

June 21st, 2023, 12 PM
Anaconda Deer Lodge County URA TIF Board - **DRAFT Minutes**
Community Service Center 1st Floor Conf. Room

Attendance:

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

Staff: Ruth Moen, Adam Vauthier, Kathleen Tarkalson

Public: Jane Roble, Chris Bruner, Tana Andrews, Helen Tran, Phu Tran, Stian Myraas, Marcy Bowen

I. Call to Order and Roll Call

A. Meeting was called to order at 12:01 PM.

II. Approval of Minutes from March 15, 2023 Meeting

A. A few small edits were noted for the minutes.

B. Rose Nyman motioned to approve the minutes with the changes, Dawn Dee seconded and the motion passed unanimously.

III. Financial Statements

A. Adam Vauthier reviewed the financial statement and noted that the board currently had \$214,340.21 unallocated through November 30th 2023.

IV. Old Business

A. Review of Open Projects

i. Adam Vauthier reviewed each of the currently open projects and updates from building owners. It was noted the Collins projects on the Locker Room and Peterson Building would roll back into the fund this month.

ii. Rose Nyman updated the board on the common building and stated the railing are ready and should be installed soon to close out that project.

V. New Business

A. June 2023 Application Review

i. Dee Motors Structural

1. No one is present to give a presentation on the project.

ii. May Palace Structural

1. Helen and Phu discuss the need to replace the roof on their building in order to move their restaurant there.

2. Kathleen Tarkalson points out that the May Palace has a loan application into Discover Anaconda for the match.

iii. Jordiloosa Infrastructure

1. Chris Burner presented the need for a new HVAC system at the Jordi's. The system currently is doing well for heating and cooling. The new system will create energy efficiency as well.

2. Carl Hamming asked if they had put in a down payment and they had.

3. Rose asked if they had consulted the historic preservation officer. Chris responded that they had not.

iv. Ehret Façade

1. Stian Myraas presents the need for new windows on their building to continue the renovation project to create structural integrity and energy efficiency.

2. Jim Davison inquires if they had consulted the historic preservation officer. Rose Nyman pointed out that Gayla would consult with them to ensure the windows were historically accurate.
 3. Carl Hamming asked if the whole of the upper floor would be residential. Stian pointed out that only the areas that are getting the new windows will be residential.
- v. Executive Plaza Façade
1. Marcy Bowen presented the next phase of her project to replace windows and facade on the front of the building.
 2. Jim Davison asked where the facade would be improved and Marcy pointed out that it would be the area from the Sidewalk up to the windows on the building.
 3. Marcy gave an update on the awning project and that they were waiting on some areas to dry out before they can continue.
 4. Kristy McKay asked if the water issues have been addressed and Marcy said they are at this point.
 5. Carl Hamming asked who was doing the sidewalks. Marcy stated that Ben Andrews is.
- vi. Galle Plumbing Façade
1. No one was present to discuss the application.
- vii. 64 Mile Distillery Fire Suppression
1. No one was present to discuss the application.
 2. The board wondered about the status of the project. Adam Vauthier pointed out that the construction had started inside and the demo was mostly complete.
 3. Stian Myra pointed out that the fake facade next door will at some point be used as an extension of the operation.
- viii. Paumies Porkies LLC Structural
1. Tana Andrews explains that they have a leaking roof on a part of the building that badly needs replaced. She also pointed out that Bob Niland signed the application because ownership had just changed hands in the last few days.
 2. Kristy McKay asked if they would be making an insurance claim. Tana pointed out that the policy states that the claim likely needed to take place when the leak initially began and would probably not be successful.
 3. Jim Davison asked if they are just doing half the roof. Tana pointed out they are for now, and sometime down the road will do the other half.
- ix. The board scores the application as follows:

	Jim	Rose	Dawn	Carl	Kristy	Ave
Dee Motors	16	0	No Vote	16	13	12.5
May Palace	23	13	12	15	18	16.2
Jordiloosa	17	14	16	13	20	16
Erhet	21	15	16	15	18	17
Executive	13	11	15	13	16	13.6
64 Mile Distillery	18	5	20	13	14	14
Paumies	17	13	17	15	No Vote	14
Galle Plumbing	No one to present application					
Torgerson Extension	Approved					
Giddy Reconsideration	Formal Process needed					

- x. Kristy McKay Motions to deny the Galle Plumbing Façade application as they were not present and the scope of work is not clear. Carl Hamming seconds the motion and it passes unanimously.

- xi. Carl Hamming motions to fund May Palace at \$20,000 for structural upgrades, \$20,000 to Jordiloosa for energy efficiency, \$5,040 to the Ehret for facade improvements, \$3,734 to Executive plaza for facade improvement, 64 Mile Distillery at \$35,989 for fire suppression, and Paumies at \$11,250 for structural repair. Rose Nyman seconds and the motion passes unanimously.
- xii. Dawn Dee inquires about the Dee Motors application and Adam Vauthier notes that it did not meet the necessary points to be funded.

B. Torgerson Bros. Extension Request

- i. Adam Vauthier pointed out the extension request and that this is the first applicant we've ever had that didn't need a reminder to turn in an extension request.
- ii. The board felt the project is moving forward well. Kristy McKay motions to approve a six month extension request. Carl Hamming seconds the motion and it passes unanimously.

C. Giddy Up Request for reconsideration

- i. The board discusses the request and finds that they feel a formal appeal process should be in place to accept it.
- ii. Adam Vauthier offers to get some sample appeal process to review and possibly move forward on at the next meeting.
- iii. Kristy McKay motions to table the request until appeals processes are in place. Dawn Dee seconds the motion and it passes unanimously.

VI. Miscellaneous/Announcements

- A. Jim Davison asks about a commission presentation from the board. Adam Vauthier suggests Kathleen Tarkalson can set it up. Jim suggests July 15th - 31st as a date range. Adam Vauthier states he will prepare the grant recipient and URA TIF expense sheet.
- B. Rose Nyman asks if a bust of Marcus Daly could be a community project. Adam Vauthier points out that it can in the district. He explained that projects outside of the district have to in some way prove that they will create economic impact in the district in order to be funded.
- C. The board finds consensus to meet July 19th 2023 to discuss the appeals process.

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.*

VIII. Adjournment

- A. Kristy McKay motions to adjourn the meeting at 1:47 PM. Carl Hamming seconds the motion and the meeting is adjourned.