

October 18, 2025

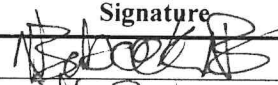
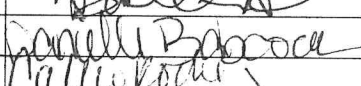
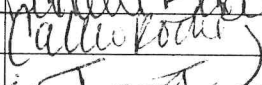
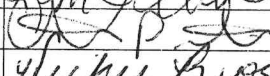
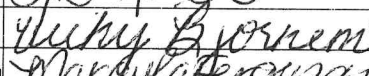
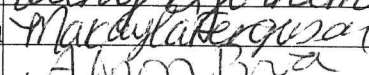
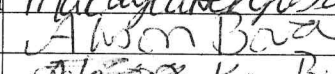
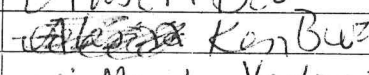
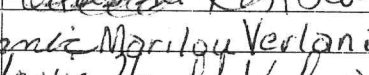
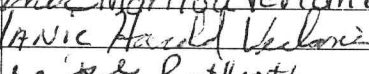
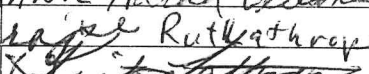
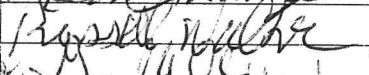
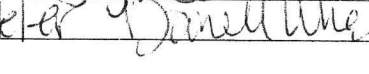
Montana Board of Housing
PO Box 200528
Helena, MT 59620

RE: Pintler Pines Project – Taxpayer Comments

Ladies and Gentlemen:

We write this as residents and taxpayers of Anaconda Deer Lodge County. We are not taking a stance on the virtues of the Pintler Pines Project. Our concern is related to the underlying requirement, in the current plan, to demolish the vacant Dwyer School in Anaconda to make way for the project. We are not convinced the process for considering this part of the project has been adequately transparent for the taxpayers. While there may have been the required public meetings during the past summer, the publicity made it seem as though the project had already been decided on and committed to prior to the public's involvement. We also believe there are other suitable locations where the project could be located in Anaconda.

As such, we request that the Pintler Pines project be set aside by the Board for a short period of time while a more rigorous public process can be undertaken. We recognize this is outside the scope of the criteria the Board normally considers; however, it also seems the Board may be concerned if there is significant local taxpayer dissent if the project is approved.

	Printed Name	Signature	Street Address	
1	Nicholas Babcock		905 E. Commercial	Anaconda, MT
2	Ronelle Babcock		11	Anaconda, MT
3	CALLIE BOCHE		1610 Tammany St	Anaconda, MT
4	TERESA Verlanic		1612 Tammany	Anaconda, MT
5	Ken Verlanic		1612 Tammany	Anaconda, MT
6	Chris Sletenes		1606 Tammany	Anaconda, MT
7	Vicky Bjornemo		1604 Tammany	Anaconda, MT
8	Mary Kate Ferguson		1602 Tammany	Anaconda, MT
9	Alison Bova		1718 Tammany	Anaconda, MT
10	KEN BOVA		1718 Tammany	Anaconda, MT
11	Marilou Verlanic		220 Juniper St	Anaconda, MT
12	HAROLD VERLANIC		220 Juniper St	Anaconda, MT
13	Ruth Lethrope		1802 Tammany	Anaconda, MT
14	Ruth Lethrope		1119 E. 3rd St	Anaconda, MT
15	Russ Walker		1802 Tammany St	Anaconda, MT
16	GARY M. DELANEY		1803 Tammany	Anaconda, MT
17	Danell Wheeler		1803 Tammany	Anaconda, MT

