

**South Billings Urban Renewal Association**  
**Tuesday, November 7, 2023**  
**7:00pm**  
**Public Welcome (Zoom Access Provided)**

**Call to Order:** Scott Hanser, 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.

**Attendees:** Dick Zier, Sara Trautmann, Jeff Muri, Scott Hanser, Greg Gastineau, Carolyn Rukstad, Kevin Nelson, Lori Nelson, Andrew Hoolihan, Kevin Heaney, Kelpin Lienemann, Scott Reuters, Wyeth Friday, Dan Brooks

**Addition or Deletion of Agenda Items:** None

**Agenda Items:**

- 1. Approval of minutes for September 6, 2023 meeting** (ACTION)  
Jeff Muri motioned; Carolyn Rukstad seconded to approve minutes. APPROVED

- 2. School District #2 TIF Application** (ACTION)  
(APPROVED)

Scott Reuters gave a brief review of the solar panels proposed for Riverside Elementary. He stressed the benefit of energy savings and education. He explained that the estimated cost came in higher in comparison to other solar projects done in the school district because of the placement of the panels on the property.

Kevin Nelson expressed his dismay for the project and pushed against TIF funds being used for the project. He believes they have no benefit and no payback.

Wyeth Friday stated, per SBURA guidelines, that the school district request is acceptable.

Andrew Hoolihan asked if the contractors were vetted and competitive. Scott replied that appropriate RFP's were sent.

Scott Hanser expressed his support for the project and states that we should all be here for the schools and their development.

All board members voted in favor of \$100,000 for solar panel installation.

Andrew Hoolihan motioned, Kelpin Lienemann seconded to approve the application.

- 3. Wood Springs Suites TIF Application** (ACTION)  
(APPROVED)

Greg Gastineau was present via Zoom to answer questions.

Kevin Nelson opposes the application because he believes it is private property and funds should not be used for that purpose. He states that the company already knew what the cost would be prior to requesting funds and that the project will still move forward regardless of the outcome of their application.

Wyeth Friday asked how much of the project had already begun. He stated that this would be a question that the council would have. Greg Gastineau stated that earthwork and utility work had begun but Dick Zier clarified the application was submitted prior to purchase of the land.

Kevin Heaney agrees with Kevin Nelson and doesn't believe that this is the most appropriate use of funds. He believes the project can stand on its own without help from TIF funds. He suggested that, if approved, that the request should be tailored to include public items only such as curb and gutter, sidewalks, etc.

Kelpin Lienemann also agrees with the idea of partially granting their request.

Five board members in favor; one member opposed to approving \$346,201 for curb and gutter, sidewalks, landscaping, and irrigation.

Carolyn Rukstad motioned; Jeff Muri seconded to approve the application.

#### **4. Daniel Brooks Visit Billings CPTED Program**

Daniel Brooks was present to give a presentation on the CPTED program.

#### **5. Board walk thru TPA Group Buildings**

Scheduled walk thru on November 28<sup>th</sup> at 10:00 a.m.

#### **6. Mitchell Court Apartments**

Public notice stating that Mitchell Court Apartments received 6.5 million in tax credits for their project. The project is going in the right direction.

#### **7. Kelly Lynch Montana League Dorsey & Whitney Proposal**

This will propose a back up plan to deal with TIF legislation and Wyeth is in close contact with Andy Zoeller and the city administrator.

#### **8. Consultant Report**

The consultant report can be viewed on the website.

#### **9. Parks, trails, and Recreation Center Election Update**

Election viewing party being held downtown tonight.

#### **10. Public Comment**

Kevin Nelson expressed his displeasure with the amount of time it took for the project at State and Calhoun to be completed. He also mentioned that it will be up to the board to go to Helena and explain the approval of the two TIF applications as it's sure to raise questions.

#### **11. Adjourn**

**(ACTION)**  
**(APPROVED)**

Andrew Hoolihan motioned; Jeff Muri seconded to adjourn the meeting.