

**South Billings Urban Renewal Association
Board Meeting
Tuesday, August 4, 2020
7:00pm
Conducted Via Zoom Conferencing**

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and participate by audio only.**

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Call to Order: Carolyn Rukstad, SBURA Board Chair

Courtesies: Welcome Visitors
Introduction

Attendance: Carolyn Rukstad, Scott Hanser, Jeff Muri, Dick Zier, Jim Tevlin and Mike Mayott in person; Danny Chiorki, Denise Joy, Pam Purrington, Mike Boyette, Mike Whitaker, Weyth Friday and Kevin Nelson via Zoom Conference.

Agenda Additions/Deletions – Carolyn

SBURA Meeting Protocol – Carolyn

Agenda Items:

1. **Approval of Minutes for May 5, 2020 meeting – Carolyn (Action)**
Jeff Muri moved and Scott Hanser seconded approval of the May 5th meeting minutes - **APPROVED**

2. **Approval of Minutes for June 2, 2020 meeting – Carolyn (Action)**
Scott Hanser moved and Jeff Muri seconded approval of June 2nd meeting – **APPROVED**

3. **Tevlin Consulting LLC Contract – Carolyn (Action)**
The contract with Tevlin Consulting LLC terminated on June 30, 2020. The Board may execute a twelve-month contract for the period July 1, 2020 to June 30, 2021 with Tevlin Consulting LLC under similar terms as the previous contract (which is acceptable to the consultant) or seek the services of another consultant.

Public Comment
Consultation with City Staff
Board Discussion

Mike Mayott moved, and Jeff Muri seconded continuing consulting contract with Tevlin Consulting LLC for fiscal year 2021 – **APPROVED**

4. **Vacant SBURA Board Position (At Large) - Carolyn (Action)**
Candidate: Dick Zier

Public Comment
Consultation with City Staff

Board Discussion – Jeff Muri spoke in favor of appointing Dick Zier to the Board as an At Large member. Jeff related Dick's experience as a banker and realtor in Billings brings an added dimension to the Board. The At Large position became vacant on December 31, 2020, thus the term runs until December 31, 2023

Scott Hanser moved, and Jeff Muri seconded Dick Zier as an at Large Member filling the vacant position for a term of 3 years. - **APPROVED**

5. **Vacant SBURA Board Position (Homeowner) - Carolyn (Action)**
Candidates: Kevin Nelson
Andrew Houlihan

Public Comment
Consultation with City Staff

Board Discussion – The two candidates were offered an interview by a panel of Board members by Carolyn Rukstad. Both candidates acknowledged their interview dates and times. Candidate Houlihan was interviewed. Candidate Nelson did not appear for his interview. The Resident position became vacant on December 31, 2020, thus runs

through December 31, 2023.

Scott Hanser moved, and Jeff Muri seconded the appointment of Andrew Houlihan to fill the vacant 3 year Resident Board position - **APPROVED**

6. Hallowell Lane Parking – Jim Tyler Westrop, Public Works **(Information)**

Update on Hallowell Lane design work. Impact on Optimist Park.

Public Comment
Consultation with City Staff
Board Discussion

Jim Tevlin is working with City Staff on the next steps. Lighting is being worked on by City Parks.

7. Expansion of SBURD – Jim **(Information /Action)**

Two different developers owning land immediately outside of the current SBURD boundaries are seeking annexation of their properties into the District. Such annexation would make their projects eligible for TIF assistance.

Public Comment

Consultation with City Staff – Wyeth Friday noted SBURA had previously been expanded and the procedure is straight forward. Mr. Friday noted non City owned property would need to be annexed prior to the expansion.

Board Discussion – Carolyn Rukstad noted her son has an interest in the expansion; thus, she recused herself for any discussion on the matter.

The reason for expanding is due to interest by a builder of housing on Jackson street and a developer of commercial and resident property on the frontage road.

The Board questioned the net pay back of the tax base if the expansion was sought and approved.

8. Mitsubishi Project – Jim George Bailey, Consultant to Mitsubishi Power Systems **(Information)**

Mitsubishi Power Systems has an option to purchase land at 1035 Intermountain St. upon which they would build a \$125 million gas turbine power generation facility.

Public Comment
Consultation with City Staff
Board Discussion

Jim Tevlin informed the board NorthWestern Energy has put out a Request For Proposals for a 280 Megawatt electricity source. George Bailey consultants indicate they are looking at a 13 acre site that would have a 5 acre footprint for a natural gas electrical generation plant within the District. The consultants want SUBURA to provide a of support to the City for the planned development.

Board member Mayott stated his concern of issuing such a letter of support could create a dangerous precedent for other projects whether in support of or not.

Councilwomen Denise Joy stated the City will give conditional support of projects where they see value in the project.

9. Project Update - Jim (Information)

--Recreation Center – Jim Tevlin has completed a detail financial analysis of the project. SUBURA is very much in favor for it. Jim will reach out to interested parties and wait to receive input from them to take the lead moving the project forward.

--Red Lion/Montana Trailhead Inn – The bankruptcy ruling requesting liquidation plans is anticipated for 10/14/2020. HDEA INC who manages the property is not sure they have the appetite to invest to be a flagship hotel.

--King Ave East – The project is under construction.

--Police Evidence Center – Completion is expected in August 2020.

--Amend Park Turf & Lights – The last hold up was a right of way from the City to NorthWestern Energy for power for the lights. A hold back is anticipated for the sod replacement as it does not appear to be up to specification.

Consultation with City Staff
Board Discussion

10. Public Comment on Non-Agenda Items

Jim Tevlin is working with City Staff on an efficient way to present SBURA projects which will better inform them.

Jim Tevlin noted all the TIF Districts in the City meet each Wednesday to smooth out the process.

Comments were heard concerning the quality of Zoom meetings. Mike Mayott stated he has worked out a fairly good solution with other organizations. Mike stated the estimated cost to deploy such a system would be \$1,000. Several Zoom attendees noted this would be a good idea.

Jeff Muri moved, and Scott Hanser seconded the purchase of a computer system to improve the Zoom meeting – **APPROVED..**

11. Adjourn – The meeting was adjourned at 8:35 pm.

Respectfully submitted

Mike Mayott
Secretary / Treasure.