	Printed Name	Signature	Street Address	
18	NICK BERRY	Nick Berry	1803 Tammany	Anaconda, MT
19	MARCI GOSSETT	M. Gossett	1811 Tammany	Anaconda, MT
20	MIKE GOSSETT	Mike Gossett	1811 Tammany	Anaconda, MT
21	Nicole Green	Nicole Green	56 anavistard	Anaconda, MT
22	Rich Green	Rich Green	56 anavistard	Anaconda, MT
23	Ulric Fugle	Ulric Fugle	1408 W. 3rd St	Anaconda, MT
24	Robert Fugle	Robert Fugle	1408 W. 3rd St.	Anaconda, MT
25	SANDRA GEMME	Sandra Gemme	200 FR	Anaconda, MT
26	Wendy Stetson	Wendy Stetson	1604 Tammany	Anaconda, MT
27	Nick Roche	Nick Roche	1600 Tammany	Anaconda, MT
28				Anaconda, MT
29	Carol Arenois	Carol Arenois	1814 Tammany	Anaconda, MT
30	Wanda Grey	Wanda Grey	1914 Tammany	Anaconda, MT
31	John Jones	John Jones	1916 Tammany	Anaconda, MT
32	DAN TOCH	Dan Toch	1815 Hardwic	Anaconda, MT
33	Sandy Toch	Sandy Toch	1815 Hardwic	Anaconda, MT
34	Stephanie Burryton	Stephanie Burryton	414 E 8th St.	Anaconda, MT
35	Karen Schellin	Karen Schellin	170 Cougar Dr.	Anaconda, MT
36	Barbara H. Nels	Barbara H. Nels	1401 W Park Ave	Anaconda, MT
37	Steve Nelson	Steve Nelson	1401 W Park Ave	Anaconda, MT
38	Katherine Basiric	Katherine Basiric	202 Locust St	Anaconda, MT
39	Jim Bjornemo	Jim Bjornemo	1604 Tammany	Anaconda, MT
40	Colton Ferguson	Colton Ferguson	1603 Tammany	Anaconda, MT
41	William KILSON	William KILSON	1018 Park	Anaconda, MT
42	Bud Myatt	Bud Myatt	1618 Montana Drive	Anaconda, MT
43	Joseph Walker	Joseph Walker	617 E 6th	Anaconda, MT
44	Bill Hill	Bill Hill	1415 - W 4th St	Anaconda, MT
45	JAMES BEATTIE	James Beattie	220 LARCH ST	Anaconda, MT
46	Eileen Beattie	Eileen Beattie	220 Larch St.	Anaconda, MT
47	JANICE HAN-DELANEY	Janice Han-Delane	1708 COPPER	Anaconda, MT
48	Charlene R. Hagan	Charlene R. Hagan	1708 Copper Rd	Anaconda, MT
49	David G. Gabel	David G. Gabel	819 E. 3rd	Anaconda, MT
50	William A. Shegina	William A. Shegina	516 E. 4th	Anaconda, MT

AARON W. LEONARD ANACONDA 123 MONTANA AVE S.

From: [Cameron Moylan](#)
To: [Hanson, Jason](#); [GOV Service Now](#)
Subject: [EXTERNAL] Fwd: WK Dwyer School, Notice of Failure to Notify
Date: Monday, October 20, 2025 10:54:52 AM
Attachments: [Scanned 20251020-1008.pdf](#)

Good morning Jason,

This is notice that Vicky Bjornemo of 1604 Tammany St, Anaconda, which is directly across the street from Dwyer School, was never notified by Anaconda-Deer Lodge County of ADLC's intent to rezone the Dwyer Property. Please see attached petition.

Of the sixteen immediate neighbors we interviewed, all sixteen are opposed to the current Housing Company proposal.

Cameron Moylan
DELUXE SERVICES
BUTTE, MT
(406) 498-5560

----- Forwarded message -----

From: **RJ9 Solutions LLC** <RJ9Solutions@protonmail.com>
Date: Mon, Oct 20, 2025, 10:10 AM
Subject: WK Dwyer School
To: <Deluxeservicesbutte@gmail.com>

Cam,
See attached.
Regards,
Ryan

Sent from [Proton Mail \[proton.me\]](#) for Android.

