

**Anaconda Local
Development
Corporation
Annual Report**

ACCELERATE ANACONDA

Anaconda has benefitted from a year of strong activity by the Anaconda Local Development Corporation's (ALDC) staff and board members. The 2014/15 year saw forward movement of projects and programs that will help Anaconda find success in the community's growth strategy.

The highlights of the 2014/15 year include the following projects.

1.

TIF (Tax
Increment
Finance)
District

TIF District



ALDC teamed up with the local government to successfully establish a downtown TIF District during the 2014/15 year, and is actively assisting the County structure and establish a TIF board.

In 2016 ALDC will continue to provide assistance to build a board, and start building projects as the TIF Administrator.

The TIF will have about \$50,000.00 established in its first year to plan future projects.

2.

Main Street
Program

Main Street Program

The Anaconda Main Street program has completed its first compliant year in many years. In this year, the program saw many successes including:

- Acquisition of grant funding for a Downtown Master Plan
- Restructuring of the Alive After Five
- Provision of technical assistance to the Anaconda Chamber of Commerce.

3.

Luxury RV
Resort

Luxury RV Resort

Attracting tourists benefits Anaconda and the Golf Course in one of the largest tourist attractions in Anaconda.

- ALDC is taking a leadership role bringing new facilities for overnight tourists with a resort that houses both RVs and luxury cottages.
- The successful feasibility study was completed by Bud Surles last year.
- ALDC is working to prepare and entitle the property using a mixture of Big Sky Trust Fund Grant and ALDC match funding along with key partnership with the county.
- It is currently being shopped to potential investors. We thank the Old Works Golf Course and the County for continuing to be actively involved in the leadership of this project.

4.

Business
Education and
Outreach

Business Education and Outreach

- ALDC has continued hosting quarterly business socials, encouraging stronger partnerships within the business community through educational and inspirational experiences and conversations. During 2014/15, the business community heard from national transportation expert, Mark Fenton, state MEDA leaders, and community expert, Karen McNenny.
- ALDC facilitated multiple workshops, including Quickbooks, Accounting 101, and Photoshop
- ALDC ran a series of 1 to 1 workshops for business on harnessing their social media tools.
- ALDC managed a campaign to keep stores open until 7PM on Tuesday.

5.

Pop Up Shop
Program

Pop Up Shop Programs

- ALDC has successfully closed out the RBEG grant funding our PopUp Shop program, which saw some major successes
- 9 previously home-based small businesses in the heart of historic downtown Anaconda as well as
- Creation of 17 part time and 6 full time jobs.

6.

ALDC's Partnerships

ALDC's Partnerships

ALDC's staff and members advocated and represented the community's best interest on behalf of the ALDC and partner organizations. These organizations include but are not limited to the following:

- Anaconda Chamber of Commerce
- BAAT (Building Active Anaconda Team)
- The Trail Society
- Street Tree Project
- JSEC
- ADLC Planning Board
- MEDA
- Arrowhead
- Headwaters
- Anaconda Community Foundation
- BEAR (Business Expansion And Retention)

7.

Local Business
Attraction &
Assistance

Local Business Attraction & Assistance

The most successful local development agencies are those that can attract and expand local business. While Anaconda has seen a number of businesses meet these efforts during the 2014/15 year, the ALDC has played a key role in a select number of the new and expanding businesses, including the following:

- Whispering Winds Spa, Popup Shop, site location and marketing/branding assistance
- Mt Haggin Healing, Popup Shop, site location and marketing/branding assistance
- Amy's Cakery, Popup Shop, site location and marketing/branding assistance
- The Harp & Thistle, CDBG loan
- Other business opportunities that remain confidential.

8.

Property
Management

Property Management

2014/15 saw the successful sale of two parcels owned by ALDC. Five acres of land, originally donated by the Yanke family, were sold for the creation of a new storage facility. Long-term lessee, Ueland Land Company, purchased the Electrowinning Building in the Arbiter with the intent of repairing the building for continued use as a storage facility.

