

INTERNAL MEMORANDUM

Date: January 4, 2023
To: SBURA Board
From: Jim Tevlin
Subject: Consultant's Report

The following is a brief update on noteworthy activities in the South Billings Boulevard Urban Renewal District as of January 4, 2023:

Unimproved Streets

- The Gravel Streets Phase I (Mitchell Avenue, Vaughn Lane, Hillview Lane) project is substantially complete. The only remaining item to complete is the multi-use trail that will extend from the end of Mitchell Avenue to Jackson Street. This project constructed improvements on Vaughn Lane between Hallowell and Jackson, Hillview Lane from Vaughn to the alley just north of Ryan, and Mitchell from Hallowell to the alley just east of Hillview. The trail will be completed as soon as asphalt plants open up in the spring.
- The SBURA, Gravel Streets Phase I project will complete improvements on both Ryan and Morgan Avenues from Hallowell to Jackson. The project will also complete Stephens Lane from the southwest side of Optimist Park to Mitchell Avenue. This project is scheduled for FY24 (i.e., July 2023). We plan to bid this project in May 2023 with the award and construction start in July and August 2023, respectively. Due to the late start, completion of the entire project may not be completed in calendar year 2023.
- In November 2022, the City issued \$3,000,000 of bonds to fund the above-mentioned street improvements. This effectively extends the life of the South Billings Boulevard Urban Renewal District from 2040 to 2047.

South Frontage Road Water Mains & Storm Sewers

- In March 2022, the City executed compensation agreements with KSKC Properties LLC and Torgerson Real Estate Holdings LLC to fund privately constructed water mains and storm sewers on the South Frontage Road from Washington Ave to about 100 yards west of Sugar Ave. This construction will facilitate development along the South Frontage Rd. The private contractor, Western Municipal Contractors Inc., completed their work in the fall of 2022. Public Works and SBURA equally shared in the \$755k construction cost.
- **Riverside Middle School Infrastructure**

In July 2022, the City Council approved \$100,000 of SBURA-recommended tax increment assistance to Billings School District #2 to help defray costs of a \$1.2 million infrastructure project (softball field and storm drains) at Riverside Middle School. In

September 2022, the School District had completed their work and dedicated the new softball field.



Residential & Community Enhancements

- SBURA seeks to invest tax increment funds into smaller scale yet important community projects. Also, SBURA seeks to incentivize residents to replace septic sewage fields by connecting to the sewage systems installed in 2015-2016. SBURA will be accepting public comment as it looks to finalize its policy toward funding such projects. A draft of this policy has been posted to the SBURA website (www.southbillings.org).

Private SBURA-Funded Projects

- Jackson Court (\$547,305) – workforce housing located on Jackson Ave.
Status: In progress
- TPA Group – (\$1,000,000) - logistics facility located on South Frontage Rd.
Status: In progress
- Wendy's – (\$154,801) – improvements to Wendy's-owned facility
Status: Complete
- Mobil-Stor (\$362,525) – private development on South Frontage Rd.
Status: In Progress