PETITION VERIFYING RECEIPT OF CERTIFIED NOTICE

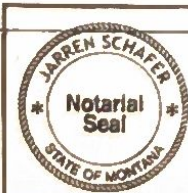
Pertaining to WK Dwyer Elementary School Property
1601 Tammany Street, Anaconda, Montana 59711

We, the undersigned property owners or residents located within 300 feet of the WK Dwyer School property, submit this petition to confirm whether the City-County of Anaconda-Deer Lodge properly provided certified notice of proposed development, zoning, or permit actions concerning the property listed above.

Under Montana Code Annotated §§ 76-3-605, 76-2-303, and 76-2-216, and the Anaconda-Deer Lodge County Development Permit System (Chapter 24), all adjoining property owners are entitled to certified or registered mail notice of any public hearing related to subdivision, major development permit, or zoning changes no less than 15 days prior to such hearing.

This petition ensures that every affected homeowner has an opportunity to provide true and accurate information regarding whether such notice was properly received, ensuring accountability and adherence to established County procedures.

#	Name (Print)	Property Address	Signature	Date	NOTICE RECEIPT (Select One)
1		220 LARCH ST			☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
2		1602 TAMMANY ST.			☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
3	Vicky Bjornen	1604 Tammany St. Vicky Bjornen		10.8.25	☐ I DID receive a certified letter ☒ I DID NOT receive a certified letter
4		1606 TAMMANY ST.			☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
5		1608 TAMMANY ST.			☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
6	Callie Roche	1610 TAMMANY ST.	Callie Roche	10.8.25	☒ I DID receive a certified letter ☐ I DID NOT receive a certified letter
7	Ken & Teresa Verlanic	1612 TAMMANY ST. Do not own 557	Ken & Teresa Verlanic	10/8/25	☒ I DID receive a certified letter ☐ I DID NOT receive a certified letter
8		1614 TAMMANY ST.			☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
9		1616 TAMMANY ST.			☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
10		1618 TAMMANY ST.			☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
11		220 FIR ST.			☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter



JARREN SCHAFFER
Notary Public for the
State of Montana
Residing at BUTTE, MT
My Commission Expires
September 23, 2028

PRESIDENT, MONTANA MONUMENTS FOUNDATION

12				☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
13				☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
14				☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
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18				☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
19				☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter
20				☐ I DID receive a certified letter ☐ I DID NOT receive a certified letter

Submitted by: MONTANA MONUMENTS FOUNDATION

Name 208 S. Washington Street, Butte, MT

Mailing Address (406) 498-5560 DELUXESERVICESBUTTE@GMAIL.COM

Phone / Email Signature

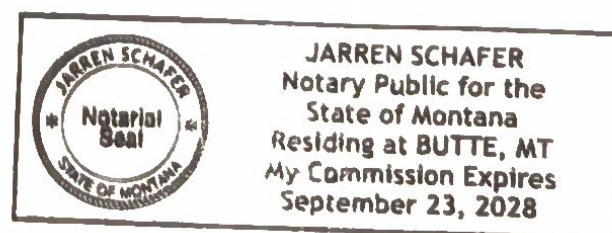
Date: October 15, 2025

Purpose of Petition:

To verify compliance with Montana's public-notice statutes and local Development Permit procedures; to document the experiences of adjacent homeowners; and to ensure that all affected citizens are afforded fair and lawful participation in the land-use process.

Return Completed Petitions To:

Anaconda-Deer Lodge County Planning Department
 800 Main Street, Anaconda, MT 59711
 Email: planning@adlc.us



NOTARIAL CERTIFICATE

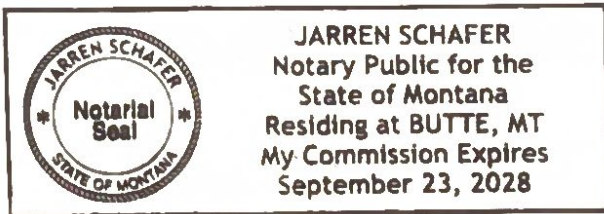
Acknowledgment

State of Montana

County of Silver Bow

The attached record was acknowledged before me on 10/15/2025
(Date)

by Cameron Moylan
(Name of signer(s).)



