

INTERNAL MEMORANDUM

Date: October 31, 2023
To: SBURA Board
From: Dick Zier
Subject: Consultant's Report

The following is a brief update on noteworthy activities in the South Billings Boulevard Urban Renewal District ("the District") as of September 20, 2023 (the reader is urged to view prior reports posted on the website www.southbillings.org for context):

Administrative

Two TIF requests were presented at our October, 3, 2023 public meeting.

- 1, Request from Choice Hotels (Wood Springs Suites}
2. Request from School District #2 for the installation of Solar Panels at Riverside School.

These 2 TIF Applications will be voted on at our November 7th meeting.

Three TIF assisted projects are nearing completion and will requesting their Assistance to be paid in the near future.

1, Jackson Court	\$ 547,305.00
2. TPA Group	\$1,000,000.00
3. KSKC Properties	\$ 362,525.00

SBURA will continue to consider other projects for its Capital Improvement Plan.

Parks, Trails, and Recreation Center Bond Issue

VOTE YES

What a great opportunity for the Residents of our area. A study was done in 2017 and it was agreed we needed increased recreational opportunities in Billings. This proposal will do just that. If you ever coached Travel Team Basketball or other sports that need gym space it is very difficult to find. Our current Hockey facility is about to be worn out. We are the only major City in Montana without an Indoor swimming pool. This facility will bring Millions of Dollars to Billings. This will not only benefit the Hotels Restaurants and gas stations, but will have tremendous trickle-down effect on other businesses as well. Safety and Soundness is a big concern in our City. Chief St. John has stated several times that this project will help with that as well. It will bring numerous events to Billings.

The parks and Trails portion of this Bond Issue will all tremendously enhance the quality of living in Billings as well. This is a great opportunity to make a huge difference for the betterment of Billings. It will be an awesome recruitment tool for our employers to get top quality staff.

Upcoming Projects

Applications for assistance from the following:

1. Choice Hotels
2. School District #2 for solar panels
3. New building square 106, LLC

Please contact me with projects that you would like to see SBURA get involved in that pertains to the Southside TIF District.

South Billings Urban Renewal Association
Tuesday, October 3, 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, Mike Boyett, Andy Zoeller, Tanya Ludwig, Greg Gastineau, Steve Solberg, Carolyn Rukstad, Kevin Nelson, Lori Nelson, Andrew Hoolihan, Kevin Heaney, Mike Mayott, Kelpin Tokar, Scott Reiters

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. **Capital Improvement Plan**
CIP plan will hopefully be completed by next meeting. Currently waiting on lighting to be completed at Optimist Park in order to evaluate what's needed. Lighting and fencing at Amend Park is in the works. Meetings are currently taking place for the recreation center. Marketing is targeting the groups most likely to vote yes on the ballot.
3. **School District #2 TIF Application**
Requesting assistance to implement solar energy at numerous schools in the area. Application suggests that solar energy reduces energy costs, provides additional educational opportunities for students, and reduced energy usage. Costs have increased on the solar systems and the return is approximately 10 years. Unless they acquire additional funding, the project will not be able to move forward. Jeff Muri asked what the return would be if they were awarded a portion of their request and the answer was approximately 12 years. Scott Hanser asked if they had received previous funding for the schools who had the solar panels installed already. He was told that Northwestern Energy had awarded a grant for those projects. Kevin Nelson said he does not believe that giving funds for a solar project is necessary.
4. **Wood Springs Suites TIF Application**
Greg Gastineau was present to speak about the application. He stated the company has done three projects in the last few years and have had great success with them. He said that these extended stay hotels do not attract your typical one-night stay guests. The company likes the area as it has plenty of access to amenities and interstate access. During their due diligence it was found that the soil is questionable and requires additional engineering. Scott asked what their timetable was for construction and he said they are looking at a 12-14 month construction time and the property purchase closes on Friday. Jeff Muri asked if they would be employing local workers and Mr. Gastineau stated the General contractor is from out of state but they would be looking to employ local subcontractors. Andrew Hoolihan stated he wasn't sure that funds should be used for a project that was already passed the point of "needing" the money when we have plenty of other projects that really need it.

5. **October Consultant Report**

This report can be found and read online.

6. **Public Comment**

None

7. **Adjourn**

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

(ACTION)
Approved