

**South Billings Urban Renewal Association
Board Meeting
Tuesday, September 1, 2020
7:00pm
Conducted Via Zoom Conferencing**

Call to Order: Carolyn Rukstad, SBURA Board Chair

Courtesies: Welcome Visitors
Introduction

Carolyn Rucstad, Dick Zier, Scott Hanser, Jim Tevlin, Mike Mayott, Debbie Keller, Mike Boyett, Tyler Westrope, Andrew Houilan, Pam Purinton, Bill Cole, Wyeth Friday, Margie MacDonald, Dick Ewaltf, Denise Joy

Agenda Additions/Deletions – Carolyn

SBURA Meeting Protocol – Carolyn

Agenda Items:

1. Approval of Minutes for August 4, 2020 meeting – Carolyn

Jeff Muri moved and Scott Hanser seconded approval - APPROVED

2. Expand approval of AV equipment (Action)

Cost of AV equipment was \$1,350.

Mike Mayott moved, Dick Zier seconded approving expenditure at \$1,350.

3. Hallowell Lane/King Ave East – Jim Tyler Westrop, Public Works (Information)

Hallowell Update

Water main is funded by the City

Water design will finish before the surface.

Both items should be completed this fall

Project will include sidewalks, streetlights

Sidewalks were needed.

Pedestrian crossing with speed bumps possible

Not sure if there will be one or two contracts.

Lighting is being designed, must be lit from one side. Similar to Orchard.

A Street light district will be created.

SBURA is paying for the installation; the light district will pay for the lights.

To install lights in the park will take an addition.

Installation of park lights can be done simultaneously with the project.

Tyler will talk with the City Engineer and see what can be done.

When will there be a meeting with residents to see if they will adopt a lighting district. This may take place in November.

A right of way will need to be acquired on the north end of the project. If they object it could delay the project.

King Avenue East

Contractor is working on the project. Most of the surface improvements from Jackson to Hillview are near completion. The area from Hillview to Orchard is to be done.

Substantial completion is slated for October.

The hold up will be the availability of light poles.

So far feedback from home owners is positive.

Public Comment - None
Consultation with City Staff
Board Discussion - None

4. Expansion of SBURD – Jim

(Information /Action)

Chair Rucstad recused herself from the discussion due to conflict of interest. The meeting was turned over to Vice Chair Hanser.

Jim Tevlin explained that he was obtaining background and needing to know if SBURA wishes to move forward to expand the TIF district.

In the last month or so two developers have approached Jim Tevlin about developments. They wish to be included in the TIF.

The key thing is both cases the developers have a line of sight for development of \$4 million investment.

It is a chicken and egg scenario – expanding the TIF will result in expansion of development that will increase the tax base in the TIF.

The properties are at Jackson and Cambridge. And is in the County and would need to be annexed.

The other property is near Riverside in the City and I-90 which is just beyond the TIF district on the frontage road.

What is driving the development is the improvements on King Avenue East project.

The investment would create approximately \$37,000 of tax increase each year.

The SBURA was last expanded in 2008 with Laura Mattox presenting to City Council.

Public Comment

Bill Cole , what does this mean to the District, net positive or net negative. Seems to be important. When it comes to establishing blight there is always debate about it. Blight is a technical definition by statute. SBURA should look to the statute. Compton property on the Washington Street right of way. This is on the marathon loop of the city. The City has been working for years to obtain a right of way. The Compton property is favorable to be annexed and become part of the City for future trail development.

Consultation with City Staff

Wyeth Friday – basically expanding the District the process is similar as creating the District originally. The City Council will have to approve it and send it to the State and determine a base year. If we move forward Wyeth recommends the recommendation to a City Council work session to explain what being presented.

Then the formal steps to have the City Council take action the area is a blight. A public hearing is set. Then the planning board reviews to see if in compliance with the City and does it fit for Urban Renewal. A Public hearing is held; two readings are required by the City, then sent to the State Department of Revenue.

Department of Revenue would set the additional properties to a different base year when they were included in the TIF.

Board Discussion

Jeff Muri - Since each project is \$4 million SBURA should pursue.

Dick Zier agrees with Jeff.

Mike Mayott asked if the deveopers would move forward of assistance was not forthcoming from SBURA. Jim Tevlin has informed the developers there is no guarantee any funding.

The developers are aware their taxes will increase.

Debbie Keller thinks we need more information from Wyeth Friday to see if there are any problems before we move forward.

Wyeth Friday – The Compton property has an easement.

Mike Mayott moved and Andrew Houilan seconded to move forward on working forward on the project. – **APPROVED.**

5. SBURA Website - Jim

(Information/Action)

Jim Tevlin would like to update the web site and improved. Jim would like upto \$5,000 to improve the web site.

**Public Comment - None
Consultation with City Staff**

Web sites are important for advisory boards have landing places for information to the public.

Pam Purinton raised that MSUB is a good resource in web development.

Board Discussion

It is wise to have it updated.
Andrew Houlihan will work with Jim

Scott Hanser moved, Jeff Muri seconded expending up to \$5,000 on the updating the web site. - **APPROVED**

6. Project Update - Jim

(Information)

Recreation Center

Jim has had conversations with some people who are working on a submittal for the rec center. We are looking for a public/private partnership and a business plan before SBURA would proceed with it.

Red Lion/Montana Trailhead Inn

Montana Trailhead Inn – no update.

Police Evidence Center

Center should be done now or very soon. A dedication ceremony will be at the end of this month or next. Ribbon Cutting opportunity should be held. The police are thrilled to have the new facility.

Amend Park Turf & Lights

Ribbon cutting last Friday, no newspaper or media present.

Capital Improvement Plan

Jim received an email from Jennifer DeRay requesting a dollar amount of estimate for 2022 through 2026.

Knowns – we have streets need to be paved.

Unknowns – we know there will be requests for support for development.

Public Comment

No public comment.

Consultation with City Staff

No comment

Board Discussion

Jeff Muri – If SBURA was to allocate some funds to streets, rec center is the City going to be able to commit to get the projects done in a timely manner.

Scheduling for roads is Debbie Meling.

Pam Purington – Does SBURA pick up all of the cost of street improvement?
Jim Tevlin – it is a mixed bag depending on funding available.

Dick Zier expressed his disappointment that the media was not at Amend Park ribbon cutting; can it be done again with the local press.

Bill Cole stated everyone was disappointed in the turnout. The timing in retrospect was okay as the public safety mill levy out there. Perhaps after September do it again. The Mayor is open to another event.

Lets affect when the dedication at Evidence Center is happening.

Debbie Keller – Are all schools using Turf Mike Mayott stated yes.
Debbie Keller also stated SBURA should fund another turf field.

7. Public Comment on Non-Agenda Items

Debbie Keller – Retaining wall at end of Calhoun was destroyed. It is State land and is considering repairing it.

Debbie Keller – parties at Reno Club draws a lot of people with a lot of cars and could be a problem to be addressed.

Need to find out if SBURA paid for the retaining wall or the State; Jim Tevlin will have to check. Scott Hanser believes the State paid for the wall.

The technology is working well.

8. Adjourn

The meeting was adjourned at 8:12 pm.

Respectfully submitted.

Mike Mayott
Secretary / Treasurer.