Jarren Schaffer
(Notary Signature)

[Affix stamp above]

This certificate has been attached to the Petition Verifying Receipt of Certified Notice
(Type of record or document)

consisting of 2 page(s), dated 10/15/2025

Any evidence that this certificate has been detached or removed from the above described document may render the notarization invalid or unacceptable.

From: [Crai Strelnik](#)
To: [Hanson, Jason](#)
Subject: [EXTERNAL] Dwyer Elementary/Anaconda
Date: Sunday, October 19, 2025 8:34:21 PM

Mr Hanson,

I very serious when I say I am in support of NOT demolishing WK Dwyer. Bill Everett is not about the Community of Anaconda. He is a very deceitful and there is concern he is supporting this proposal to make money for himself. He has undercut other community members from buying property here in Deer Lodge County. There is zero trust in this man. There is concern the election was rigged. Bill Everett just Cannot be trusted. I believe the State needs to do a secret deep dive into this man's business as CEO of Deer Lodge County.

If you are Jason Hanson I went to school with at the University of Montana please reach out and we can discuss more.

Thank you

Craig Strelnik aka "Straw"
6026199985
Sent from my iPhone

From: [Teal Allick](#)
To: [Hanson, Jason](#)
Subject: [EXTERNAL] WK DWYER
Date: Friday, October 17, 2025 12:57:53 PM

Anaconda does need this school torn down and to help foot the bill. We are in a housing crisis for young people. We are losing our workforce and moving in retirees isn't helpful. Please vote no and shut this Idaho company and Bill Everett down. He personally makes money on all of these real estate deals. Check Montana Cadastral and all of his lots in Anaconda. He's a slum lord selling our town out to the highest bidder.

Teal Allick

Anaconda resident for 40 years

From: [James Heuberger](#)
To: [Hanson, Jason](#)
Subject: [EXTERNAL] Public Record Objection to Dwyer School Demolition - Anaconda Resident
Date: Friday, October 17, 2025 12:23:21 PM

Dear Mr. Hanson,

My name is Jim Heuberger, and I am writing to formally object to the proposed demolition of W.K. Dwyer Primary School in Anaconda. I have been a citizen of Anaconda since 2009, and I am deeply concerned about this plan. While I cannot attend in person any meetings about this subject, I respectfully request that my comments be added to the public record of opposition to this project.

I have personal experience with Dwyer School - my two older daughters attended first and second grade there, and it was an excellent facility. Before the county took over ownership, I witnessed how the building served our community: as a venue for youth events run by ACI that kept kids engaged and out of trouble, as a gymnasium accessible to various teams and sports programs for practice, and as a gathering place that brought our community together.

As a builder myself, I believe this building still has significant value and usefulness. During all my interactions with it, the structure appeared sound and highly functional.

What troubles me most is that over the years, I have read about several quality proposals in the Anaconda Leader from developers who wanted to preserve and repurpose this building. These proposals seemed like they would benefit the community and keep this asset in productive use. I am dismayed that these opportunities were passed over, and now we are faced with demolition as the preferred option.

I am not in favor of large-scale development projects for this site. Instead, I would like to see the building used for educational purposes, or at the very least, by someone who is willing to work with the community to share the valuable resources this building offers - particularly the gymnasium and meeting spaces that have served our youth and community organizations so well.

The county's handling of this building has been deeply disappointing and frankly shameful. After taking over liability for Dwyer School, rather than maintaining it as the active, valuable community asset it had always been, the county closed it to community use and allowed it to sit vacant. This decision directly led to the vandalism and deterioration that occurred. The county had a responsibility to protect this significant public investment, and they failed.

