

**ANACONDA DEER LODGE COUNTY  
SPECIAL COMMISSION MEETING  
8:40 P.M. THURSDAY, AUGUST 13, 2020  
Webex**

Special Commission Meeting Started at 6:00 p.m.

Commissioner Hart – Performed a Roll Call of Commission

Present: District 1, Commissioner Terry Vermeire District 2 Commissioner Steve Gates, District 3 Commissioner Kevin Hart (Chair), District 4 Commissioner Paul Smith  
District 5 Commissioner Mike Huotte, (Vice-Chair), CEO Bill Everett County Attorney Krakowka, and Clerk of Commission Lori Sturm

Webex Facilitator – Kimberly Richardson

Members of the Press: Kathie Miller, Leader

Members of the Public: Per Webex Sign-In

**UNFINISHED BUSINESS**

**Revolving Loan Agreement between for the hotel between Show Me Anaconda, LLC and Anaconda-Deer Lodge County. (Mortgage Exhibit D of Revolving Loan Agreement)**

**Commissioner Gates** -Read a statement to the Commission: I pride myself in being fair and honest. While I support the new developments in our community and to see Anaconda prosper. There are a few concerns to be answered as the hotel project moves forward. Therefore, I feel that it is in the best interest of the people that have elected me into office that I will be Voting no on the loan agreement and the economic grant. Thank you.

- **Commissioner Vermeire** – Both items were part of the settlement agreement with Atlantic Richfield and I am anxious to see this move forward.
- **Commissioner Smith** – I am in full support of the project I feel it is a great benefit to the Community and residents.
- **Commissioner Hart** - Going on the record that I as well fully support this project. “Show Me Anaconda” has done what we asked of them. These items were included in the original request for proposal. This was available for any of the developers that wished to put in a proposal. Show Me Anaconda was the only proposal that came in. I think this is a project that could extremely benefit Anaconda and start us the road to recovery and the development of the East Yards. Everyone that I have spoken to since this project came up, especially since last Tuesday’s meeting; I have yet to speak to anyone who is not in favor of this project. People want to see this project go through and that it can only benefit other projects and will show that Anaconda is open for business and ready to develop.
- **CEO Everett** – I am in full Support of this project. Fortunate to have “Show Me Anaconda come forward and want to participate in Anaconda’s economic development. They are fantastic. The planning department and our crews have learned a lot from working with them. Their experience is much more vast than ours in these areas. As this is the Largest project from

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a business standpoint this community has seen in over 40 years. I would like to Thank them for willing to participate with us and anything I can do to move it forward. The amount of support, texts that I have received have been overwhelming; not one negative. The community is in love with this.

- **County Attorney Krakowka** – I also received multiple positive comments about the project. The only negatives were at these meetings. This is an exciting project and has a lot of potential. Definitely a step toward economic development in Anaconda-Deer Lodge County. I hope it works out.
- **Kathie Miller**, Anaconda Leader – Question – Should Commissioner Gates disclose that he is related to Donna Shewey or recuse himself from the vote?
- **Commissioner Hart** – The County Attorney would be able to speak better to this; I think that full disclosure would be appropriate. Asked Commissioner Gates if he would like to offer that information.
- **Commissioner Gates** – I want to divulge that Donna Shewey is my sister but has no bearing on my decision that I have made.
- **County Attorney Krakowka**– From my perspective, I don't believe that a recusal is necessary but letting the public know is the appropriate thing to do.
- **Al Shewey** – First I met Mike Johnson after a Planning Commission meeting. I like Mike I think Mike Johnson is a credible individual and has a good spirit about him. I don't like the way the proposal has gone. Basically, the county has put all the risk is on Mike. When you do that you have to provide additional property and things to cover the risk. I have never seen a project like this where millions of dollars go to a developer in a group of investors where the names of investors have never come out.
- **Commissioner Hart** – This discussion was held last week. I do not know if you are going to reiterate the whole thing or not. I am going to cautious of that
- **Al Shewey** – I want to say I think the county could see a challenge to this about the issues talked about last week. I won't go into them. This is an option for the county to reconsider its' approach to this
- **Colleen Riley** – It has been productive to learn about multiple challenges and multiple opportunities for our community. Thanked Mr. Johnson for taking a chance on our community. It was disappointing to hear that we only had one proposal; but at least had a proposal for Anaconda. We appreciate you taking a chance in our community. Al and Donna were very excited to support the rec center as well; but that is not what we are here to talk about today. I want to thank the Commissioners for their patience and keeping these meetings public. I want to encourage to honor the settlement agreement from ARCO. This is a project that Anaconda has longed for and needed for over 40 years. Please let it proceed. Thank you.
- **Con Malee** – The settlement agreement has been a document that has been prepared and worked on for a large group of people by a very diverse representation. It is the final document we have agreed to. Let's move forward and make this thing happen. I fully support this and support the Commission for doing all that they can to make this happen in a timely fashion. I am offended by veiled threats that might come from anyone who has an interest in acquiring that money.
- **Janice Hagan Delaney** – Most people are for this. I want to know who the investors are; you don't know who is coming in. It would be wonderful if the 2 parties could just talk the recreation center and the hotel. Everyone would benefit.
- **Commissioner Huotte** – Encourage the Commission to approve this. I know Mike Johnson and there is not a better guy for this project. It is unfortunate that we have a small group of people in

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Anaconda trying to discourage progress. It seems like anytime we have a project worthwhile; there is a group that wants to shut it down.

- **Commissioner Vermeire** - Agree with Commissioner Huotte. This is a real project on property that has been setting out there for many years with nothing going on. We have had a few nibbles; nothing has come of it. I have known Mike Johnson for years. You couldn't have a better guy to be on this and getting this project. Encourage the Commission to vote Yes.

Motion made by Commissioner Vermeire to take action to approve the Revolving Loan Agreement for the Hotel between Show Me Anaconda, LLC and Anaconda-Deer Lodge County (Mortgage Exhibit D of the Revolving Loan Agreement); Seconded by Commissioner Huotte

Motion Carried 4-1 (Commissioner Gates voted against)

**Economic Development Grant Agreement for the Hotel.**

Motion made by Commissioner Huotte to take action to approve the Economic Development Grant Agreement for the Hotel; Seconded by Commissioner Vermeire

Motion Carried 4-1 (Commissioner Gates voted against)

**Miscellaneous**

**Commissioner Huotte** – No Miscellaneous

Commissioner Gates – No Miscellaneous

Commissioner Smith – No Miscellaneous

Commissioner Vermeire – No Miscellaneous

Commissioner Hart – No Miscellaneous

CEO Everett – No Miscellaneous

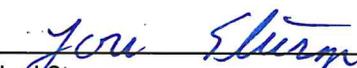
County Attorney Krakowka – No Miscellaneous

**Public Comment** – No Public Comment given.

**ADLC Public Meeting Dates** –

Commissioner Hart – Dates were gone over last Tuesday

**Adjournment** Meeting adjourned at 6: 20 p.m.

  
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Lori Sturm  
Clerk of Commission

  
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Kevin Hart  
Commission Chair