

Minutes
Railroad TIF Advisory Board Meeting
March 17, 2022, 10:00 a.m.
Held via Zoom Virtual Platform

Board Members Present:

(Vice Chair) Rose Casey, 6th Ward Neighbor
(Chair) Max Pigman, L&C Brewery
Anne Pichette, MBAC
Janelle Mickelson, School District
Jon Iverson, Business Owner

City Staff Present:

Ellie Ray, City Planner II & Grants Coordinator
April Sparks, Administrative Assistant III
Michael McConnell, Planner II
Michael Alvarez, Planner II

Members of the Board Absent:

Donna Breitbart, Helena College
Terri Hamilton, URD Resident
Bruce Day, Helena Food Share

Others Present:

HCTV
Susan Steffens

Call to Order & Staff Introduction:

Meeting was called to order, introductions were made. Informational meeting so a quorum was not needed.

Minutes from Last Meeting: January 20, 2022

There was no call to approve minutes due to lack of quorum.

Budget Report

City staff presented an updated budget report to the Board. Ms. Ray noted that there is interest in a project to improve parking in the area, and an application could come from either from Ray Kuntz or Transportation Systems.

Discussion Topics

- **Presentation from Transportation Systems Department on Five-Point Intersection Study**

Representatives from Transportation Services were not at the meeting to give a presentation.

- **Neighborhood Planning effort for Railroad District (Mike McConnell, Michael Alvarez)**

Mike McConnell and Michael Alvarez gave a presentation on the neighborhood planning initiative and process in selecting neighborhoods for the planning process. Chair Pigman asked if there are areas that have already been done in the city that can be used as an example or is this a new concept. Mr. McConnell stated that it is a bit of both, as there was a neighborhood plan done for the Downtown. Chair Pigman asked if there is some documentation of that would show the steps taken in creating that neighborhood plan. Mr. McConnell stated there is some documentation. Ms. Ray stated that documentation may be in the Downtown Neighborhood plan document, and while the city was involved in that effort, but it was led by the BID. Chair Pigman further asked if the end result of the neighborhood plans involve changes such as zoning, are all city departments

involved, or does it focus more on specific improvements to the area. Mr. McConnell stated that it does take involvement from multiple city departments. Chair Pigman asked further about the funding source for the plan. Mr. McConnell stated that it would not come from the TIF. Ms. Casey expressed her excitement for the neighborhood plan. Chair Pigman also expressed his excitement, especially with the extension of the trail system. Mr. Alvarez stated that working with the community and getting lots of feedback is integral in the process. Ms. Ray mentioned she put a link to the Downtown plan in the chat box for anyone that was interested. Ms. Casey said she intended to go around and introduce herself to new business owners in the district and asked if it would be helpful to get a list of those interested in being part of the neighborhood planning effort. Ms. Ray said that would be helpful.

- **Board Discussion**

There was some additional discussion about the possibility of meeting in person and the efficacy of Zoom meetings. Chair Pigman asked Ms. Ray about some development he intends to do on land he acquired recently, and if he is going to put a proposal before the TIF board, and if he needs to resign or if he'd be able to recuse himself from the process. Ms. Ray stated that it is a simple matter of recusing yourself if you are personally involved in an application coming before the board, and that no communication is had with members of the board ahead of time. Ms. Ray mentioned the possibility of reviewing the matrix of priorities for the board. It was decided that the board would be given "homework" to review the matrix of priorities and then the results would be discussed at the next meeting.

Public Comment:

There was no public comment.

Next Meeting:

The next meeting is scheduled for April 21, 2022.

Adjournment:

The meeting was adjourned.