

**South Billings Urban Renewal Association  
Board Meeting  
Tuesday, April 6, 2021  
7:00pm  
Conducted Via Zoom Conferencing**

**Call to Order:** Dick Zier, SBURA Board Chair at 7 pm.

**Courtesies:** Welcome Visitors

**Agenda Additions/Deletions** – Dick Zier

**SBURA Meeting Protocol** – Dick Zier

**Agenda Items:**

1. **Approval of Minutes for March 2, 2021 meeting – Dick**  
Jeff Muri, Scott Hanser seconded to approve the minutes – **APPROVED.**
  
2. **Hallowell Lane – Jim** **(Information)**  
**Tyler Westrope, Public Works**

Bid opening was March 23, 2021. Low bidder was KLE Construction at \$3.85 million. In line with engineer's estimates. Did not anticipate imbalance from estimate to what was City of Billings Water fund and SBURA maintenance fund. \$1.32 million is for water main work. Remainder of \$2.55 million is for SBURA related items. The three bids were within \$50,000 of each other. The project is higher than what was thought. 1. Concrete work is higher and limited availability. 2. Nature of Hallowell lane, tight corridor, driveways, bus routes all affected sequences because traffic can not be shut down during construction.

Public Comment –

Kevin Nelson – Is the city contributing to storm water drains.

Board Discussion - None

3. **TIF Application: Newman Elementary School PTA – Jim** **(Info/Action)**  
**Joe Walsh, Newman Elementary School Principal**

Mr. Tevlin went through the slide Presentation of the application.  
Mr. Tevlin reviewed the typical TIFF financing process of \$1 of TIFF funds for each \$5 of private funds; however, City Council has approved similar requests as this one.

Newman PTA seeking as much of \$60,000 plan as needed. PTA will contribute manpower and maintenance of the improvements.

Public Comment – Kevin Nelson commented TIFF should only pay for public improvements.

Board Discussion – Jeff Muri is the \$61,000 with included contributed amount? Walsh responded asking for total \$61,000.

Scott Hanser – SBURA is here to assist in these types of situations.

Carolyn Ruckstad – It is a good project and the improvements make sense.

Debbie Keller – Is the back area of the school open after hours. Walsh stated the space is open after school hours. Can the PTA put funds away each year.

Jeff Muri – Asked for the PTA to have a plan in place to maintain the space. Walsh responded they are aware and plan to keep the improvements as number one priority.

Scott Hanser moved and Debbie Keller seconded to approve \$61,200 request of Newman School. **APPROVED.**

4. **TIF Application: Community Leadership & Development Inc – Jim (Info/Action)  
Eric Basye, CLDI**

Mr. Tevlin reviewed the November request by CLDI for assistance in development of property to promote home ownership.

Eric Basye presented a slide presentation of the request for funding.

Request is for \$50,000.

Public Comment – Kevin Nelson, it is not the taxpayers responsibility to make profits of the developer. Thinks the proposed tax increment is 30 year pay back.

Mr. Basye stated CLDI is a Christian non-profit and not a private builder. Building projects are contracted out. Historically invested in the south side community for past 40 years.

Board Discussion - Mr. Zier, what is the time frame. Mr. Bayse hoped to be building at this time. They are still looking at gap funding.

Scott Hanser – SBURA exists to support organizations that want to improve the community. The longer we wait the less the funds will help. If the application meets the law we need to move forward. Each project must stand on its own as they are all different.

Debbie Keller – Before we agree on this SBURA needs a policy on how much to finance on home ownership. Is the home being done as low income? Low income is not \$306,000.

Jeff Muri – Agrees that SBURA needs something more than what SBURA presently has in place. \$50,000 seems too much and would like to have a month to think about it.

Carolyn Ruckstad - Can the house be built smaller?

Debbie Keller moved and Jeff Muri seconded to lay the issue on the table until next meeting. **APPROVED.**

5. **SBBURD Expansion (Adoption of Statement of Position) - Jim (Info/Action)**

Mr. Tevlin and Mr. Friday presented an update on proposed boundary expansion of SBURA.

Public Comment – Kevin Nelson does not believe costs will be recovered.

Board Comment – Andrew Houlihan, is there an issue of the City Council to receive the incremental from annexed property? Mr. Friday stated the information was brought to the City Council and received direction to bring it back to them and move it forward in 2021.

Scott Hanser moved, and Jeff Muri seconded to accept the statement of position.

**APPROVED.**

**6. South Billings Recreation Center – Jim (Information)**

Mr. Tevlin reported on history of development to include trying to partner with School District 2. School District 2 will keep football field at Daylis Stadium.

SBURA will spear the effort to build a sports complex on land adjacent to Amend Park on City owned property.

Goals and timelines have been set.

Will use previous studies and committee questions in development multi age community recreation center.

Public Comment – Kevin Nelson – how are committee meetings being conducted? Believes all committee meetings must be public.

Denise Joy – Public notice issues should be consulted with City legal and legal representatives. Very excited to hear of the coming together and work being done.

Frank Furman – SBURA has to be transparent in its meetings and start having in person meetings?

**7. Project Update**

**Jackson Court Development**

Developer is pushed out at least another month before hearing from them.

**Optimist Park agenda addition**

Parks and Rec are going out to bid for the shelter.

Public Comment - None

Board Discussion - None

**8. Public Comment on Non-Agenda Items**

Kevin Nelson – suggested to bring in experts on how are we going to develop this area? We have not done anything in 15 years.

**9. Adjourn**