ALDC continues to market its properties and has ongoing discussions with several parties about how best to use the parcels to invigorate Anaconda. Housing was an urgent focus during 2014/15, and ALDC has been and continues to discuss a multi-family housing opportunity with an interested developer.

An additional point of interest this year, the Community Service Center is 95% occupied for the second consecutive year.

9.

Financial State

Financial State



For the second consecutive year, ALDC ends 2014/15 with a positive cash flow. This is the result of multiple land sales, continued near maximum occupancy of the Community Service Center, and new book keeping and grants administration services rendered. Additionally, the Corporation continues to have no long-term debt.

ALDC's loan portfolio has grown. Loans are all performing on schedule, and four new loans were made during 2014/15 for varying purposes including working capital, building renovation/repair, business expansion, and new construction.

10.

Grants

Grants



2014/15 saw the successful award of numerous grant applications submitted by, or in part by, the Corporation. The projects and initiatives funded by these grants will assist ALDC and our partners in furthering the growth strategy of Anaconda through economic/job development, walkability, and community vitality.

The Corporation's Popup Shop program, which received state-wide recognition for its innovative approach to retail business assistance, was funded through a USDA RBEG grant in the amount \$12,800.

ALDC teamed up with the local government and Highlands College of Montana Tech to submit a successful application to CDBG-ED in the amount of \$225,000 for the purchase of equipment necessary to establish a remote TIG Welding Lad at the Anaconda Job Corps Center. ALDC will administer this grant, which will see the creation of at least 10 new jobs in Southwest Montana.

Grants Continued



The Corporation was awarded numerous grants – including Big Sky Trust Fund, EPA, and Anaconda Community Foundation – totaling approximately \$90,000 to “entitle” land surrounding the Old Works Golf Course for the development of a multi-season, luxury RV resort.

The grant funding sought by USDA, MSU, the Montana Community Foundation, and ALDC to build community foundations in Montana will conclude its 3rd and final year in December of 2015. The Corporation administers this grant, which has assisted the work of the Anaconda Community Foundation.

The Corporation is currently preparing to submit an application to the Montana Department of Tourism funding the development of historic digital tours, which will afford visitors and locals the opportunity to experience Anaconda’s rich history and culture.

Grants Continued



For 20 years, the Corporation has administered an EPA Technical Assistance Grant (TAG) funding the Arrowhead Foundation's efforts to help the community participate in remedial decision-making through the publishing of educational materials explaining technical reports and hosting focus group series to obtain public input. Anaconda's TAG group now exceeds \$1,000,000 of investment into the Anaconda Smelter NPL site. ALDC is providing technical assistance and grant administrative services to the Arrowhead Foundation for their successful grant application to the National Parks Service's River, Trails and Conservation Assistance program for the creation of a Superfund Master Trails Plan.

During 2014/15 ALDC and the local government received \$33,000 in grant funding (via CDBG-ED, Montana Main Street, and DNRC) to fund the professional creation of a Downtown Master Plan, a document which will guide future development efforts in Anaconda's central business district.

Grants Continued



The Corporation again provided grant administrative services for the Anaconda Street Tree Committee's successful applications to the DNRC, which saw the planting of over 2,200 trees in Anaconda.

11.

Board &
Officers

Board & Officers

Thank you to the many active and engaged members of the board. This organization is only as strong as its weakest member and this certainly has been a year where we have benefited from engaged board membership.

2016	2017	2018	2019
Pat Reardon	Barb Andreozzi*	Jeff Dahood	Mike Hale
Jim Yeoman	Liz McDonald*	Marilyn Ohman	Kim Jones
Kristy McKay	Tom Dedman	Kaitlin Leary*	Abby Kovacich
Kevin Kovacich	Bryon Higgins	Donna Volberding	Linda Case
	Adam Vauthier*	Abbie Phillip	

*denotes Executive Board

Directors Emeritus:

Gene Vuckovich, Gene Lutey, Dodge Leary, Milo Manning, Al Messer, John Pellegrini

Officers:President

Adam Vauthier

Vice-President

Kristy McKay

Secretary/Treasurer

Kaitlin Leary