

**South Billings Urban Renewal Association
Board Meeting
Tuesday, November 2, 2021
7:00pm
Conducted Via Zoom Conferencing**

Call to Order: Dick Zier, SBURA Board Chair at 7:02 pm

Courtesies: Welcome Visitors

Dick Zier, Jim Tevlin, Frank Furman, Carolyn Ruckstad, Andrew Houlihan, Jeff Muri, Scott Hanser, Debbie Keller, Thom Maclean, Wyeth Friday, Kevin Nelson

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

Announcement: Per the SBURA bylaws, the board will not meet in December. Our next meeting will be on January 4, 2022.

Agenda Additions/Deletions – Dick Zier

Agenda Items:

1. **Approval of Minutes for October 5, 2021 meeting – Dick** (Action)

Jeff Muri moved, Scott Hanser seconded to approved the minutes **APPROVED**

2. **FY22-26 CIP Revision – Jim** (Action)

Jim Tevlin suggests SBURA recommend the installation of a water main along the annexed South Frontage Road area into the TIF. The total cost would be shared with TIF and the City of Billings. The cost would be \$845,842. TIF would be \$474,177 and remainder would be covered by the City at \$371,245. Public Works will finalize the verbiage.

Public Comment

None

Board Discussion

Scott Hanser – awesome that Public Works will do.

Andrew Houlihan inquired regarding Recovery Funds being used – Not known.

Jeff Muri moved Andrew Houlihan seconded SBURA move forward in the recommendation. **APPROVED.**

3. **Amendment to Request for Tax Increment Assistance - Jim** (Action)
KSKC Properties (Tim Compton – Developer)

Jim Tevlin briefed SBURA on Compton request from October meeting with approval for recommendation to the City at \$713,386 at that meeting. There was a miscommunication between Mr. Tevlin and Mr. Compton regarding a multi-use trail which is an enlarged sidewalk that was not a trail. Being a sidewalk it is eligible for \$66,138 in TIF funding. The new recommendation would be a total of \$362,525.46 being recommended by SBURA to the City.

Public Comment

Kevin Nelson – Is the meshing / piers included and recommends it being removed.

Board Discussion

None –

Mike Mayott moved; Scott Hanser seconded to approve \$362,525.46 **APPROVED.**

Bond Issuance for Unimproved Roads – Jim (Information)

Andrew Zeller presented to City Council work session to consider issuance of up to \$3,000,000 for bonds to pay for a portion of SBURA streets scheduled for FY2023. This will extend the length of the TIF district and increase bonding ability for the Recreation Center.

Public Comment

Kevin Nelson – The expected costs total's \$1.8 million according to the City documents. Maybe the benefit is not there.

Board Discussion

Jeff Muri – The cost of the first bond allowing for \$10 million to build the recreation center makes sense.

Andrew Houlihan stated a design team will make recommendations as to whether or not a bond is needed.

Carolyn Ruckstad moved and Debbie Keller seconded for the issuance of up to \$3,000,000 in bonds. **APPROVED.**

Reports – Jim (Information)

South Billings Recreation Center (Information)

Mr. Tevlin stated takeaways from City Council is the recreation center will have a tremendous economic impact throughout the city. Also the design team to have a timeline from now until ground breaking.

Reports on the web site.

Hallowell/Unimproved Roads

Public Comment

Kevin Nelson – Wants all recreation center meetings open to the public.00

Board Discussion

Debbie Keller – Will there be a point where the public is involved.

Mike Mayott – not all city meeting are done in public; however, before any action the public is invited.

Jeff Muri – Hollowell is almost done and looks good.

4. Public Comment on Non-Agenda Items

None

5. Adjourned at 7:44 pm.