

**Anaconda Deer Lodge County
Economic Development Board Meeting Minutes
November 1, 2023
5:30 PM
Community Service Center, 3rd floor Conference Rm**

I. Call to Order 5:30 PM

EDB Members Present: District 3 Commissioner Kevin Hart, Kristy McKay, Anaconda County Local Development Executive Director Kathleen Tarkalson, ADLC CEO Bill Everett, Carl Hamming, Vice Chair Pat Gallagher, and District 2 Commissioner Steve Gates

EDB Members Absent: John Stoppler (excused), Colleen Riley (excused)

Members of the Public: Rose Nyman, Mark Bartlett, Brad Coyne, Markee Richards

II. Approval of Minutes from the Economic Development Board Meeting of May 17, 2023

Motion made by Commissioner Hart to approve the minutes from the EDB Meeting held on May 17, 2023, as presented. Motion seconded by Commissioner Gates.

Motion Carried: None opposed.

Public Comment:

None

III. Unfinished Business

Carl Hamming spoke of the need to vote on Chair and Vice Chair positions at the next Board meeting.

IV. New Business

A. Western States – Garage Door Manufacturer

At this time the board may discuss and take action to recommend funding to the ADLC Commission.

ADLC CEO Bill Everett provided an overview of his pitch to Mr. Bartlett of Western States to relocate his business to Anaconda from Butte. Mr. Bartlett is a long-time resident of Anaconda but has been commuting to Butte for decades.

Mr. Bartlett spoke of his history in the garage door business dating back to 1988. Mr. Bartlett is seizing this opportunity to expand the business by purchasing a used roll-former to manufacture garage track. When fully operational, this will more than double the number of employees to nearly 20. Fortune Construction submitted a bid to build the facility for \$4.2 million and the appraisal came in for \$4.3 million. Mr. Bartlett highlighted the solid pay of his employees as the average salary is 61k/yr. If

Fortune stays on target, Mr. Bartlett hopes to begin moving into the new facility in January of 2024.

Brad Coyne asked Mr. Bartlett if most of his employees were based out of Butte or Anaconda. Mr. Bartlett stated that at the present time, all but one of his employees were based in Anaconda and made the daily commute.

Motion made by Kristy McKay to recommend funding to the ADLC Commission for \$420,000 to Western States Garage Door. Motion seconded by Commissioner Hart.

No public comment.

Motion Carried: None opposed.

Motion made by Kristy McKay to recommend an operating line of credit to the ADLC Commission for \$420,000 to Western States Garage Door. Motion seconded by Commissioner Hart.

No public comment.

Motion Carried: None opposed.

B. Copperhead Lodge – Coyne Properties LLC

At this time the board may discuss and take action to recommend funding to the ADLC Commission.

Mr. Everett introduced Brad Coyne of Coyne Properties LLC by talking about his history of inspecting the property after Mr. Coyne had purchased it and begun renovating the place. Mr. Everett didn't know Mr. Coyne and had concerns that the old Vagabond Motel was beyond repair and needed to be torn down, but since the work had been completed, was very impressed by what Mr. Coyne did with the property. The former Vagabond Motel had been an intense sink of resources for the Anaconda Police Department and now it's a beautiful facility on the east end of town. The transformation has been a huge success, and the Police Department is one of the most grateful entities.

Mr. Coyne introduced himself and his niece/business partner Markee Richards to the Board. He thanked Mr. Everett for the introduction and admitted that it hit him on a personal level since he had put so much time, money, blood, sweat and tears into this project. Mr. Coyne stated that work is nearly complete, but they're just waiting for Northwestern Energy to update a transformer before he finishes the siding on one corner of the building. Otherwise, all the rooms and the apartment are fully renovated. There are a total of 21 rooms with some of them being long-term rentals to the State for their employees. There is also a 3-bedroom apartment. They also acquired the vacant lot in the rear of the property but haven't decided what to do with the space yet. Perhaps an expansion of the existing facility or maybe a different

commercial entity but they look forward to presenting their ideas to the EDB for future consultation and financial assistance.

Mr. Coyne stated that he's roughly \$1 million into the project including the land acquisition. He sold a couple of his rental properties along with some other loans to procure the necessary funds for the project. He would be very interested in the grant as well as an operating line of credit with 1% interest for 5 years.

Commissioner Hart asked about the eligibility of funding for property acquisition. Mr. Everett responded that the appraised value, after all the work has been completed, is well over \$1 million. He thinks it is likely in the \$1.3-\$1.4 million range and that this value will be reflected in future appraisals by the Department of Revenue.

Motion made by Commissioner Gates to recommend funding to the ADLC Commission for \$100,000 to Coyne Properties LLC. Motion seconded by Kristy McKay.

No public comment.

Motion Carried: None opposed.

Motion made by Commissioner Gates to recommend an operating line of credit to the ADLC Commission for \$100,000 to Coyne Properties LLC. Motion seconded by Kristy McKay.

Mr. Everett asked Rose Nyman what she thought of the Copperhead Lodge, and she stated that she was very impressed by the work completed of the old Vagabond Motel.

Motion Carried: None opposed.

V. Miscellaneous

CEO Everett explained that the Board will likely need to meet again in December, before the end of the year, to discuss a couple of projects upcoming in the Opportunity Triangle.

VI. Public Comment: This is the time for the public to comment on items **NOT** appearing on the agenda that fall **within the board's jurisdiction.**

None

VII. Next Meeting December 6, 2023?

VIII. Adjournment 6:05 PM