

South Billings Urban Renewal Association Board Meeting
TUESDAY 10/01/24 at 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.

Agenda Additions/Deletions-Scott Hanser

Agenda Items:

1. Approval of Minutes for Minutes 9/04/2024 meeting – Scott (Action)
Public Comment Board Comment
2. Amend Recreation Campus Update - Dick (Information)
Public Comment Board Comment
3. Montana Trailhead Inn TIF Request – Dick (Information)
Public Comment Board Comment
4. Sewer Hookups How to handle -Dick (Information)
Public Comment Board Comment
5. Public Comment on Non-Agenda Items
6. Adjourn

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
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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 17th 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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