

INTERNAL MEMORANDUM

Date: February 7, 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 February 7, 2023 (the reader is urged to view prior reports posted on the website www.southbillings.org for context):

Unimproved Streets

The SBURA, Gravel Streets Phase II 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). Public Works plans 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.

South Billings Recreation Center

On October 17, 2022, Dusty Eaton with A&E Design presented its final design for the Recreation Center to the Billings City Council.

Key Takeaways:

1. The design called for a 177,045 sq ft facility consisting of:
 - 4 full size courts
 - 50-meter competition pool
 - NHL-size ice rink
 - Clip-N-Climb
 - Leisure pool
 - Party room
 - Open fitness areas
 - Concession
 - Child watch area
 - Support, administrative & locker rooms
2. Project Cost: \$98,742,000
3. Cost Recovery: 74% (\$901,530 deficit)

Subsequently, the Recreation Center Core Committee requested that a second sheet of ice be included in the master plan. Accordingly, Dusty Eaton presented a revised master plan at the January 17, 2023, city council work session. The revised project cost is approximately \$113 million with a 78% cost recovery rate (\$772k annual deficit). The city council will vote on adopting the master plan at its February 13, 2023, regular meeting.

groundwater. Per discussion with Joe Sheridan (Public Works), a property owner would incur roughly \$6,000 - \$8,000 of expenses to connect to the septic system. Obviously, there are issues that would need to be resolved prior to SBURA establishing a CIP item for sewer connections. For example:

- Determining the total cost of the effort.
- Determining how such an effort might be phased.
- Would a parcel's taxable value be materially impacted by connection to a septic system?
- Would the parcel owners be obliged to contribute monetarily to the effort?
- Would the 54 parcel owners who connected to the system since 2014 be eligible for some amount of compensation?