

## INTERNAL MEMORANDUM

**Date:** September 2, 2022  
**To:** SBURA Board  
**From:** Jim Tevlin  
**Subject:** Private Investment Report

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The following is an update on private investments using tax increment funding in the South Billings Boulevard Urban Renewal District as of September 2, 2022:

**Newman Lane – Project Complete, \$55,945**



**Taco Johns – Project Complete, \$123,898**



**Billings School District #2** – Project Complete, \$100,000  
A ribbon cutting ceremony is scheduled for September 15 at 4:00pm



**Jackson Court Apartments** – In Progress, \$547,305 (see below)



**Jackson Court Apartments - Status Report - August 29, 2022**

Jackson Court Apartments includes 38 units of affordable housing located at 510 Jackson Street

Work is proceeding according to plan with completion scheduled by Mid-April of 2023. First tenant occupancy is anticipated for mid-to-late May 2023. Landscaping will follow, to be completed by August 2023.

Currently the first of seven buildings, **Building A**, is enclosed and has passed City inspection allowing installation of interior finishes, cabinets, and mechanical and electrical systems. Siding and roofing for **Building A** will be completed in September.

Foundations on **Buildings B, C, and D** are now complete with framing and roofing underway. Concrete foundations for Buildings E, F and G are scheduled for September and October with framing, roofing and siding to follow.

Underground utilities are complete within the site boundary. Connections to City services in Jackson Street were made earlier this year. Grading, curb and gutter, sidewalks, and compaction of paving base-course for the south half of the site is proceeding in September with asphalt paving anticipated to be completed in early November.

Site work on the north half of the site, including the Jackson Street approach, playground area and dog park will start following the completion of building slabs for the buildings on the north side of the site.

**TPA Group LLC** – In Progress, \$1,000,000 (see below)  
Project completion expected in early 2023.

YouTube Drone Videos

Onsite Montana Spec Warehouse 08.11.2022 <https://youtu.be/A5oLusaKAWc>  
Offsite Montana Utility Installation 08.11.2022 <https://www.youtube.com/watch?v=LIJnvhlqZ6E>

**Wendy's** – In Progress, \$154,801  
The Grand Opening is scheduled for September 27, 2022