

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, July 23, 2026 at 2:00 P.M.

City Hall Conference Room

- **CALL TO ORDER**

Meeting was called to order a 2:00 P.M. by Board Chairman Brandon Janshen who determined a quorum was present.

Members Present: Tom Clarke, Todd Gillette, Brandon Janshen, Kenneth Stein, Jason Strouf.

Guests Present: Diane Gordon, Babe Pisk, Keenan Stites, Miles City Star

- **APPROVAL OF MEETING MINUTES**

Minutes of the Regular meeting held June 25, 2026 were approved by motion made by Todd Gillette, 2nd by Tom Clarke, and all present voting in favor

- **TIFD FINANCIAL REPORTS**

Commissioner Clarke pointed out that the project listed under 5/16/2025, Miles City Police Department Parking Lot Seal had been approved by the Board, but now 14 months later no bill of completion had been submitted. Chairman Janshen said he would follow up with Police Chief Columbik to see if the project was finished, with a bill forthcoming, or that it had, perhaps been delayed or abandoned.

Commissioner Clarke pointed out that the project, also listed under 5/16/25, Connors Stadium, roof & roof support, was believed to have been completed, but no billing documents had been submitted for payment. Chairman Janshen agreed to follow-up on this item also.

Commissioner Clarke, noting project listed under MCYBA, Roof & Façade, that the roof had been completed and paid as a partial reimbursement, but that there were other items approved under “Façade” that remained open. Chairman Janshen agreed to follow-up on this item also.

- **CITIZEN REQUESTS**

Mrs. Gordon and Mrs. Pitts asked if the 7th Street sidewalk discussed at the June 25, 2026 meeting was progressing. Chairman Janshen advised them that while we would consider such a project, but that the comments concluding the June 25th discussion were that the TIF Board would need the property owner to submit an application to the TIF Board for their consideration. It was believed the property owner was the City of Miles City, but that might not be correct, and it was suggested to the ladies that they visit with the City Public Works Director to see if a TIF project app was being developed.

- **NEW BUSINESS**

1. Approve TIFD reimbursement of an electrical bill submitted by Alishia Zemlicka / Ole Mae Apartments
 - a. Partial Reimbursement of the \$16,570.41 electrical bill at 25%, or \$4,142.60.

Discussion followed attempting to define “substantial completion”, which could mean total completion of a single portion of the project, such as “electrical”, rather than completion of the “total project”. Ultimately, by motion made by Gillette, 2nd by Strouf, all members agreed the above electrical bill should be paid subject to the 75% match or co-payment by the owner.

Commissioner Clarke expressed a personal concern that the owner of the Ole Mae project has never appeared before the TIF Board which would allow for a discussion of the questions that have come up.

- **OLD BUSINESS**

No old business was presented.

- **PUBLIC COMMENT**

No public comment was presented.

- **MEMBER ROUND TABLE**

The Board discussed whether the member name of a motion maker and 2nd were necessary, particularly if the motion passed unanimously. It was agreed the names would be included.
It was announced that the TIF Board now has a mailbox at City Hall.

- **ADJOURNMENT**

Commissioner Strouf moved to adjourn and Commissioner Stein 2nded. The motion was unanimously approved at 2:45PM.