

Anaconda Deer Lodge County URA TIF Board
Wednesday June 9th 2021 12 PM
Community Service Center 3rd Floor Conf. Room & WEBEX

I. Call to Order and Roll Call

Board Present: Rose Nyman, Kristy McKay (exited at 12:46pm), Dawn Dee, Carl Hamming , Jim Davison

Staff present: Adam Vauthier & Teah Fuller

Others Present: Justin Dehler, Mandy Peacock, Keith Collins, Chris Eamon, Lynette Foulger, Sue Koneick, Roman Radomyslsky, Joy Katana, Craig Sweet, and Howard Smith

II. Approval of Minutes from the March 10th, 2021 Meeting

- a. The board members reviewed the minutes from March 10th, 2021. After discussion, Kristy McKay motions to approve the March 10th minutes, Carl Hamming seconds, and the motion passes unanimously.

III. Reports or Presentations

A. Recap of open projects and estimated funds available

- a. Adam Vauthier reviewed the current projects and funds available in the TIF account. He reported there is \$106,000 in the fund.
- b. Board discusses further action on the Vanio pavement project as it will expire soon. Dawn Dee moves to extend the Vanio Pavement project for 120 days. Rose Nyman seconds and it passes unanimously.
- c. Board discusses 406 Bistro open grant projects. Kristy McKay moves to reemitt 406 Bistros grant funding back to the fund for other projects. Rose Nyman seconds and the motion passes unanimously.

IV. Unfinished Business

V. New Business

A. Last Best Foods / Winds Pasties Extension Request

- a. Adam Vauthier presents the six month extension letter from Last Best Foods. Keith Collins explains the setbacks they are facing with electrical contractors. There are multiple things that have to be redone. Keith explains he has had a hard time finding a plumber and materials. Keith explains that the facade project will be going this week, but will need six months to complete. Jim Davison asked if six months would be enough time. Keith believes six months will be an efficient amount of time. Carl Hamming makes a motion to extend The Last Best Foods applications six months. Dawn Dee seconds and it passes unanimously.

B. Review of submitted applications

At this time the board may score and/or take action to approve or deny the following applications.

i. MT 1 Real Estate - Facade

- a. Lynette Foulger presents her application for MT 1 Real Estate. She explains that she will be painting the building and getting a new sign. Lynette explains she has talked with Gayla

at the Historic Preservation Office and SHPO. Carl Hamming reads concurrence from SHPO and Gayla from the Historic Preservation office. Rose Nyman asked if MT 1 Real estate has received permission from the property owner. Howard Smith being on the call and the owner of the property gave verbal consent.

1. Scoring from Board- Kristy: 15 Carl: 18 Dawn: 14 Rose: 15 Jim: 15 total: 15.4
Average

ii. Anaconda Martial Arts Academy - Facade

- a. Chris Eamon presents his background and the history of his remodel of the building to the board. He is asking the TIF board for funds to help restore the facade of his building. Rose Nyman asked if we needed proof of tax records. Adam Vauthier explains that it is not required to show proof of tax, but staff checks these before reimbursement. Carl Hamming reads what the Historic Preservation Boards email for SHPO concurrence. Adam states that we can get a letter from Eric with SHPO since Chris has previously talked with SHPO.
- b. Scoring from board: Kristy: 18 Carl: 20 Dawn: 16 Rose: 19 Jim: 24 Total:19.4 average

iii. Anaconda Thrift Center – Façade

- a. CraigSweet the manager of the Anaconda Thrift Center explains the struggles they are facing with the garage at the location. He explains they will insulate the building to make it more efficient.
- b. Scoring from Board: Kristy: No Score Carl: 17 Dawn: 15 Rose: 15 Jim: 17 total:16 average

iv. BW Blacksmith - Facade

- a. Mandy Peacock explains that BW Blacksmith will be painting the building and getting new windows and updated signage. Carl reads Gayla, the Historic Preservation Officers, response to the application. Rose Nyman asked Mandy which would be the top priority of their applications. She explains that the roof is the most important one of the applications. The next would be infrastructure and then facade.
- b. Scoring from Board Kristy: 20 Carl: 20 Dawn: 15 Rose: 21 Jim: 24 total:20 average

v. BW Blacksmith - Structural

- a. Mandy Peacock explains that the BW Blacksmith building needs a new roof. The BW Blacksmith family will do the work themselves, this application is covering materials.
- b. Scoring from Board: Kristy: 20 Carl: 18 Dawn: 15 Rose: 17 Jim: 18 total: 17.6 average

vi. BW Blacksmith – Infrastructure

- a. Removing all the old electrical and get up to code wiring.
- b. Scoring from Board: Kristy: 17 Carl: 18 Dawn: 16 Rose: 14 Jim: 18 total:16.6 average

