

City of Miles City Downtown Urban Renewal Agency

CITY OF MILES CITY, MONTANA

Tom Clarke * Ren Gardner * Todd Gillette * Chris Grenz * Brandon Janshen * Kenneth Stein * Jason Strouf

MINUTES OF Regular Meeting Held Thursday, August 27, 2026 at 2:00 P.M. City Hall Conference Room

- **CALL TO ORDER**

Meeting was called to order at 2:02 P.M. by Board Chairman Brandon Janshen, who determined that a quorum was present.

Members Present: Ren Gardner, Todd Gillette, Chris Grenz, Brandon Janshen, Kenneth Stein, and Jason Strouf.

Guests Present; Diana Gordon, Doug Colombik, Chief, Miles City Police Department, and Keenan Stites, Miles City Star.

- **APPROVAL OF MEETING MINUTES**

Minutes of the regular meeting held July 23, 2026 were approved by a motion made by Chris Grenz, seconded by Ken Stein, and unanimously carried.

- **TIFD FINANCIAL REPORTS**

Chairman Janshen reported that the final June and July financials are still pending due to the fiscal year-end closing process. The schedule of TIFD grants approved was discussed. Reserved TIFD funds (preliminary until the City's books are finalized and available) was \$168,257.40, net of three reimbursement claims to be approved at this meeting.

- **CITIZEN REQUESTS**

In connection with the City's request for TIFD participation for new sidewalk construction on North 7th Street, Diane Gordon was in attendance. Discussion follows below under related new business agenda item.

- **NEW BUSINESS**

1. **Review/Approve TIFD Reimbursements**

Chairman Janshen presented three TIFD reimbursement claims for approval by the Board and referral to City Council:

- a. **Leesburg / Miles City Saddlery**, 808 Main St., Miles City: Full reimbursement at 70% of project cost of \$19,497.75, or \$13,648.43 for alley parking area work..
- b. **Miles City Police Department**, 419 North 7th St., Miles City: Full reimbursement of May 2025 award of \$10,920.00 for parking lot sealing..

- c. **City of Miles City, Connors Stadium:** Full reimbursement of May 2025 award of \$97,920.00 for stadium roof rebuild.

Following discussion, a motion to approve all three reimbursement claims together was made by Jason Strouf, seconded by Chris Grenz, and unanimously carried.

2. Review/Approve Pre-Application

a. City of Miles City, Tatro and North 7th St. Sidewalk

A pre-application request for TIFD assistance related to the construction of new sidewalk running along a portion of Highway 59 (subject to MDOT approval), 1026 North 7th Street, and 700 Tatro Street was reviewed and discussed.

Guest Diana Gordon rebutted the argument that the sidewalk was needed to enhance area pedestrian safety, particularly for children walking en route to school. Based on her conversations and observations, she asserts there are no children residing in the area that would benefit from the sidewalk.

Commissioner Gardner suggested the sidewalk location be given more thought, as a route on the west side of North 7th, rather than the proposed east side, which has significant commercial activity, might be preferable

It was generally agreed by the Board that the final application would need to clarify some issues and provide additional information for Board consideration, to include:

- 1) Adjacent property owners should be contacted and their opinions/consensus solicited, including MDT, and provided with application.
- 2) Clear property lines of adjacent properties should be provided with the application.

After discussion, a motion to request additional information to be included with the City's application for TIFD assistance for 7th Street sidewalk construction was made by Jason Strouf, seconded by Chris Grenz, and unanimously carried.

3. For Future Consideration: City of Miles City Alleyways

Chairman Janshen reported on his discussions with Public Works Director Samantha Malenovsky concerning future alley work. An email from her listing 5 planned alley projects was reviewed. Also discussed was Commissioner Clarke's advocacy for refurbishment of the post office alleyway that includes mail drop-boxes and adjacency to the post office dock area. No action taken.

- **OLD BUSINESS**

No old business was presented.

- **PUBLIC COMMENT**

No public comment was presented.

- **MEMBER ROUND TABLE**

1. A Billings Gazette article previously distributed was discussed. The article related stipulations attached to a large housing project TIF award, and the developer's reaction to those stipulations, which had largely to do with contractor wages.
2. Chairman Janshen informed the Board he has received 2 new pre-applications, which he will distribute by email.
3. The next regular meeting will be held September 24, 2026 at 2:00 P.M.

- ADJOURNMENT

A motion to adjourn was made by Commissioner Grenz, seconded by Commissioner Gardner, and unanimously carried to adjourn the meeting. The meeting was adjourned at 2:55 P.M.

Submitted by Todd Gillette