

# Miles City Downtown Urban Renewal Agency

## CITY OF MILES CITY, MONTANA

Dawn Bolejack \* Tom Clarke \* Todd Gillette (Chair) \* Kenneth Stein

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### Miles City Downtown Urban Renewal Agency Board of Commissioners

#### Meeting Minutes September 11, 2025

##### CALL TO ORDER

Meeting called to order at 1:30 P.M. by Board of Commissioners Chair Gillette; a quorum was established.

**Members Present:** Dawn Bolejack, Tom Clarke, Kenneth Stein, and Todd Gillette. Also present: John Laney and Daren Leidholt.

**Minutes** of the September 5, 2025 meeting were reviewed. A motion was made by Commissioner Stein, seconded by Commissioner Clarke, and unanimously carried to approve the minutes as reported.

**Financial Reports:** June 2025 financials were reviewed and discussed. No action required.

##### CITIZEN REQUESTS

Application forms, procedures, and grant matching criteria were discussed in response to inquiries from Daren Leidholt.

##### REPORTS

None

##### NEW BUSINESS

**1. Request for TIFD Assistance: Erin Thormodsgard**

The commissioners reviewed and discussed an application for TIFD business assistance for the purpose of replacing façade door, windows, and metal siding at Ms. Thormodsgard's 114 North 7<sup>th</sup> Street retail facility. After discussion, a motion to award \$17,316.00, or 60% of the project, was made by Commissioner Clarke, seconded by Commissioner Bolejack, and unanimously carried.

**2. Request for TIFD Assistance: Ole Mae Apartments**

A request for grant funding related to Phase 2 of the renovation and repurposing, as a multiplex apartment building, of 719 Washington Street, was discussed. Contractor bids are still in process, so application is preliminary. No action taken.

##### OLD BUSINESS\$

**1. Montana Senate Bill 3**

An email from Karen Byrnes, Community Development Director of the Butte-Silver Bow TIFD district, received in response to questions posed by the Board regarding Senate Bill 3, was reviewed and discussed. In Director Byrnes's opinion, SB3 would not require the addition of an advisory committee to our current Board of Commissioners. With respect to the required addition of a county representative to our Board, the candidate should be either a county commissioner or an employee of the county. With respect to the required addition of a school district representative, the candidate should be either a school board member or an employee of the school board in an administrative role. Neither the county or school district representative need to live in the city.

John Laney volunteered to contact the Board of Commissioners and school district superintendent to initiate a search for URA Board of Commissioners candidates.

No action required.

**2. TIFD Business Assistance Application Format**

An addendum to the revised Business Assistance Application was reviewed and adopted by consensus of the commissioners. No action required.

**MEMBER ROUND TABLE**

The need to better inform the public of available TIFD benefits, as well as benefits available from investment in the Miles City Enterprise Zone, was discussed. Marketing will be included as an agenda item for the next URA Board of Commissioners meeting.

**ADJOURNMENT**

A motion was made by Commissioner Clarke and seconded by Commissioner Stein to adjourn the meeting. The meeting adjourned at 3:05 P.M.

Respectfully Submitted,

Todd Gillette, Chair URDA Board of Commissioners