



**CITY OF HELENA**  
**Railroad TIF Advisory Board Meeting**  
**Thursday, June 15, 2023, 10:00 AM**  
**Zoom Online Meeting: <https://zoom.us/j/98709328426>**

**Members Present:** Max Pigman (*Chair*), John Iverson, Rose Casey (*Vice Chair*), Bruce Day, Katherine Anderson

**Members Absent:** Abigail Rausch, Janelle Mickelson

**Staff Present:** Ellie Ray, April Sparks

**Call to Order and Roll Call**

The meeting was called to order and a quorum was established.

**Minutes**

**A.** May 18, 2023

**(0:30:31)** The minutes for the May 18 meeting were approved after some discussion about the previous application which had been recommended for approval and the condition placed in that recommendation. Vice-Chair Casey voiced concerns based on a conversation she had had with John Horne. Ms. Ray shared a letter that Mr. Horne provided voicing his support for the project and the terms of the lease, noting that he may be in person at the City Commission meeting when the item goes for approval.

**Regular Items**

**A.** Budget Report

**(0:10:52)** Ms. Ray gave a brief overview of the budget report.

**B.** Consider the Hustad Center Sidewalk Improvement Application

**(0:19:27)** Ms. Ray introduced Joe Nistler Sr. to present the application on behalf of himself and co-owner Ed Beall. Mr. Nistler stated that this started when the city inspected sidewalks around their property last summer and determined that a large portion should be replaced. Mr. Nistler and Mr. Beall received a bid and, in the process, noticed another portion of sidewalk needed attention even though it had not been identified by the city to require repair, and that caused Mr. Beall to submit the application for funding to repair the sidewalks and include some landscaping on both the southeast and northeast corners of the lot.

**(0:21:23)** Chair Pigman asked if there was a preferred option of those submitted with the application. Mr. Nistler stated they preferred the first option, which would include repairing the sidewalk not required by the city. Ms. Ray made note that the first



option was preferred as it includes ADA curb ramps which are needed connectivity in the area, and that the second option does not include the curb ramps. Some additional questions were asked about the differences between the two options as well as the project costs.

**(0:23:21)** Chair Pigman voiced his support of the project and that he has noticed the need for repairs. Ms. Ray clarified that the funding request for the first option is \$13,077. Mr. Iverson also voiced his support for the first option. Chair Pigman called for a motion after no further discussion. Mr. Iverson motioned to recommend approval for the first option. Ms. Anderson seconded. The motion carried unanimously (5:0).

**C. Consider the Larson Block Façade and ADA Parking Improvement Application**

**(0:11:58)** Ms. Ray suggested hearing this application first in case Mr. Day needed to drop off the meeting before it could be heard otherwise. Mr. Iverson presented his application to the board. Mr. Iverson noted that he has had difficulty in securing a tenant for the space and determined it would be best to split the larger 6500 square foot space into three smaller spaces to match what seems to be preferred in the current market. During this process ADA and mechanical upgrades were also added to the project, and two units have already been rented, however the third will not be available until renovations are complete.

**(0:13:34)** Mr. Iverson stated that the part of the project related to his application was on the exterior, including façade, sidewalks, and ADA parking spots in the lot, which makes up less than 15% of his total project costs, and that the project could do many positive things for the neighborhood, and create a new kind of vibrant business district by the train depot. Chair Pigman asked if there were any images submitted with the application. Mr. Iverson noted that building plans had been submitted. Chair Pigman then asked about issues with the building being on the Historic Register. Mr. Iverson stated that the County Historic Preservation officer had been out to tour the property and did not note any significant impacts. Mr. Iverson noted some of the improvements, such as larger doors to accommodate ADA standards and the upgraded parking lot but stated that there will be no refinishing of the exterior of the building.

**(0:16:07)** Chair Pigman stated that he felt that the project aligned with the TIF goals. Vice-Chair Casey stated that she had viewed the project and expressed her admiration for the project. Mr. Day noted that he had reviewed the application materials and being in the building, was seeing the start of the work, and that it is something to be supported by the TIF. Ms. Anderson stated that being in economic development, this is the type of project that she likes to see and is supportive of it.

**(0:18:28)** Vice-Chair Casey motioned to recommend approval of the project and the request for funding. Mr. Day seconded. The motion passed unanimously (4:0). Mr. Iverson noted for the record that he abstained from voting.

**Public Comment**

**(0:29:57)** There was no public comment.

**Member Communications / Proposals for next Agenda**



(0:25:08) Ms. Ray noted that there would not be a meeting in July due to staffing.

**Adjournment**

(0:31:00) The meeting was adjourned.