

South Billings Urban Renewal Association

10/06/2026 Meeting Notes

1. Approval of Previous Meeting Minutes

The minutes from September 1, 2026 were presented for approval. No additions or corrections were requested.

Motion: Approve the September 1, 2026 meeting minutes.

Second: Motion was seconded.

Vote: Motion carried unanimously.

2. Draft Capital Improvement Plan (CIP)

Sara presented the preliminary five-year Capital Improvement Plan (CIP) being developed with City staff and department heads. The proposed CIP places renewed emphasis on infrastructure improvements, particularly streets and other projects identified within the expanded district.

Approximately 12 streets identified in the existing master plan remain in need of improvements.

Other projects discussed for the expanded district included:

- Improvements or replacement associated with Fire Station No. 2 near South Park.
- Expansion and improvements to the evidence lot parking area.
- Street and infrastructure projects throughout the expanded district.

Revenue Projections

Board members questioned why anticipated TIF revenue was shown as remaining relatively flat throughout the projections, noting that historically the district has experienced annual increases. City staff indicated the projections were intentionally conservative and agreed to follow up with Finance regarding the assumptions used.

The Board also discussed the relationship between revenue generated by the expanded district and the amount of TIF funding proposed for City projects. Members expressed interest in ensuring an appropriate balance between revenues generated and expenditures proposed within the district.

The Board reviewed the remaining streets identified for improvements and discussed establishing priorities for the projects. Engineering has discussed grouping the streets into approximately two project packages, allowing design and construction to be coordinated efficiently.

The Board discussed preparing recommendations for which streets should be included in each package and submitting those recommendations to City staff, including Mac and Tyler, for engineering review.

Particular attention was given to Jamsma, identified as No. 5 on the list, because of nearby new housing development and the anticipated increase in traffic. The Board generally agreed that streets serving recently developed or rapidly growing residential areas should receive strong consideration when determining priority.

Streets numbered approximately 6 through 10 were also noted as being geographically clustered, which may provide efficiencies if improvements are completed together.

Sara will continue working with City staff to determine the most practical project groupings and the amount of street work that can realistically be completed each construction season.

During public comment, the Board was asked whether any proposed road improvements could be coordinated with Safe Routes to School or other outside funding sources.

Newman Lane was specifically identified as a street that could potentially qualify because of its relationship to a school route.

The Board discussed the benefit of combining outside grants or transportation funding with TIF dollars whenever possible to maximize available resources.

City staff indicated that a number of federally funded and other transportation projects are already planned throughout Billings and agreed to provide information regarding those projects. Staff will also investigate whether Safe Routes to School or similar programs could be paired with proposed TIF-funded street projects.

3. Additional ARC/Amen Park Parking

The Board reviewed drone footage taken during a recent hockey game to evaluate parking conditions around the ARC/Amend Park area.

Members noted that the footage represented a night when hockey was occurring but other major facilities and fields were not simultaneously hosting events. Despite that, parking was heavily utilized, including parking at nearby businesses and across surrounding streets.

The Board expressed significant concern about future parking conditions when multiple facilities host events at the same time.

Preliminary Parking Expansion Concept

A preliminary concept was presented for paving the area containing the additional pad sites, milk barn and garden area.

An initial estimate obtained from K2 indicated that approximately 450 additional parking spaces could potentially be created for approximately \$1.8 million.

The preliminary estimate would include:

- Grading.
- Paving.
- Striping.
- Culvert work.
- Necessary sidewalk connections.
- Related site improvements.

Additional engineering expenses may also be required.

If the concept moves forward, alternative locations need to be identified for the existing garden, and the future of the milk barn would need to be addressed.

City staff advised that Parks and Engineering are planning a parking and traffic evaluation, anticipated for winter/spring.

The study is expected to examine:

- Parking demand.

- Traffic circulation.
- Simultaneous events.
- Use of the various facilities.
- Potential future parking improvements.

The Board expressed interest in gathering additional photographs, video and usage data before that evaluation. Members also suggested bringing all involved parties together to discuss parking plans so that work is coordinated and duplication is avoided.

A question was raised regarding whether a previously discussed shuttle service involving nearby commercial parking areas remains under consideration. No current information was available regarding the shuttle concept.

4. Billings Tennis Association Update

Jodie Adams of the Billings Tennis Association provided an update regarding the proposed indoor tennis facility at Amen Park. Updated plans depict a proposed six-court indoor facility.

The total project is currently estimated at approximately \$12 million, subject to final design and construction costs. Approximately \$5–6 million has been raised or identified toward the project, with additional fundraising actively underway.

The Association is pursuing approximately \$2 million in naming-rights opportunities and hopes to raise as much of the total construction cost as possible before beginning construction rather than relying heavily on debt.

If fundraising continues successfully, the Association hopes to proceed with bidding/RFP activities next fall and potentially begin construction toward the end of the following year.

A Board member disclosed a professional connection to the project through an architecture firm providing pro bono design assistance to support planning and fundraising efforts.

The Association also reported support and participation from local construction and lighting partners.

A question was raised regarding whether the Association intends to raise the full project cost before construction or whether construction could begin while fundraising continues.

The Association reiterated its preference to raise as much of the project cost as possible before construction. With naming rights and other fundraising efforts underway, representatives expressed optimism that the remaining funding could be secured.

5. Public Comment on Non-Agenda Items

No additional public comment on non-agenda items was recorded.

6. Adjournment

A motion was made to adjourn the meeting.

Second: Motion was seconded.

The meeting was adjourned.