



CITY OF HELENA
Railroad TIF Advisory Board Meeting
Thursday, May 18, 2023, 10:00 AM
Zoom Online Meeting: <https://zoom.us/j/98709328426>

Members Present: Max Pigman (*Chair*), John Iverson, Rose Casey (*Vice Chair*), Abigail Rausch

Members Absent: Bruce Day, Janelle Mickelson

Staff Present: Ellie Ray, Christopher Brink, Michael Alvarez, David Knoepke

Call to Order and Roll Call

(0:00:30) The meeting was called to order and a quorum was established.

Minutes

A. February 16, 2023

(0:00:56) Vice-Chair Casey moved to approve the minutes, Mr. Iverson seconded. The minutes were approved.

Regular Items

A. Budget Report

(0:01:33) Director Brink gave a brief overview of the budget report.

B. Consider the Mae & June Vintage Market/Railyard Mural Project

(0:03:34) Ms. Ray introduced Megan Malkin who presented her application to the Board. Ms. Malkin gave an overview of the concept of the mural noting the historic elements and tribute paid to the men who worked in the neighborhood including building's owner's family, and answered questions from the board about the concept, proposed style, preservation considerations, and the artist's experience. Vice-Chair Casey asked about a rumor that the building was going to be sold and may be torn down. Ms. Malkin stated that she had leased the building and that it was not part of the proposed sale and that her agreement with the property owner is a lease to purchase agreement for 20 years and there is little likelihood that anything will happen to the building and explained the current use of the building. The Board then began deliberations with Chair Pigman noting that the cost was reasonable, and that the mural would be an improvement. Vice-Chair Casey asked about how the photograph of John Horne's grandfather would be completed and if the Board would be able to see the layout of the mural before it was finalized, and Ms. Ray noted it would be like the mural for the tunnel that was previously brought to the Board. Multiple Board members stated that the mural would bring value to the neighborhood and that it



would highlight the history of the area for the purpose of branding. Chair Pigman asked if there were possible to obtain a statement from the property owner that the mural would not be disturbed for 10 years. Ms. Ray stated that it would not be impossible, but it had never been asked previously, but with Ms. Malkin's lease term it should not be an issue. Chair Pigman asked if it would be a challenge to get that type of statement in case something happened with Ms. Malkin's business, Ms. Malkin responded that she would be able to obtain a statement. Chair Pigman asked if it would be possible to add that as a condition in motion language. Ms. Ray stated that it would be possible, but staff would need to work out how to address it in a resolution.

(0:22:42) Mr. Iverson moved to approve the application pending the statement from the property owner. Ms. Rausch seconded the motion. The motion passed unanimously (4:0).

C. Railroad Neighborhood Plan Update

(0:24:09) Mr. Alvarez updated the Board with the status of the neighborhood plan.

Public Comment

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

Member Communications / Proposals for next Agenda

(0:30:05) Mr. Iverson noted his intent to submit an application for funding for the next meeting. Ms. Ray stated there may be another application coming in as well, and noted Director Knoepke's comment in the chat about transportation in the neighborhood plan and he spoke to more of the details of his department's concerns related to the neighborhood plan.

Adjournment

(0:33:10) The meeting was adjourned.