that she would abstain from voting. The board discussed that the project was eligible under the façade category. Rose Nyman motioned to approve up to \$11,774.00 if proof of insurance was supplied. Carl Hamming seconded. Motion passed with Dawn Dee abstaining.

vii. Sunny Days Early Learning Center – Connor Vidulich

1. Structural – Roof

The board discussed that the application was a fit and Dawn Dee motioned to approve up to \$1524.93 for materials. Carl Hamming seconded. Motion passed unanimously.

2. Façade – Siding & Façade Windows

The board discussed that the item is eligible, however Dawn Dee motioned to table the item to get more information about what the façade would look like as well as window and siding choices. Carl Hamming seconded. Motion Passed Unanimously.

3. Structural – New Framing Floor Plan & Code – Security & Façade – Fences & Infrastructure – Flooring & Façade – Sod & Façade – Excavation

The board discussed these six applications and deliberated that they did not fit into the guidelines or there was potential that ARCO was going to do the work of a couple of them as remediation. Dawn Dee motioned to deny the six applications. Carl Hamming seconded. Motion passed unanimously.

4. Code – Electrical

The board discussed that these could meet the criteria but wanted detailed items the fit the criteria in the guidelines. Dawn Dee moved to table the item. Carl Hamming seconded. Motion passed unanimously.

5. Code – Plumbing

The board discussed getting a quote that lined out the costs of the infrastructure to the building, ADA, etc... to meet the guidelines. They also asked to get a second quote. Carl Hamming motioned to table the application. Dawn Dee seconded. Motion passed unanimously.

viii. Capps Taxidermy – Don Capp

1. Structural – Roof Repair

The board discussed that the application was eligible and a second bid was difficult to find on roofs in Anaconda. Dawn Dee moved to approve up to \$7000.00 with proof of local business license (if he needs one) and that the building's taxes are paid. Carl Hamming seconded. Motion passed unanimously.

E. Community Development Projects

i. Historic Brown Signs I90

ADLC / Accelerate Anaconda made a request to the URA for \$9000 to install historic brown signs on I90 marking the national historic landmark district. Bids were supplied. A letter from Janet Cornish to the board explaining the eligibility of the project was also provided. Dawn Dee moved to approve the \$9000. Carl Hamming seconded. Motion passed unanimously.

ii. Durston Park Water Feature Rehab

Fred Boyer presented the plan, bid and current donors to the project and requested \$20000. The fund would be passed through the Community Foundation. The board discussed the single bid, location of the project and the importance of the corner to the downtown. There was discussion on the property not being a commission sanctioned park. It was motioned by Dawn Dee to table the application and ask the application for a second bid or comparable, county commission approval, and a final donations list from other invested parties.

iii. Historic Preservation Plan

Accelerate Anaconda and ADLC Historic Resources Board made a request to match a Main Street Montana Grant of \$20000, a contribution of \$1500 by the Historic Resources board to do a \$30000 Historic Preservation Plan for Anaconda Deer Lodge County. Gayla Hess reported that the plan would build community consensus on reusing our historic areas of the community. The board discussed how it would help the URA Board, and give the planning board some advice and stipulations for business owners of historic buildings in the community. Dawn Dee moved to approve the \$8500. Rose Nyman Seconded. Motion passed with Carl Hamming abstaining due to it being a planning project.

IV. Miscellaneous/Announcements

- A. Next meeting was set for July 22<sup>nd</sup> at Noon at the 3<sup>rd</sup> floor conference room of the community service center. Applications are due July 15<sup>th</sup>.

V. 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. None

VI. Adjournment

- A. Dawn Dee made a motion to adjourn. Carl Hamming seconded. Motion passed unanimously.