vii. Celtic House Inn - Structural

- a. Howard Smith explains that this is the second phase of the boiler project. This boiler will be for upstairs and the retail tenants.
- b. Scoring from Board Kristy: 14 Carl: 18 Dawn: 14 Rose: 13 Jim: 11 Total:14 average

viii. Copper Village Art Center - Technical Assistance

- a. Sue Konicek explains that the Copper Village Art Center is looking to get a PAR done for the second floor of their building. They want to have an event space upstairs. This is the first step into getting an event space.
- b. Scoring from Board Kristy: No Score Carl: 20 Dawn: 13 Rose: 13 Jim: 20 total:16.5 average

ix. Davidson Structural

- a. Roman Radomyslsky explains that the upstairs of the Davison Building is not up to code for electrical and half the building does not have electrical.
- b. Scoring from Board Kristy: No Score Carl: 12 Dawn: 11 Rose: 12 Jim: 14 total:12.25 average

x. Davidson Facade

- a. Roman Radomyslsky explains that they need 26 windows for the upstairs of the Davison building. Most of the current windows are broken or cracked. Roman explains the plan is to restore these windows. Adam Vauthier explains that SHPO is on board for the windows, but would want to have a second concurrence after the PAR.
- b. Scoring from Board Kristy: Carl: 17 Dawn: 17 Rose: 19 Jim: 26 total:19.75 average

xi. Davidson Technical Assistance

- a. Roman Radomyslsky explains that they are in need of an architect to help them decide how many apartments they will have on the second floor.
- b. Scoring from Board Kristy: No Score Carl: 18 Dawn: 18 Rose: 17 Jim: 26 total:19.75 average

xii. Davidson Structural

- a. Roman Radomyslsky states the roof at the Davison building needs to be completely replaced.
- b. Scoring from Board Kristy: Carl: 19 Dawn: 18 Rose: 16 Jim: 26 total:19.75 average

xiii. Dee Motor – Structural

- a. Dawn Dee explains that lighting in the mechanic area needs to be updated at Dee Motors. This project will be more energy efficient and will be safer for employees.
- b. Kristy: 11 Carl: 15 Dawn: Rose: 13 Jim: 17 total: 14 average

xiv. Happy Endings Casino - Facade

- a. Justin Dehler explains his history with Happy Endings Casino. He is looking to remodel the whole outside of the building. Jim Davison asked if the brick would be covered with dry-vit. Justin explains that it won't cover the brick.
- b. Scoring from Board Kristy: 18 Carl: 16 Dawn: 15 Rose: 17 Jim:20 total:17.2average

xv. Obella - Structural

- a. Keith Collins explains that the metal roof at Obella's needs to be replaced on the whole front of the building. This project will remove the existing roof and provide a new one.
- b. Scoring from board: Kristy: 11 Carl: 14 Dawn: 16 Rose: 12 Jim: 14 total:13.4 average

xvi. Wind's Pasties (Peterson Building) - Structural

- a. Keith Collins explains that the wiring is outdated at the Peterson Building. This project will replace the meters on the second floor to outside.
- b. Scores from Board Kristy: 13 Carl: 16 Dawn: 15 Rose: 13 Jim: 14 total: 14.2

Dawn Dee motions to award Montana One Real Estate \$503.22 for facade, Celtic House Inn \$7500 for structural, Anaconda Martial Arts Academy \$7,875 for facade, Anaconda Thrift Center \$1,700 for structural, Copper Village Art Center \$7,500 for technical assistance, Dee Motor Company \$3,160 for Structural, Obella \$1,538.32 for structural, Winds Pasties (Peterson Building) \$7,500 for structural, Happy Endings Casino \$12,500 for facade, BW Black Smith \$12,500 for facade, BW Blacksmith \$7,500 for structural roof, BW Blacksmith \$7,500 for structural electrical, Davidson Building \$7,500 for structural, Davidson Building \$12,500 for facade, and Davidson Building \$7,500 for technical assistance.

C. Downtown Snow Removal

- I. Adam Vauthier explains that we had a verbal request for 15k for snow removal. The board discusses if there should be a formal application presented for this to give a more detail of what and where snow will be removed. Rose Nyman moves to table the request of 15k for snow removal and Dawn Dee seconds this motion. Carl Hamming abstains and the motion passes.

VI. Miscellaneous/Announcements

- a. Dawn asks that we put on the agenda for next time to higher the lowest averaging score
- b. Rose states that she is still concerned that applicants are not using local contractors, but she knows that these times are hard because everyone is still busy.

VII. Public Comment – none

VIII. Adjournment

- a. Dawnee Dee motions to adjourn at 2:44pm Carl Hamming seconds.