When a building is left unused and unsecured, of course it will deteriorate - that's not a flaw of the building, it's a failure of those entrusted with its care. The gym should have remained open for community teams and youth programs. The facility should have been actively maintained. Instead, through neglect, the county created the very problem they now claim justifies demolition.

This represents an egregious failure of stewardship of public assets. The people of Anaconda invested heavily in this building, and those charged with its care let it fall into disrepair through their own poor decisions. We should not reward this failure by allowing them to compound it with demolition. That would set a terrible precedent - allowing public assets to

deteriorate through neglect and then destroying them rather than acknowledging the mistake and working to restore them to productive use.

I urge the Montana Board of Housing to reject this demolition proposal and instead work with developers who will preserve this community resource and make it available for educational and community purposes.

Thank you for considering my objection and adding it to the public record.

Sincerely,
James Heuberger
709 Alder St.
Anaconda, Montana 59711

From: [mike finnegan](#)
To: [Hanson, Jason](#)
Cc: [Bill Hill \(gouscgousc@msn.com\)](#); [Pete Smith \(smetepith@gmail.com\)](#); [Shelly \(finnegan406tax@gmail.com\)](#)
Subject: [EXTERNAL] W. K. Dwyer
Date: Friday, October 17, 2025 11:42:39 AM

Mr. Jason Hanson,

I am writing this email to **adamantly** oppose the destruction of W. K. Dwyer school in Anaconda, Mt. There are several business's that have submitted plans to re-open the gymnasium (which is badly needed for the youth of Anaconda), renovate the rooms into quality apartments, community center, and the list goes on and on but there are leaders in Deer Lodge County that for some strange reason want the building destroyed. The W.K. Dwyer is Anaconda's newest school with new boilers, new membrane roof and a new gym floor.

It would be an absolute miscarriage of justice to demolish this building to replace it with another \$8.5 million dollar tax burden that the folks in Anaconda and Montana cannot afford.

I have several questions concerning the destruction of this prime building:

1. Why is an Idaho based Housing Company selected for the destruction and rebuilding of this project?
2. The same Idaho Company built offices east of Anaconda that are still vacant after a year or two, what is the connection with this company?
3. If housing is needed, why not use the adjacent land that is prime real estate just west of the W. K. Dwyer?
4. Why is the meeting to determine the fate of this building being held in Havre and not in Anaconda where the local folks could comment?

Please vote against the destruction of W. K. Dwyer!

Thank you:

Mike Finnegan

Email: mfiggzy@outlook.com

Phone: (406) 431-4847

From: [Kim Linenko](#)
To: [Hanson, Jason](#)
Subject: [EXTERNAL] Dwyer building anaconda
Date: Friday, October 17, 2025 11:12:15 AM

Dear Sir and to whom it may concern. I'm against the corruption that is trying to be pressed upon us as a citizen of anaconda. This attack on the Dwyer building is blatant attack on our communities financial and our generation to come.

I would like my objection to be entered and shared during the public comment period. Bill evertt and his interested parties is a disgrace and I'm applaud by this and how hes even running his office. There is obviously zero concern or respect for our community. Please don't let this happen. Keep anaconda strong!

Thank you Kim linenko
406-560-3838

From: [Karen Schellin](#)
To: [Hanson, Jason](#)
Subject: [EXTERNAL] Havre MBOH Meeting Next week - Documents
Date: Friday, October 17, 2025 8:45:32 AM

Hi Jason -

I have read the agenda and documents related to the meeting next week. I left you a voicemail message but I wonder if you could email me some documents that appear to be missing from the online Board Meeting Documents. The ones I believe are missing are noted at page 134 in the Anaconda proposal as follows:

1. Anaconda Leader newspaper articles covering the meetings.
2. Transcript of NBC-Anaconda televised segment with related online article. (I did watch this online but would like the transcript)
3. Screenshot of social media post illustrating additional coverage and public engagement.

If you could also return my call at your earliest convenience, I would be grateful as I have questions about the meeting format and times and methods to take call-in comments.

