

South Billings Urban Renewal Association Board Meeting
Tuesday 5/06/2025 at 6:00 P.M.
Billings Hotel and Convention Center
1223 Mallowney Lane, Billings, MT
Public Welcome (Zoom Access Provided)

Call to Order: Scott Hanser, SBURA Board President

Courtesies: Welcome Visitors

Meeting Protocol: Visitors wishing to be recognized should raise their hand. Unrecognized remarks will not be acknowledged. Those wishing to offer public comment will be limited to three minutes.

Agenda Additions/Deletions-Scott Hanser

Agenda Items:

1. Approval of Minutes for 4/01/2025 meeting – Scott (Action)
Public Comment Board Comment
2. Release of funds to Montana Trailhead Inn – Dick (Information)
Public Comment Board Comment
4. Recreation Campus Ground Breaking Ceremony Fee Split \$3,500.00 (Information)
May 7, 2025 @3:30P.M. (Action)
Public Comment Board Comment
5. Courts Video by A & E Design fee- \$5,000.00 – Dick (Information)
Public Comment: Board Comment
6. City Sewer Hook up assistance \$5,000.00 – Dick/Andrew (Information)
Public Comment Board Comment
7. FY26 Budget – Dick (Information)
Public Comment Board Comment
(Action)
8. Public Comment on Non-Agenda Items
9. Adjourn

South Billings Urban Renewal Association Board Meeting

Thursday 04/01/2025 6:00 p.m.

Billings Hotel and Convention Center

1223 Muldowney lane, Billings, MT

Public Welcome (Zoom Access Provided)

Call to Order: Scott Hanser, SBURA Board Vice President

Courtesies: Welcome Visitors Meeting Protocol: Visitors wishing to be recognized should raise their hand.

Unrecognized remarks will not be acknowledged. Those wishing to offer public comment will be limited to three minutes.

Agenda Additions/Deletions: Item 9 moved to #4. Item 8 was removed from agenda

Agenda Items:

1. Approval of minutes for 03/04/2025 meeting-Scott Jeff Muri motioned, Andrew Hoolihan seconded to approve the minutes APPROVED

2. Approval of minutes for 03/20/2025 meeting- Scott Mike Mayott motioned, Jeff Muri seconded to approve the minutes APPROVED

3. TIF Application-Torgeson Equipment- Dick (ACTION)

Representatives from Torgeson project spoke about the reevaluation of their original application. Lower amount was approved because SBURA funds were earmarked for the recreation campus project, but those circumstances have changed. Payback would be about 7 years. Public comment: Kevin Nelson believes this application has already gone through the process and building has commenced. He does not believe any more funding should be made available to them. Torgeson representative clarified that the application was submitted prior to construction. Board comment: Scott Hanser believes this project fits everything SBURA is about. It will generate much needed revenue for the southside. Jeff agrees and applauds any business that is going to put millions into the southside. Mike asked what the projected end date of project and reps stated anticipated end date is in fourth quarter. He believes this will not impede the cash flow of SBURA based on that answer. Wyeth confirmed that everything on the application falls under eligible costs that SBURA funds can be used for. Jeff Muri motioned, Mike Mayott seconded to approve application for \$843,502.05. All in favor.

4. Residential sewer hookup requests- Dick/Andrew (Information)

Mike Mayott gave a brief overview of the need to assist homeowners to hook up to the sewer system. It's suggested that SBURA earmark a certain amount of funds to be used on a first come first serve basis. Nick with public works thinks this is a great idea but wants to make sure the use of funds for something like this is approved, legally, first. More discussion to come on this subject.

5. Release of funds request Montana Trailhead Inn- Dick Photos shown of the project demolition completion at MT Trailhead Inn. (ACTION)

Jeff Muri motioned, Andrew Hoolihan seconded to release funds in the amount of \$500,000 to MT Trailhead Inn. All in favor APPROVED

6. Mitchell Court update- Dick Pictures updating the progression of the project.

7. Service Pro Express Lube update- Dick Pictures updating the progression of the project.

8. Recreation Campus update- Dick/Jeff (INFORMATION)

The relocation of the ditch will begin next week. Groundbreaking is still tentatively scheduled for April 17th. The Governor has been invited so hopefully that works out. Construction fences to be put up tomorrow. They received estimates for the infrastructure for the entire campus that came in under the anticipated cost.

9. Public comment on non-agenda items

Representative from HomeFront came to make the board aware of a pilot project coming to Billings. They have been designated as the Community Reinvestment Organization entity for 26 counties by the Governors office of Economic Development. King Avenue East property was purchased to build 44 single family workforce homes. They believe homes will be ready to be purchased by the end of August. The homes will be three bedrooms, two bath, and two car garage homes. The anticipated cost of the homes will be less than \$350,000, 0% down. Home will be locked in value at 1% appreciation per year. Landscaping will be handled by a low-cost HOA. Hoping this project can be replicated without using government funds.

10. Adjourn Jeff Muri motioned, Andrew Hoolihan seconded to adjourn the meeting.

APPROVED