

**South Billings Urban Renewal Association
Board Meeting
Tuesday, May 4, 2021
7:00pm
Conducted Via Zoom Conferencing**

Call to Order: Dick Zier, SBURA Board Chair

Attendance: Dick Zier, Debbie Keller, Carolyn Rucksted, Scott Hanser, Mike Mayott, Jim Tevlin; Andrew Houlihan, (Absent Jeff Muri)

Courtesies: Welcome Visitors, Danny Chorki, Denise Joy, Mike Boyett, Mike Yakawich, Tyler Westrop, Kevin Nelson, Wyeth Friday, Lori Nelson, Lief Welhaven, Frank Furman, Barbara Prewit.

Agenda Additions/Deletions – Dick Zier

Agenda Items:

1. **Approval of Minutes for April 6, 2021 meeting – Dick** (Action)
Scott Hanser moved, Debbie Keller seconded approval of minutes **APPROVED.**

2. **Hallowell Lane – Jim** (Information)
Tyler Westrope, Public Works
KLE Construction has submitted their submittal. Working on when and where to start. Starting date is May 17 on south end and progress north. Will probably last until labor day. City will notify residents of planned start date.

Bruce Avenue was added to the project by City of Billings.

Public Comment - None

Board Discussion – How can a street be added without being part of the bid? The street was added via a change order.

3. **SBBURD Expansion – Jim** (Info/Action)
Wyeth Friday, City Planning

City Council will vote on May 10, 2021 via consent agenda.
If approved Council will set a public hearing on June 14th.
Second reading would be June 28th and take effect on Jul 28th.

Riverstone Park is not part of the proposal to go before Council.

Public Comment - None

Board Discussion

Mayott moved, Hanser second to place the Statement of Position on City Council agenda for approval of the City. **APPROVED.**

4. **South Billings Recreation Center – Jim**

(Information)

Mr. Tevlin reported he has kept a log of meetings and discussions of who have been met with.

Key meetings in April 2021

2 – Kory Thompson Parks and Recreation. Expertise related to court activities, mechanics of what Parks and Rec offer to the public. He is a key information source for the committee.

8 – Inquired to Andy Zoller Billings Finance Director. What is cost to build a recreation center. A RFP will be needed to move forward on the project. May 4th meeting scheduled to work out the procedure.

13 – Mark Wahl School District 2. School District 2 does not have in their plans to put a football stadium at rec center property. Mark is a Key information source for schools.

20 – Kim Kiaser YMCA. Educated committee on economics of swim and aquatics recreation center. She strongly suggested an endowment is needed to sustain and/or subsidize funding for low income. The location is in a low income area and a must is the neighborhood is not priced out of using the facility.

20 – Committee met regarding financial reporting to who with proforma to prevent skewing. Need for periodic accounting for how well the facility is doing like an enterprise fund.

28 – Committee met and walked through the Victus and A&E studies and pull the best information to use it going forward. Discussed the pros and cons of who might run the facility. Mr. Tevlin met with the ice group of youth/adult hockey, figure skating and curling. They were tasked with idea of them coming together as a group to oversee programming of the ice if built.

Public Comment - Kevin Nelson concern a greater number of people should be a part of the process.

Board Discussion – Debbie Keller – School District 2 is out for football. Stewart Park needs more fields. Softball fields are needed.

Andrew Houlihan stated Victus Study reported softball is well served. Without stadium provides the need for less parking. More room to devote more field space to Amend Park. The public was highly involved in the earlier process and this committee is working from there.

Carolyn Ruckstad – Recalls Victus study mailing requests on survey's for their input on needs.

5. **Project Update**

Jackson Court Development

Email received from Becky Branborg from GM Developments. Prices of lumber and materials have skyrocketed that budgets are hard to stay within. If prices break then

July of this year. Second is to apply to the State for additional funding which would take another year.

Red Lion/Montana Trailhead Inn

Key aspect of the hotel is the land under the hotel which is owned by an entity going through bankruptcy in Florida. Confirmation plan is June 1 and 30th and is confirmable.

Intermountain Rd/Mitsubishi

Mr. Tevlin talked with George Bailey of Mitsubishi Electric. The project is going to Laurel, MT and is dead for Billings.

Optimus Park

Mark Jarvis reported the shelter is designed and out to bid for May 11, 2021. \$305k is allocated which should be more than enough.

Public Comment – Kevin Nelson Montana Trailhead is landscaping.

Board Discussion

6. Public Comment on Non-Agenda Items

Frank Furman - when can public meetings start again? Mr. Tevlin responded that when City Council goes back to in person meetings we will follow. Best guess is within next few months. Mr. Friday stated SBURA is in line with City Council and hy-bird meetings are complex.

Danny Choriki added meeting face to face is not best for everyone, a hi-bird meeting is harder but has advantages to all in person meeting.

Carolyn Ruckstad – Noticed in Sunday's newspaper a pretty small house is listed for \$175k. She wants SBURA to start working on a policy for housing funding.

Concerned about the bid for Hollowell going to an out of state company rather than a local company Mr. Westrop replied some clarification as the Wyoming contractor has been replaced with a local company The parent company is from North Dakota that has a local presence with local staff.

7. Adjourned at 7:51 pm.

Respectfully submitted.