

**South Billings Urban Renewal Association Board Meeting
Tuesday, April 4, 2023 at 7:00pm
Billings Hotel & Convention Center
1223 Mallowney Lane, Billings MT**

Public Welcome (Zoom Access Provided)

Call to Order: Dick Zier, SBURA Board Chair

Courtesies: Welcome Visitors

Directors present: Zier, Rukstad, Heaney, Muri, Houlihan, Hanser

Guests present: Tom Rupsis, Wyeth Friday, Denise Joy, Jon Tuggle, Michelle Harkins
Mac Fogelsong, Kevin Nelson, Lori Nelson

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 – Dick Zier

Agenda Items:

1. Approval of Minutes for March 7, 2023 meeting – Dick (Action)

Motion: Jeff Muri
Second: Carolyn Rukstad
Motion Passed

**2. TIF Applications – Jim (Actions)
TPA Group LLC, KSKC Properties LLC, Torgerson LLC**

This action addressed a motion to table the applications from the above three parties that were presented to the board at the March 7, 2023 meeting

Jim stated that, at the direction of the board, he reached out to Bennett Snyder of TPA Group LLC and Mac Fogelsong of Public Works. Bennett represented the three applicants. Jim provided the board with a summary of his fact-finding efforts.

Public Comment

Kevin Nelson asked if the applicants if the water main project was publicly bid. Mac Fogelsong responded that it had.

Motion: Jeff Muri moved to deny the applicants their request for tax increment assistance.

Second: Scott Hanser
Motion Passed

3. Revision to Bylaws – Jim (Information/Action)

Kevin Heaney discussed the board's "appetite" to remove the last sentence of Article 8.2 of SBURA's Amended And Restated Bylaws which stated that no officer may serve in the same office for consecutive terms.

Public Comment

Kevin Nelson stated that the agenda distributed to the public did not indicate what action was to be taken on SBURA's Bylaws.

Motion: Kevin Heaney
Second: Scott Hanser
Passed

4. April 2023 Consultant Report – Jim (Information)

Note: This report will not be read aloud. Interested parties can view this report at the Association's website: www.southbillings.org.

Public Comment

Kevin Nelson related his disappointment that the City's decided to delay a vote for a recreation center bond to 2024. He believed the master plan would become a "dust collector." He stated that SBURA "dropped the ball" with respect to moving this project forward.

Dick Zier stated that SBURA did not drop the ball. The recreation center project was essentially taken away from SBURA. He related his concern if the public rejected the bond vote. Is there a "Plan B?"

Tom Rupsis stated that no one on City Council or the working group does not want to pursue a recreation center. He said the Chamber of Commerce's survey indicated a preference that the citizens would prefer to focus on existing Parks facilities rather than pursuing new buildings. He discussed the need to define the recreation center's operating authority and management structure as well as the need to raise private capital.

Andrew Houlihan related that SBURA had been making concerted efforts since 2020 to energize the recreation center project using TIF funds to make the first of a host of incremental steps. What started as a \$30 million recreation center project ballooned into a \$100+ million "all-in" effort.

Tom Rupsis replied that the Chamber's survey was the first to ask the electorate how much they would be willing to spend. Given the amount indicated in the survey, it was evident that the recreation center effort would need to change its approach.

Jim commented on the status of Senate Bill 523 being considered at the current Montana legislative session. He stated that SB523 had cleared its Senate committee as was directed to the House Taxation Committee.

Jim and Wyeth Friday stated that SB523, if enacted, would remove school levies from the TIF calculation and severely limit bonding actions. There are a host of other provisions, but the bill would effectively strangle the use of tax increment financing and thereby end tax increment districts as we know it.

5. Public Comment on Non-Agenda Items

Kevin Nelson commented on the Midland Rd shooting. He expressed his opinion that people would stay away from Billings because of such events.

6. Adjourn