

South Billings Urban Renewal Association Board Meeting
Tuesday 6/04/24 at 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 Minutes 5/20/2024 meeting – Scott (Action)
Public Comment Board Comment
2. Optimist Lighting- Mike Pigg (Action)
Public Comment Board Comment
- 3.. Update from Collaborative Design - Andrew (Information)
Public Comment Board Comment
4. Organizational chart for complex – Dick (Information)
Public Comment Board Comment
5. Website Improvements – Andrew (Information)
6. City sewer connection and right of way – Andrew (Action)
7. Public Comment on Non-Agenda Items
8. Adjourn

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In attendance: Jeff Muri, Carolyn Rukstad, Kevin Heaney, Andrew Hoolihan, Kelpin Lienemann, Dick Zier, Sara Trautmann, Mike Mayott, Frank Fuhrman, Jase Muri, Scott Hanser, Melanie Swartz, Gene Leuwer, Mike Erikson

Agenda Additions/Deletions-Scott Hanser

Agenda Items:

1. Approval of Minutes for 04/02/2024- Scott (Action)
 - Jeff Muri motioned, Andrew Hoolihan seconded to approve minutes APPROVED
2. New Turf Soccer Field- Mike Pigg and Mike Mayott (Information)
 - Mike Mayott presented design idea for the suggested addition of turf at Amend Park. Board decided to table the idea pending the Sports Complex moving forward and potentially combining it with that project.
3. Optimist Lighting- Mike Pigg (Action)
 - The lighting project is still in the design phase.
 - Jeff Muri motioned, Carolyn Rukstad seconded to table until the next meeting APPROVED
4. Wood Springs Suites withdrawal of TIF application- Dick Zier (Information)
 - Dick presented the letter submitted to the board for withdrawal of their TIF application
5. Billings Hotel and Convention Center Application- Dick Zier (Action)
 - Dick presented the BHCC Tif application including the design plans and cost. The board unanimously agreed that this project was what the funds were intended for and that the project will generate a lot more business to the community.
 - Kelpin Lienemann motioned, Kevin Heaney seconded to approve the Billings Hotel and Convention Center the \$463,085 as requested. Vote was unanimously approved.
6. Mitchell Court TIF application- Dick Zier
 - Dick presented the Mitchell Court TIF application including the design plans and cost. The board discussed the benefits of the apartments and the need for more affordable housing. Gene Leuwer was available via Zoom to answer board questions in regards to the project including whether or not the project would move forward without TIF funds. Mr. Leuwer concluded that it would move forward one way or another but would not be as nice as they could be.
 - Jeff Muri motioned, Kevin Heaney seconded to approve \$500,000 for one year to the TIF request. Vote was 5 in favor, 1 opposed. APPROVED
7. Partial release of TIF funds to Tim Compton- Dick Zier (Information)
 - Dick updated board on the funds released to Tim Compton. Was only partially released because an item needs to be addressed concerning a power pole.

8. Melanie Swartz contract for fundraising- Dick Zier

(Action)

- Melanie Swartz presented her proposal for the Sports complex fundraising campaign. She offered insight into her marketing and PR services as well which would be a separate contract.
- Kevin Heaney motioned, Jeff seconded to approve \$3500/Mo. for a period of 1 year to retain her services. Either party can cancel this contract with a 30 day notice. Vote was unanimous.

APPROVED

9. Grant Updates

(Information)

- Signal Peak mine has not gotten back to the board. Will revisit this at the next meeting.

10. Update from Collaborative Design- Andrew Hoolihan

- Andrew updated the board on the progress of the Sports complex design. He said it should be complete next month.

11. New board member application- Dick Zier

(Action)

- Jeff Muri motioned, Kevin Heaney seconded to approve Mike Erikson board member application.

APPROVED

12. MOU with the city of Billings

- Dick proposed extending the MOU with the City of Billings for one year.
- Jeff Muri motioned, Carolyn Rukstad seconded to approve MOU for one year.

13. Public Comment

- Mike Mayott expressed his thoughts about the entire board being present at the council meetings when proposing the Sports complex.

14. Adjourn

- Jeff Muri motioned, Carolyn Rukstad seconded to adjourn the meeting.

APPROVED