



**MINUTES
CITY OF LAUREL
LAUREL URBAN RENEWAL AGENCY
MONDAY, DECEMBER 16, 2019
11:00 AM
LAUREL CITY COUNCIL CHAMBERS**

Public Input: *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*

General Items

1. Roll Call

Chair called the meeting to order at 11:00AM

Mardie Spalinger
Janice Lehman
Don Smarsh
Daniel Klien
Judy Goldsby
Michelle DeBoer

Nick Altonaga (City of Laurel)
Diane Lehm (Big Sky EDA)
Steve Simonson (Beartooth RC&D)

2. Approve Meeting Minutes: September 16, 2019
3. Approve Meeting Minutes: November 18, 2019

Mardie motioned to approve Minutes from both September 16, 2019 and November 18, 2019.
Don Seconded.
Motion Carried.

4. Big Sky EDA Update

December 17, 2019 – The Land Water Conservation Fund is having panel discussion at the Red Ox regarding water, health, and development.

Patrick from Big Sky attended a Brownfields Conference in LA and Big Sky has a Brownfield Grant for Phase 1 and 2 Assessments for properties with possible contamination

- Assessments are important before getting bank loans and funding for projects.
- Currently focused on industrial area of Downtown Billings but are available for all of YC

BSEDA has received a \$2 million grant to expand the Rock31 Building

- Startup center
- New offices for BSEDA

- Incubator space
- Co-Working office on first floor (12-18 months until opening)
- Interested parties can contact BSEDA staff to assist with tech biz/start up

1 million Cups event every Wednesday at 9AM at the Cider Mill in Billings

- Last week: Architectural investor co-op spoke.
- Great opportunity to help assist other businesses or get

BSEDA working to put together a healthcare summit for some time in Spring 2020.

Steve Simonson from Beartooth RC&D talking about

Steve Simonson of Beartooth RC&D gave some background on the organization and their service area. He went on to discuss the Pryor Mountain Wind Project.

- Largest project ever for tax base (doubling the tax base) in Carbon County
- \$6 million dollars going to Bridger school district, and Carbon County for road improvements
- Most likely going to see more wind projects coming into the area
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Construction at the Pryor Mountain site is currently closed down for the winter

- Have built many of the pads for the turbines
- Have extended invitations to Laurel CoC to attend meetings
- Have sent out a list of services and supporting businesses to the contractors and developers.

Steve discussed the different groups involved in the project including Jared Hall of Mortenson Construction, the Owner Pacific Corp, and who they have contacted for support including the Laurel Chamber of Commerce.

Further Project Details discussed

- This project came together over many years
 - Three companies have bought/sold the project
- It needs to be operational by December 2020 to take advantage of Federal Tax Credits.
- The Peak worker level on site will be in July/August 2020
- Each turbine base needs 300 cubic of concrete alone.
- Vestes has been contracted for multiple models
 - Some brought from overseas
 - Some brought up the Front Range
- Would like to see Rail transport used as much as possible to mitigate wear and tear on roadways

Slated to create 10-12 full time jobs, with annual salaries around \$50,000-\$70,000

Daniel: Does the energy go through PSC into the open market?

Answer: Most of the energy will be going South into Wyoming. Enough energy to power 78,000 homes

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- Housing for the project is a challenge.
 - Workers should be well dispersed among lodging establishments.
 - Unions and tradesmen have been contacted in the Billings area for the skilled labor work.
 - The other work (trucking, etc.) are turnaround workers and contractors.

- Tours will be offered next summer for the site (PB, Council, LURA, other boards)

Judy: Have MRL and other RRs been contacted for transportation?

- Mortenson has built 200 wind farms and they should be on top of getting logistics in order.

Members had a general discussion of the impacts of the project and the West Laurel Interchange. Marvin Carter is the local board member for Beartooth RC&D. Has he been a part of these conversations?

New Business

5. Small Grants Application: Don Smarsh

Don Smarsh presented the Application:

- Exterior Lighting installed
- LED lighting on the interior for the Production Room and Front Room.

Nick discussed that the amount of request should be slightly higher:

- \$1,680 total façade cost
- \$840 Grant request

Members discussed the entryway and ramp discussion about updating the facade

Daniel motioned to change total grant amount to \$2,432.43

Mardie Seconded.

Motion Carried.

Daniel motioned to approve General Small Grant and Façade Grant amount of \$2,432.43

Mardie Seconded.

Motion Carried.

6. Discussion: Growth Management Plan - Economic Development

Nick presented the GMP and his work up to this point. He would like LURA input on what issues they see.

Members discussed many issues such as empty storefronts, the shift to online retail in regards to brick and mortar downtowns, and the possibility of creating a funding source for business/start-up costs.

- Beartooth has Revolving Loan Fund available

Land procurement is an eligible item for reimbursement under the TIF District.

Janice: is there any interest being shown by people wanting to move their business to downtown Laurel?

- Consistent showings are taking place

Are dispensaries a permissible use? They are a growing trend in cities/towns in the country.

- Yes in certain districts, but no available zoned parcels currently within the city limits.

Other possible uses for downtown: Breweries, distilleries, dispensaries.

Nick will follow-up with BSEDA and Beartooth RC&D about economic development data

The LARC center is having some upcoming meetings about developing a site and moving the project along.

Old Business

Other Items

7. Budget

Nick provided the updated budget and figures.

Nick discussed the grants that are outstanding (FOE and Large Grants: Mtn Land, Pelican Café)

Announcements

8. Next Meeting: January 27, 2020

Discussed the next meeting (MLK Day).

Don Motioned to adjourn.

Daniel Seconded.

Motion Carried.

Meeting Adjourned at 11:49PM.

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DATES TO REMEMBER