

INTERNAL MEMOPRANDUM

DATE: January 15/2026
To: Billings City Council
From: Dick Zier
Subject: SBURA activity report from July 1/2025- December 31/2025

The following is a report from the South Billings Urban Renewal Association (SBURA) related to activities in the South Billings Boulevard Urban Renewal District ("the district") for the period from July 1/ 2025- December 31/2025.

Administrative:

The State of Montana passed a bill that required the City Council to appoint the TIF District Boards and include representatives from the city, County, and any school district that is located in the TIF District. As a result, an Advisory Committee was formed. It consists of 7 SBURA members and the 4 newly appointed members.

SBURA Board is composed of the following:

Scott Hanser President

Andrew Houlihan Vice President

Mike Mayott Secretary Treasurer

Jeff Muri Billings Hotel and Convention Center

Kelphen Lienemann Southside Resident and Keller Williams Real Estate

Stefan Cattarin Erck Hotels (Hampton Inn)

Joseph Walsh School District #2 Principal

Advisory Committee is composed of the following:

Mark Morse Yellowstone County Commissioner

Jourdan Guidice School District #2 Trustee

Kari Boiter Elysian School District and Southside Resident

Kendra Shaw Billings City Council

Plus 7 Members of SBURA Board

In other action taking place, the Billings City Council is expanding the SBURA TIF District approximately 68%. The proposal is waiting approval from the State of Montana. This approval is expected by the end of January.

Current Projects:

Mitchell Court Apartments TIF request in the Amount of \$500,000.00 was approved by the SBURA Board and the City Council. This project is under construction.

Billings Hotel and Convention Center requested \$463,065 in TIF Funds for an addition to their Convention Center. This request was approved by the SBURA Board and the City Council. This project has been completed, and the money has been released.

Mobile Star (Tim Compton) completed their project and their approved TIF funds of \$362,500.00 were released.

Torgerson's Real Estate Holdings, LLC had a TIF request in the amount of \$843,502.05 approved by the SBURA Board and the Billings City Council. This project is under construction at the current time.

Yellowstone ice foundation also had a TIF request in the amount of \$784,510.00 approved by SBURA and the Billings City Council. \$536,970 has been released and the balance will be paid upon completion of the project.

The Recreation Center is under construction. The Ice Arena is scheduled for completion by Mid-May, and the Courts should be completed in June. The annual Economic impact of this project is estimated to be approximately \$25,000,000/year by the Chamber of Commerce.

The Ice arena is now fully enclosed, and the outside walls of the Courts are being installed now. Billings Parks will have a 3-year contract to manage the Courts.

A naming rights proposal is being finalized also and should be made public soon.

The Tennis Association is in the process of raising money for a facility to be located on this site.

The SBURA Board and the City Council has approved issuing Grants for up to \$5,000 for property owners to hook up to City Water and Sewer. We have awarded 3 Grants as of this date.

SBURA will continue to work to remove Blight and create Business opportunities in our District to improve the quality of life.

A handwritten signature in blue ink, appearing to read 'Dick Zier', is written over a horizontal line.

Date: 1/15/2026

Dick Zier Consultant to SBURA