

South Billings Urban Renewal Association Board Meeting Tuesday

03/04/2025 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 3/04/2025 meeting - Scott (Action)
- Public Comment Board Comment
2. Approval of Minutes for 3/20/2025 (Action)
- Public Comment Board Comment
3. TFI Application - Torgeson Equipment - Dick (Information)
- Public Comment Board Comment (Action)
4. Release of funds request Montana Trailhead Inn - Dick (Information) (Action)
- Public Comment Board Comment
5. Mitchell Courts update - Dick (Information)
- Public Comment Board Comment
6. Service Pro Express Lube update - Dick (Information)
- Public Comment Board Comment
7. RecreationCampusUpdate-Dick/Jeff (Information)
- Public Comment Board Comment
8. Upstream Contract - Dick (Information)
- Public Comment Board Comment
9. Residential Sewer Hookup requests - Dick/Andrew (Information)
10. Public Comment on Non-Agenda Items
11. Adjourn

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Agenda Additions/Deletions:

Agenda Items:

1. Approval of Minutes for 02/04/2025 meeting- Scott (Action)
 - Jeff motioned, Mike seconded to approve the minutes **APPROVED**
2. Cash forecast- Andy Zoeller (Action)

Andy Zoeller presented the cash forecast for the SBURA budget. Jeff Muri motioned, Mike Erickson seconded to approve the cash forecast. **APPROVED**
3. New board member- Dick (Action)
 - Mike Mayott was selected from applicant pool to serve as the new board member. Kelpin motioned, Jeff seconded to approve Mike Mayott as new board member **APPROVED**
4. Board Member Renewal- Dick (Action)

Jeff Muri, Scott Hanser, and Kelpin Lienemann's terms were up.
Mike Erikson motioned, Kevin Heaney seconded to renew Jeff Muri, Scott Hanser, and Kelpin Lienemann's seats for a 3 year term. **APPROVED**
5. Election of Officers- Dick (Action)

Scott Hanser (president), Andrew Hoolihan (vice-president), Mike Mayott (secretary/treasurer)
Mike Erikson motioned, Jeff Muri seconded to approve Scott Hanser as board president, Andrew Hoolihan as board vice-president, and Mike Mayott as secretary/treasurer. **APPROVED**
6. Amend Recreation Campus Update (Information)

Mike Mayott spoke on the origins of the naming of Amend Park. He stated the original investors in that project are concerned about the recreation campus being named using Amend Park. A discussion ensued to determine whether or not it was time to talk about changing the name "Amend Recreation Campus" to something different. A committee will be put together to come up with a number of ideas to be presented to City Council.
7. SBURA FY Preliminary 2026 Budget- Dick (Action)

Dick presented the initial budget for 2026
Jeff Muri motioned, Mike Erikson seconded to approve the budget for 2026 **(APPROVED)**
8. Fundraising update- Melanie Schwarz
Fundraising is on track to meet the original goals
9. Danielle Rider webpage update- Dick (Information)

Updates are being made to the website regularly
10. Other items
 - Zoning change animal shelter- not in our TIF district
 - Signal Peak TIF request- special meeting will be called to review this application once it's received
11. Adjourn
Jeff motioned, Mike Erikson seconded to adjourn the meeting **APPROVED**

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Agenda Additions/Deletions:

Agenda Items:

1. Yellowstone Ice Foundation TIF Application- Dick (Action)
 - Video was shown of the ice arena mock up. Two story facility will include two sheets of ice, seating, pro shop, concessions, skate rental, etc.
 - Jeff asked if there were items that could be cut out if the board was unable to approve their application. Parker Phipps said that they had secured financing, in that event, but are really trying to complete the project through fundraising.
 - Jeff also asked if the facility was going to host youth tournaments and Parker stated that this facility would allow the youth hockey to have a very large home tournament.
 - Dick reviewed the itemized breakdown of the TIF application. TIF request is for \$784,510.00. Dick proposed a secondary amount deducting the permit fees that the board has not approved before. This amount would be \$693,510.00.
 - Dick gave a review of the cash budget for FY26 and FY27. He reminded the board there was no payback on this TIF application because it's a non-profit.
 - Parker Phipps spoke more detailed about some of the costs and design features chosen. This included the fundamental idea of this being a building that lasts 50 years.
 - Dick listed reasons why this application should be approved.

Public Comment: Wyeth expressed his concern and said there needs to be more explanation as to why additional funding is needed for infrastructure. He warns there needs to be clear reasoning to present to the council.

Board Comment: Scott states that part of the board's job is to assist people to get things built and feels that it needs to be done correctly and completely to receive the maximum benefit of its potential.

Andrew argues the costs on this application have, in fact, been funded in the past.

Vote: Andrew Hoolihan recused himself from the vote.

Jeff Muri motioned, Kevin Heaney seconded to approve the TIF application in the amount of \$784,510.00.

All in favor

APPROVED