

January 10, 2024, 3 PM
Anaconda Deer Lodge County URA TIF Board - DRAFT Minutes
Community Service Center 3rd Floor Conf. Room

Attendance:

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

Excused Absence:

Staff: Ruth Moen

Call to Order and Roll Call

Meeting was called to order at 3:06 PM.

Jim Davison mentioned that in accordance with the by-laws it was time for election of new officers. Election will take place at the next meeting.

Rose mentioned that the ADLC website had this meeting with the old time of 12:00PM, instead of the adjusted time of 3:00PM

Approval of Minutes from November 15, 2023 Meeting

Rose Nyman motioned to approve the minutes, with the attachment of the October 6 2023 minutes. Carl Hamming seconded and the motion passed unanimously.

New Business

Adding residential applications

- i. iCarl Hamming proposed adding residential applications to URA applications. Especially for the upstairs apartments of the downtown businesses. The board felt that this was already being accomplished in many of the downtown apartments. This could also assist in the blight on Commercial Avenue that people see as they are coming into town. The by-laws already state in Article II 3, by encouraging multi use development -such as second floor housing. Jim Davison stated that a Bill passed last session for residential applications. Rose Nyman motioned to consider residential applications. The candidate will understand that this is a half match. Rose asked about ordinance 236. Jim will talk with Ben Krakowka. Rose Nyman motioned to pass residential applications. Kristy McKay seconded and the motion passed.
- ii. Jim Davison acknowledged that there were discussions around these topics and they are outlined in the October 6, 2023 meeting notes.

D. Review and Update grant application, including electronic version.

- i. Electronic version of the grant application will be reviewed by each board member individually and then discussed at the next board meeting February 21, 2024. Jim Davison suggested that pictures be submitted with the application as well as the exact address of the project to clarify the location. Discussed the importance of the timeline and clarified with the applicants the one year to complete the project. Jim Davison mentioned the importance of public benefit for the grants,, such as paving parking lots to assist with public parking. Also Rose Nyman requested to add 1 year to the application. Kristy McKay motions and Carl Hamming seconds the motion. Motion passed.

E. Review and update conflict of interest statement and by-laws

- i. Jim Davison pointed out Article III number 6. The sentence of a secretary shall be appointed by the be URA Board and may be a board member. Has been removed.
- iii. Article number 10 has been revised to: Abstain in voting or discussing on any applicant where there is a conflict of interest as outlined in the by-laws, and to disclose if there is a relationship or prejudice to the applicant or project.
iii.Conflict of Interest Statement, third paragraph, has been changed as following: No board member any member of his/her family should have any beneficial interest in, or substantial obligation to any Anaconda Deer Lodge County Urban Renewal District Board grant or loan recipient that is engaged in doing business with or serving Anaconda Deer Lodge County Urban Renewal District Board. Board

members will abstain in voting or discussing any application in which there is a conflict of interest as outlined in the by-laws. Board members will also disclose for transparency purposes if there is any relationship to the applicant or project.

Review and update contract with grantee.

- i. Grant Agreement, Recitals number 2. Grant the sum is not to exceed \$XXXX or 50% has been added.
- ii. General Requirements, added number 11. Public Good. The rest were then renumbered. 12. Assignment, 13. Assigns, 14 Integration, 15 Amendment, 16. Montana Law and Venue, 17 Servability, 18 Counterparts, 19 Extensions, 20 Failure to return the signed contract, 21 Termination, 22 Authority.

Review/Discussion of progress status of 124 E. Commercial, 113 E. Park Ave. 117 E Park Ave.

- iv. It was clarified that each address is 124 E. Commercial is the Peterson Building, 113 E.Park Ave. JC Penney Building, 117 E. Park Ave. Locker Room. It was decided to table this until the February 21, 2024 meeting. How do we recoup from businesses that do not increase taxable income. This will be added to the agenda for the next meeting. Jim Davison will check with Butte and Ben Krakowka.

Miscellaneous/Announcements

Jim Davison asked that the snow removal be added to the agenda for the next meeting on February 21, 2024.

Financials were also tabled until the next meeting February 21,2024.

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.*

Adjournment

Dawn Dee motions to adjourn the meeting at 4:53 PM. Carl Hamming seconds the motion and the meeting was adjourned.