

City of Miles City Downtown Urban Renewal Agency

CITY OF MILES CITY, MONTANA

TIFD Business Assistance Grant Action Summary

Excerpted From April 23, 2026 Minutes

Applicant: Ole Mae Apartments, LLC

Address: 719 Washington, Miles City

Owner(s): Lucas and Alishia Zemlicka

Project Cost: \$195,380

TIF Award: \$49,845 (25%)

The commissioners reviewed an application for TIFD business assistance from Ole Mae Apartments, LLC related to “Phase 2” of a multi-phase multifamily housing project. The Ole Mae Apartment building is located at 719 Washington Street. When completed, Phase 2 will add six main floor apartments to the eight second floor apartments completed last year. (TIFD funds were not involved in the second floor “Phase 1” work.) The project qualifies for TIF participation under MCA 7-15-4233 (i) and further serves the Agency’s mission to expand affordable housing within the district.

Noted within the contractor’s proposal is \$40,000 for “New kitchens and appliances.” Kitchen appliances do not qualify for TIF funds. The Board agreed that 25% of the contractor’s kitchens budget, or \$10,000, should be deducted from the request total to effectively remove appliances from the application.

After discussion, a motion to award a TIF grant to Ole Mae Apartments, LLC in the amount of \$49,845, or 25% of the adjusted project cost of \$195,380, subject to City Council approval, was made by Commissioner Janshen, seconded by Commissioner Strouf, and unanimously carried.