

**South Billings Urban Renewal Association Board Meeting**  
**Wednesday 09/04/2024 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 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.

In attendance: Scott Hanser, Jim Ronquillo, Jeff Muri, Mike Erikson, Dick Zier, James Malloy, Mike Yakawich, Mike Boyett, Sara Trautmann, Megan Gummersall, Kelpin Lienemann, Kevin Heaney, Kevin Nelson, Andrew Houlihan, Carolyn Rukstad, Ryan Carroll, Dru Nelson

**Agenda Additions/Deletions**

**Agenda Items:**

1. Approval of Minutes for 08/06/2024- Scott (Action)
  - Jeff Muri motioned, Andrew Houlihan seconded to approve the minutes **APPROVED**
2. Amend Sports Complex City Council Action- Dick (Information)
  - Dick Zier gave a brief summary of the presentation given at the city council meeting. The city council voted unanimously on the project. Two RFP's will be going out; one for the infrastructure and the other for additional property leases available. Estimated publish date for the RFP's is September 17<sup>th</sup> and it will run continuously for 3 weeks. Once completed, a design team will be put together. The SBURA board thanked city council for their support and Collaborative Designs for going above and beyond to support the project.
  - Public comments: Kevin Nelson believes that four courts is not enough and the project should be larger and he suggested six to eight courts instead. Mike Yakawich expressed the positivity that SBURA board is having on the residents on the southside.
3. Montana Trailhead Inn TIF Request- Dick (Action)
  - Dick Zier presented the TIF application for MT Trailhead Inn. The owner is requesting 500K to cover demolition of the 221 sleeping rooms in the short portion of the structure. City council and SBURA board agree the funds should only be utilized for the demolition of the structure. This satisfies the SBURA goals of eliminating blight on the southside.
  - Public comments: Mike Boyett applauded the owners for coming forward to take on such a large project and thinks it will be a great thing for Billings.
  - Board comments: Jeff Muri asked when the parking lot would be repaired and Mr. Malloy stated they would wait to complete parking lot until they know what future plans for the space would be. Jeff also asked if they'd sell the empty space or just lease it and Mr. Malloy stated it would be leased property. Kelpin Lienemann and Caroly Rukstad both agreed this project would change the entire area. Jeff Muri stated that it will eliminate a lot of transient activity in the area.  
Jeff Muri motioned, Andrew Houlihan seconded to approve the 500K TIF request.  
All in favor **APPROVED**
4. Public Comments on non-agenda items: none
5. Adjourn
  - Jeff Muri motioned, Carolyn Rukstad seconded to adjourn meeting.

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Call to Order: Scott Hanser, SBURA Board Vice President

Courtesies: Welcome Visitors

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In attendance: Ron Ronquillo, Mike Pigg, Melanie Schwarz, Jeff Muri, Mike Erikson, Scott Hanser, Dick Zier, Carolyn Rukstad, Sara Trautmann, Kevin Nelson, Lori Nelson, Mike Yakawich, Evan Decker, Andrew Houlihan, Parker Phipps, Kristine Glenn, Kevin Heaney, Jodie Adams, Brian Johnson, Jeff Kanning

**Agenda Additions/Deletions**

- Amendment to the 06/04/2024 minutes (Action)  
Jeff Muri motioned, Carolyn Rukstad seconded to amend "Mike Nelson" to Kevin Nelson on the meeting notes. APPROVED

**Agenda Items:**

1. Approval of Minutes for 06/04/2024- Scott (Action)
  - Jeff Muri motioned, Carolyn Rukstad seconded to approve the amended minutes. APPROVED
2. Approval of the amendment to the 5/20/2024 minutes- Scott (ACTION)
  - Mike Erikson motioned, Carolyn Rukstad seconded to amend the minutes to state Jeff Muri and Andrew Houlihan recused themselves from the discussion and vote regarding SBURA application for The Billings Hotel. APPROVED
3. Optimist Lighting- Mike Pigg (ACTION)
  - Mike Pigg presented various lighting designs, as well as cost to implement. Cost included using all wired lighting as well as partially wired and partially solar.  
Public comment- Kevin Nelson stated that public confidence in safety of being outside after dark is dwindling. He believes the entire area should be lit to improve public security. Ron Ronquillo asked whether the city has spoken to Northwestern Energy about the project prices. Mike Pigg responded that Northwestern Energy handles the section they are responsible for but the rest of the area is the responsibility of the city and that he has not seen any grants available for it.  
Board Comment- no comments
  - Jeff Muri motioned, Kevin Heaney seconded to approve up to \$250,000 for the Optimist Lighting project. APPROVED
4. Amend Sports Complex Proposal- Melanie and Dick (ACTION)
  - Dick Zier presented the proposal that would be taken to the work study session on August 19<sup>th</sup>. Possible partnerships for portions of the facility have been suggested. Parker Phipps from Signal Peak spoke briefly about their intent to support the ice portion of the project. Mike Pigg spoke briefly about Parks and Recs using the facility for their programs in the off season.  
Public Comment: Ron Ronquillo stated that Parks and Recs using this facility during off times is a great idea considering the program is so great. Kevin Nelson stressed the need to make sure events are not overbooked to avoid traffic and parking issues.

