



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

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

Members Absent: Luke Soper (Chair)

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

Call to Order and Roll Call

(0:00:01) The meeting to order and roll was called. A quorum was present.

Approval of Minutes

(0:01:14) The draft minutes for the May 12, 2026 meeting were approved unanimously.

Regular Items

A. FY27 Work Plan Ranking Exercise Introduction

(0:02:15) Staff began a discussion of the results of the objective prioritization "homework" given to the Board, going district by district. There was discussion by the Board about the results, and there were priorities set for each district based upon this exercise. Staff stated they would formulate the results of this discussion and exercise into a work plan for each district for the Board to recommend to the Commission for approval.

B. Consider rolling or set application cycles

(1:07:39) The Board began a discussion on a preference for rolling or set application cycles and the advantages and disadvantages of both. Commissioner Gustafson made a public comment on this item stating that she would like to see set cycles. There was additional Board discussion about the advantages and disadvantages of both processes. Staff also outlined potential scenarios for considering multiple applications in competitive cycles. The Board recommended moving to a quarterly cycle of applications once the work plans and application forms had been approved by the City Commission.

Public Comment

(1:29:03) There was no public comment

Meetings of Interest / Announcements

- (1:29:09) Staff announced an open house relating to the rehaul of the city's Zoning regulations set for Wednesday, September 16 for anyone interested in that topic. The MPO online survey was also mentioned as an item of interest.

Adjournment

- (1:31:19) The meeting was adjourned.

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