

**South Billings Urban Renewal Association
Board Meeting
Wednesday, September 8, 2021
7:00pm
Conducted Via Zoom Conferencing**

Call to Order: Dick Zier, SBURA Board Chair
The meeting was called to order by President Dick Zier at 7:00 pm.

Attendance: Andrew Houlihan, Jeff Muri, Scott Hanser, Dick Zier, Carolyn Ruckstad, Jim Tevlin, Mike Mayott, Michael Whitaker, Kevin Nelson, Michael Boyette, Denise Joy, Pam Purinton, Wyeth Friday.

Courtesies: Welcome Visitors

Agenda Additions/Deletions – Dick Zier
Jeff Muri moved to table items 3 and 4 to next month, seconded by Scott Hanser **APPROVED**

Agenda Items:

1. **Approval of Minutes for June 1, 2021 meeting – Dick** (Action)
Moved by Scott H and 2nd by Carolyn approved
Approval of Minutes for July 29, 2021 meeting – Dick (Action)
Approval of Minutes for August 3, 2021 meeting – Dick
Moved by Scott Hanser, 2nd by Carolyn – APPROVED.

2. Tax Returns / FY2020 Financial Reports

Secretary Mayott has filed the 2020 Form 990. Also still in communications with IRS on change of fiscal year and amended returns for 2019 for short year and fiscal year. Jim Tevlin will post on the SBURA web site.

3. Hallowell Lane – Jim (Information)
Tyler Westrope, Public Works

Hallowell – two more weeks of water work left. Paving at south end of Optimis Park through the rest of the week moving north.
Working on sidewalks with a second crew following the asphalt crew.
Mid October completion date.
Bruce is scheduled to be finished by end of October.

Public Comment

East side of Hallowell is green space; why is design not widest possible. Who is responsible for maintaining green space?

Question regarding residents speeding up due to improvements.

Board Comment

Mayott questioned why these issues are being brought to SBURA as once we recommend a project it is the City's responsibility to design and implement; therefore, such questions do not belong at this venue.

Carolyn Ruckstad commented she agreed with Mayott's comments.

4. **Application for Tax Increment Assistance – Jim Tim Compton, Mobile-Stor** (Action)

Tabled to next meeting

5. **Application for Tax Increment Assistance - Jim Ole Rentals LLC, Pentex Restaurant Group** (Action)

6. Tabled to the next meeting

7. **FY23 – 27 Capital Improvement Plan - Jim** (Information)

Mr. Tevlin stated the CIP should be looked at as dollars and items are out there as place holders and not necessary fixed.

Mr. Friday stated the CIP process the City is drafting a version by all departments at this time due by 9/20/2021. The draft is published October 4th for public review and comment. The Council will review it at a work session in November and approve in December.

Items to date:

Parking lots of west side of Optimist Park \$500,000 FY2023

Recreation Center \$250,000 for initial design work at 30%. A&E study totals \$55 million; design cost will be \$8.7 million for FY2023. Construction in FY2024

Considerations –

Trails for walking paths on south side of interstate

Installation of parking across the street across from Amend Park.

Cross walk to Amend Park.

Unimproved Streets. \$4 million in FY2023.

Second Turf field at \$1.7 million at Amend Park.

SBURA has proposed projects in the CIP that are estimates. In certain cases grant funds become available can make a change to the total allocated.

Public Comments

Parking lots were funded in FY2022 and work will take place in FY2023.

Pool of funds for street lights.

Board Comments - None

8. **Recreation Center – Jim** (Information)

Mr. Tevlin reported Dick Zier and Tevlin have been invited to update the TBIRD of the plans for the park. At August 2, 2021 City Council meeting Tevlin presented the concept statement and SBURA's role in the development.

Requested approval to issue a Request for Proposal for the project without objection. SBURA cannot issue the RFP; therefore, Parks did so on August 28 with a September 24, 2021 response date.

Part I – proforma financial operation data and design of facility.

Part II is a continuation of the design process with full architectural drawings. A review committee will review and score responses.

Ultimately a design team will be recommended to the City Council for approval.

A steering committee will be formed in Park I will oversee the Design Team work.

Public Comment

Can the site be moved from the 10 acres east to Amend Park.

Board Comment

Andrew Houlihan stated he is a member of the recreation committee and is recused from the RFP process.

Mr. Whitaker stated Mark Jarvis of Parks and Recreation composed the RFP and Mr. Houlihan had not involvement.

Mr. Houlihan stated the recreation committee has done fact finding on the project and think it is important to identify how information flows.

Jarvis is serving as the Project Manager. Mr. Whitaker hopes the recreation committee will present to the design team.

9. Project Update

Jackson Court Development

An application is in the works. Perhaps they will have an application in October.

Optimist Park Improvements

Mr. Jarvis stated the shelter is ordered; however, due to supply chain issues it will probably not arrive until the end of the calendar year.

Public Comment –

Lighting is essential. Sidewalk along the back of the park to the new parking lot needs lighting.

Board Comment

Carolyn Ruckstad asked about lighting. Parks is looking to do lighting in the parking lot as an add on.

Mr. Mayott requested Mr. Nelson to identify who the “we” is that he constantly refers to as Mr. Nelson is not now, nor has ever been a SBURA Board member and cannot speak as one.

Mr. Mayott also requested Mr. Tevlin obtain a police report on Optimist park area relating to criminal activity.

10. Public Comment on Non-Agenda Items

Make sure everyone knows what the design is and on the agenda.

Council member Joy offered her congratulations on the Board pushing forward the recreation center and all of the projects.

11. Adjourn

Adjourned at 7:54 pm.