406-560-6155

Thank you very much.

From: [Spencer Chaffey-Haley](#)
To: [Hanson, Jason](#)
Subject: [EXTERNAL] Dwyer school
Date: Thursday, October 16, 2025 8:49:11 PM

Don't be complicit in the irresponsible sale of Anaconda resources. My name is Spencer Chaffey-Haley and my family has a history of labor and life in this town please don't sell it away for beads and pennys. Keep this town local and don't sell to people from outside our community. Thank you.

From: [Linda Peck](#)
To: [Hanson, Jason](#)
Subject: [EXTERNAL] Follow up– W. K. Dwyer Elementary School 1601 Tammany Street Anaconda, MT
Date: Thursday, October 16, 2025 5:06:11 PM

Hello Jason,

We wanted to follow up on the email we sent you a couple of weeks ago letting you know that we have an LOI in with the City of Anaconda for W. K. Dwyer Elementary School. If at the meeting the community decides to not go forward with the grant to the other business we would be willing to purchase the building from Anaconda Deer Lodge County and request a more reasonable grant. We look forward to hearing the results of the meeting and the possibility to work together in the future.

Thank you for your time.

Linda and Jordan Peck

Workwear Archeology

303 [E Park Ave \[google.com\]](#)

[Anaconda, MT 59711 \[google.com\]](#)

Phone: 509-770-0151

On Fri, Oct 3, 2025, 1:33 PM Linda Peck <linda.peck@outlook.com> wrote:

Dear Mr. Hanson

Our names are Linda and Jordan Peck of Workwear Archeology, based in Anaconda, MT. We're writing to respectfully submit our alternate interest in the redevelopment of the former W.K. Dwyer Elementary School property at 1601 Tammany Avenue.

We understand that another company has submitted an application to MBOH for financing to demolish and build senior housing, and that a vote is forthcoming. We fully respect your process, and would like to offer a competitive, preservation-minded alternative.

We have also submitted a Letter of Intent to the Anaconda Planning Director expressing our interest in purchasing and redeveloping the W.K. Dwyer property. While we recognize that the County has accepted an offer from another developer, we believe our proposal represents a strong alternative should additional options be considered.

Key highlights of our proposal:

- Rehabilitation and adaptive reuse rather than full demolition, potentially reducing development costs.
- Opening up parts of the gym and community rooms to public use, maintaining that community function.

- Converting most classrooms into high-quality apartments, serving market or workforce housing demand.
- Local to Anaconda, invested in the community's long-term vitality.

If the current applicant's proposal does not receive funding, or if there are modifications or reconsiderations, we respectfully request that MBOH keep our proposal under consideration. We are prepared to develop and submit application materials, cost estimates, and community support documentation if invited to do so.

Would you advise the next steps or whether there is a formal process to submit an alternative proposal under your current timeline? We would welcome the opportunity to discuss this with you or staff further.

Thank you for your time and consideration. We want to be clear that we're not seeking to delay anything, but to offer additional value and choice for this site.

Thank you,

Linda and Jordan Peck
Workwear Archeology
303 [E Park Ave \[google.com\]](#)
[Anaconda, MT 59711 \[google.com\]](#)
Phone: 509-770-0151

From: [Ed Metesh](#)
To: [Hanson, Jason](#)
Subject: [EXTERNAL] Dwyer School - Anaconda
Date: Monday, October 13, 2025 8:15:43 AM

Greetings Jason,

I am writing to support the retaining of Dwyer School in any plans for the Senior Housing project. I spent time in that building while I was assisting the IT Director of the Anaconda School District, a few years ago. The building was in great shape, good roof, etc. I think it could serve many roles as part of the housing units. It could readily be converted into apartments, etc. Also could be used as a hub for all senior activities in the area.

Thanks for reading.

--

"You Can't Believe Most of the Quotes You Read On the Internet" -Abraham Lincoln

Ed Metesh
221 Prospect Ave
Butte, MT