



CITY OF HELENA
Railroad TIF Advisory Board Meeting
Thursday, February 15, 2024, 10:00 AM
Zoom Online Meeting: <https://zoom.us/j/98709328426>

Members Present: Rose Casey (*Chair*), John Iverson (*Vice-Chair*), Bruce Day, Megan Malkin, Caleb Lewis

Members Absent: Abigail Rausch, Janelle Mickelson, Katherine Anderson

Staff Present: Ellie Ray, April Sparks

Call to Order and Roll Call

(0:10:20) City staff called the meeting called to order and a quorum was established. During this process it was noted that long-time Chair Max Pigman had resigned and there would need to be an election of officers.

Minutes

A. June 15, 2023

(0:13:00) Minutes from the June 15, 2023 meeting were approved.

Regular Items

A. Budget Report

(0:14:04) City staff presented financial reports for the URD. Staff also answered questions about existing projects and the Affordable Housing Trust set aside.

B. Election of Officers

(0:21:11) City staff asked if there were any nominations for officers. Rose Casey was nominated for and elected Chair, and John Iverson was nominated for and elected Vice-Chair.

C. Consider the Pattern House Application

(0:23:52) Tony Prothero of Pattern House Holdings LLC presented his application to the Board. Staff asked if Mr. Prothero had been in contact with the City/County Historic Preservation Officer about the proposed materials for the project; Mr. Prothero stated that he had not, noting some of the options they had come up with. Mr. Prothero also talked more about the interior and current uses of the building and answered questions from Board members. Staff responded to Board questions regarding the use of TIF funds and how the Board typically operates.



(0:50:15) Vice-Chair Iverson moved to recommend approval of awarding Mr. Prothero the requested \$75,000 dollars for improvements to the Pattern House. Chair Casey seconded the motion. Mr. Lewis voiced some concern for the TIF funds being used to cover what he perceived to be maintenance costs. Vice-Chair Iverson noted that TIF funds being used for projects like this are a reinvestment in the neighborhood and create synergy for additional projects, additionally noting that this specific property is a defining property in the neighborhood and should have a large impact on the neighborhood. Chair Casey also stated her opinion that this is an important property to the neighborhood. With no other discussion a voice vote was called. The motion passed unanimously (5:0).

Public Comment

(0:55:36) There was no public comment.

Member Communications / Proposals for next Agenda

(0:55:47) There was some discussion about the status of current projects and the potential for new applications coming before the Board. Staff noted that the Board could review the priority funding areas of the Board as had been done previously if they so chose to do so at a future meeting, otherwise the Board would not need to meet again until another application was received. It was decided that the current priorities be sent to the Board to review at their convenience. Staff also noted that Board members should expect to receive information about Board training from the Clerk's office in the coming months, and that all Board members are required to attend at least one training per year.

Adjournment

(1:00:21) The meeting was adjourned.