



CITY OF HELENA
Urban Renewal TIF Advisory Board Meeting
Tuesday, September 8, 2026, 1:30 PM
Recording Available Upon Request

Members Present: Luke Soper (Chair), Nick Sandau, Garrett Wenetta, Bob Goodwyn, Frank Cornwell, Mason Bowditch, Sam Holman

Members Absent: Megan Malkin (Vice-Chair)

Staff Present: Ellie Ray (Senior Planner), April Sparks (Administrative Asst III)

Call to Order and Roll Call

(0:00:10) The meeting was called to order and roll was called. A quorum was present.

Approval of Minutes

(0:01:32) The draft minutes for the August 11, 2026 meeting were approved unanimously.

Regular Items

A. Consideration of Joshua Tree Cabinetry Application for RR TIF URD

(0:02:12) Staff introduced the representative for the applicant who proceeded to give a presentation of the application, noting the history of the building, work already undertaken, and the plans for restoring the historic elements of the building.

(0:25:39) The Board began deliberations on the application, some members noting how this project fits within the proposed work plans for the district. There was some discussion about the estimates for the work and questions were brought up about how the funding works. Staff explained that once the project is approved by the City Commission, an agreement is signed between the City and the applicant, and disbursement of funds is dictated by that agreement, noting all final invoices are required for the last disbursement of funds and that they are required to be detailed to validate the TIF eligible work done. There were some additional questions from the Board about how the business would function.

(0:43:06) Mr. Goodwyn moved to recommend approval of the application to the City Commission. The motion was seconded. A voice vote was called and passed unanimously (7:0).

B. FY27 Work Plans

(0:45:14) Staff presented the draft work plans to the Board for their approval to recommend them to the City Commission for adoption. After some further explanation of the purpose of the Work Plans and a recap of the process to

develop them, the Board unanimously recommended approval of the draft work plans.

Public Comment

(0:58:33) There was no public comment

Meetings of Interest / Announcements

(0:58:53) Staff reminded the Board about the open house relating to the rehaul of the city's Zoning regulations set for Wednesday, September 16. It was also noted that currently there were no items anticipated for the October meeting.

Adjournment

(1:00:50) The meeting was adjourned.