



**MINUTES
CITY OF LAUREL
LAUREL RENEWAL AGENCY
MONDAY, JUNE 17, 2019
11:00 AM
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

Meeting called to order at 11:00AM

Daniel Klein
Janice Lehman
Don Smarsh
Michelle DeBoer
Steve Solberg

Dean Rankin
Mardie Spalinger
Judy Goldsby
Mayor Tom Nelson

2. Approve Meeting Minutes: May 20, 2019

Daniel makes motion to approve meeting minutes from May 20, 2019

Don Seconds.

Motion Carries.

3. Big Sky EDA

Diane Lehm from Big Sky EDA delivered update on regional activities. Montana Coal board will be meeting this Thursday at Doubletree Hotel in Downtown billings at 8:30AM. There is one proposal for Yellowstone County. Projects within Yellowstone County have a tough time proving the impact of coal and obtaining awards from the Coal Board.

4. Discussion with Mayor Nelson

Chair officially extended her apologies for the lack of communication between LURA and the City Council and City staff.

Mayor provided an explanation of the TIF District timeline and major project funding. An executive decision was made to focus on this project because there was an identified need and no other projects were actively being brought forward. Businesses in the area were concerned about the conditions of the streets, parking, streetscape conditions and drainage issues. Mayor reports that the current project cost estimates will change according to the timeline. Through discussion, it was realized that the CAO failed to notify the LURA board of the plans for the project in the Fall of 2018.

Board Members posed general questions about:

- Scope of the project
- Project estimates

- Available appropriations
- SID improvements
- How to ensure active communication in the future?
- Limits to the grant programs as demand has risen
- Why other projects were not chosen? (Gateway Plan and/or West Railroad/Shannon St.)

Mayor states his support of the Large Grant budget increase because of its positive impact. District financing is a balance between grant programs and major project funding/lengthening the lifespan of the district.

Members discussed the lack of communication between LURA and the City Council and the issues it has created. Steve noted that the project appears unfair to other property owners within the district and that funds have been hijacked from grant programs.

The Mayor reported that he is currently working to expand Laurel and plan for the future. Laurel has challenges approaching regarding growth and investment which will need to be addressed. The Mayor has been in discussion with nearby communities regarding establishing new TIF Districts to support the planned effort for a new TIF west of Laurel.

New Business

5. LURA Application: Goldsby

Roof damage has caused a hazard. Roof was originally placed in 1940. Has been patched and repaired previously. Contractor is dependable and is well known.

Dan motioned to approve Goldsby application for \$5,000.

Mardie seconded

Motion approved.

6. LURA Application: Front Porch

Discussion to send Large Grant request to Large Grant committee. Will follow-up with questions regarding estimates for Façade. (Will be recommended to council when voted on).

7. LURA Application: Nardella Investments

Applicant had applied in 2018 and was denied. Board Members discussed the project and the issues it would address.

8. LURA Application: Sunshine Academy

Grant application will be forwarded to the Large Grant Committee.

9. Large Grant Committee Meeting Scheduling

Full board will participate.

Large Grant Committee, 10:00AM 6/26/19

Old Business

10. Large Grant Applications Follow-Up Discussion

Applicants last year. Can projects be extended due to weather?

What exists in the MCA regarding this?

Planner Comments will be presented at Large Grant Discussion meeting.

Other Items

11. LURA Budget

Board has requested to have Budget be itemized if possible.

Planner will follow-up with City-Clerk to provide a more detailed budget.

Chris Vogle – 306 E 4th Street – addressed the Board with questions and comments.

General discussion on:

- Benefits of the bondable project to the TIF District
- Taxable value increase within TIF vs Outside the district
- The Applicability of the bondable project
- TIF Budget and debt service concerns

Announcements

12. Next Meeting: July 15, 2019

Don motioned to Adjourn

Dan seconded

Meeting adjourned at 12:51PM

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DATES TO REMEMBER