



CITY OF HELENA
Urban Renewal TIF Advisory Board Meeting
Tuesday, June 9, 2026, 1:30 PM
Recording Available Upon Request

Members Present: Luke Soper (Chair), Megan Malkin (Vice-Chair), Nick Sandau, Garrett Wenetta, Bob Goodwyn, Sam Holman, Frank Cornwell

Members Absent: Mason Bowditch

Staff Present: Christopher Brink (Director, Community Development Dept), Ellie Ray (Senior Planner), April Sparks (Administrative Asst III)

Call to Order and Roll Call

(0:00:00) The meeting to order and roll was called. A quorum was present.

Approval of Minutes

(0:00:32) The draft minutes for the May 12, 2026 meeting were approved unanimously.

Regular Items

A. Consideration of Helena Body & Paint Railroad TIF Funding Request

(0:01:14) The representatives from Helena Body & Paint presented their application for TIF funding from the Railroad TIF District. They noted the areas of their overall project for which they were eligible for TIF funding, requesting a total of \$76,322.50. The eligible activities included demolition on underperforming parts of the property, sidewalk improvements, ADA parking and sidewalk improvements, and landscaping improvements. There were some questions from the board relating to the project and the financial status of the Railroad District TIF funds. There was some board discussion on the project.

(0:08:28) There was a motion to recommend approval of the request for \$76,322.50 of Railroad TIF funds to the City Commission. The motion was seconded and approved unanimously.

B. Consideration of Iron Front Downtown TIF Funding Request

(0:09:34) Representatives for the Iron Front building project presented their application for TIF funding from the Downtown TIF District. They noted the areas of their overall project for which they are eligible for TIF funding, requesting a total of \$589,526.50. The eligible activities included façade and sidewalk improvements. The applicant noted the challenges in improvements to such a unique historic building, especially one needing many upgraded systems for safety purposes. There were some questions from the board about the project and the Downtown

TIF fund financial status. The board also discussed how TIF funds are allocated, how the investment of the TIF funds benefits the tax base and generates additional funds for more projects. There were some questions related to the intended housing portion of this project, it was noted that while they were described as affordable in the earlier presentation, the apartments would in fact be market rate and therefore ineligible for the funds set aside for affordable housing. The board had additional questions about this project, the TIF fund, and anticipated applications for this District's funds. The board discussed allocation of funds and this project.

(01:01:54) There was a motion to recommend approval of the request for \$589,526.50 of Downtown TIF funds to the City Commission. The motion was seconded and approved unanimously.

(01:02:43) Staff noted those applicants who had already presented and needing to leave that the applications would likely be brought to City Commission at the second meeting in July and asked that the representatives be in attendance at that meeting in case the Commission were to have questions.

C. Consideration of Stockman Bank Downtown TIF Request

(1:04:34) Representatives from Stockman Bank presented their application for funding from the Downtown TIF District. They noted the areas of their overall project for which they are eligible for TIF funding, requesting a total of \$306,126.00. The eligible activities include landscaping and sidewalk improvements. The board asked some questions of the applicant regarding the project and the applicant funding side. Staff explained the process that happens with these requests after the board sends them to the Commission; staff also spoke to zoning in the area and how that would affect the building; and staff explained why this project meets the eligibility criteria for TIF funding. The board then discussed their thoughts on the project and asked for clarification on certain aspects of the project. There was some additional discussion and clarification on how the TIF will benefit from the project.

(1:32:30) There was a motion to recommend approval of the request for \$306,126.00 of Downtown TIF funds to the City Commission. The motion was seconded and approved unanimously.

Public Comment

(1:33:05) There was no public comment

Meetings of Interest / Announcements

(1:33:22) The board was given a task to prepare for the next meeting to be held in July.

Adjournment



(1:39:25) The meeting was adjourned.