

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 June 25, 2026

CALL TO ORDER

Meeting was called to order at 2:02 P.M. by Board of Commissioners Vice-Chair Tom Clarke who determined a quorum was established.

Members Present: Tom Clarke, Todd Gillette, Chris Grenz, Brandon Janshen,. Also present: guests Mike South, Gary Cridland, Hunter Herbaugh, Miles City Star representative, and City of Miles City Councilman, Rick Huber.

Clarke then moved the order of business, to "Officer Elections", announcing that Todd Gillette had requested he be relieved of the Board Chairmanship. Clarke, as Vice-Chair, indicated that he desired to remain Vice-Chair, thus opening the Chairmanship for election.

Grenz moved Brandon Janshen become Chair, and with the motion seconded by Clarke, and with Janshen abstaining, the vote for Janshen was unanimous. The meeting was then turned over to him.

APPROVAL OF MEETING MINUTES

Minutes of the Regular meeting held May 28, 2026 were unanimously approved, with Grenz moving and a 2nd by Janshen.

Minutes of the Special meeting held June 4, 2026 were unanimously approved, with Grenz moving and a 2nd by Gillette.

FINANCIAL UPDATE

A Balance Sheet for the Accounting Period ending 5/26 was reviewed. It showed a Cash Balance of TIF funds totalling \$1,395,083.75, subject to projects already approved, but not reimbursed, which total \$314,127.63, thus \$1,080,936.12 is unreserved. The reports also provided an update on pending grants, ongoing projects and other TIF related matters.

Clarke asked if "Professional Fees" shown on the profit and loss statement was TIF funds being charged for City Attorney fees, which was confirmed.

Gillette commented that the TIF budget needed to be amended to include "Office Supplies" with an amount to be determined.

CITIZEN REQUESTS

None

NEW BUSINESS

1. Officer Elections were previously acted on as above.
2. TIFD Reimbursement for the Erin Thormodsgard / Girl Ran Away With the Spoon project at 112 N. 7th Street, was \$17,306, 60% of a \$28,860 cost, was approved with a motion by Grenz, 2nd by Janshen, and a unanimous vote, thus was forwarded to the City Council for approval and payment.
3. TIFD Reimbursement for the 600 Cafe, Inc. project at 600 Main Street, was \$17,323.20, 60% of a \$28,872 cost, was approved with a motion by Clarke, a 2nd by Gillette, and with Grenz abstaining, all others voting in favor, thus was forwarded to the City Council for approval and payment.
4. **TIFD Business Assistance Grant Application: 406 Signs LLC,/ Mike South, 319 N. 7th Street Miles City.**

The commissioners reviewed an application from 406 Signs LLC for a TIFD grant related to removing loose paint, repairing grout and gaps, and with latex paint, painting, of the building located at 319 N. 7th Street. South presented a bid from Robyn's Nest Painting for \$9,800 to remove the blight existing with this building.

After discussion a motion was made by Clarke, seconded by Grenz, and unanimously approved, to award a TIF grant to 406 Signs LLC in the amount of \$7,840, or 80% of the total project cost of \$9,800, subject to City Council approval.

5. **TIFD Business Assistance Grant Application: Gary L. and Bernadette M. Cridland / Cridland Construction, 809 Bridge Street, Miles City.**

The commissioners reviewed an application from Gary and Bernadette Cridland for a TIFD grant related to repairs consisting of water mitigation, flood control, termite control mold elimination, and ice problems on the North side of their building.. Cridland submitted various bids, totalling \$9,450. One of their bids was for installation of 40' of gutter and downspout installation on a neighbors (Crabtree's) building to facilitate removal of water coming off the Crabtree building which would then be directed away from the Cridland building.

After discussion a motion was made to award a TIF grant in the amount of \$7560, or 80% of the total project cost of \$9450. The award was contingent on a document by Crabtree, authorizing the gutter/downspout installation on their building. Motion was made by Commissioner Grenz, seconded by Commissioner Gillette that, with that Crabtree document, the TIF Board agreed to forward the grant to the City Council for their approval.

OLD BUSINESS

None

PUBLIC COMMENT

Rick Huber requested information if the TIF Board would consider funding a sidewalk across the BNSF crossing at 4th Street. He was advised that such an application would need to be submitted by BNSF as they are the property owner.

MEMBER ROUND TABLE

It was noted that our mcdura@milescitymt.gov email address is up and running.

ADJOURNMENT

Motion made by Grenz, seconded by Gillette to adjourn was approved by a Board majority at 2:55PM.