

**South Billings Urban Renewal Association
Special Board Meeting
Tuesday, August 15, 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.

Addition or Deletion of Agenda Items: Vote on applicant to replace Dick Zier as board president.

Agenda Items:

- 1. Vote on applicant to replace Dick Zier as board president. (ACTION)**
 - Scott read application letter from applicant, Steve Solberg.
 - Mike Boyett stated he's know Mr. Solberg for many years and believes he would be an ideal candidate for board chair.
 - Jeff Muri agreed with Mike Boyett

Kevin Heaney motioned; Carolyn seconded to appoint Steve Solberg as board president. **APPROVED**

- 2. Vote on applicants to replace Jim Tevlin as board consultant. (ACTION)**
 - 2a. Comments**
 - Scott Joserick encouraged the board to follow the rules as it gives other districts a bad reputation if they don't. He believes that Dick may not be the best choice as there is a conflict of interest as he has listings in the south side district. The board needs to protect itself or the city will take them over.
 - Kevin Heaney asks if there is a steep learning curve when it comes to the consultant position. Scott J. stated that once a couple of applications have gone through the process someone should have a strong grasp of the procedure.
 - Larry Brewster stated his support for Tim Goodridge. He has the experience and contacts throughout the city that would make a positive impact. He has a good rapport with the city and works well with the board.
 - Jim Markel suggests making a copy of the bylaws of the eastside district to use as their own. Supports Tim as the best candidate considering he has the experience needed for the position.
 - Kevin Nelson is concerned about the cost of this position. He also questioned whether this was truly an independent contractor position under the IRS laws. His opinion is that the consultant is an employee and not an independent contractor. Taxpayers are not going to pick up the tab if the IRS finds out about the status of the position. He believes this is not a transparent issue.
 - Tim Goodridge spoke on his own behalf stating he enjoys the work of the board and understands the importance of the rec center project. He stressed his interest in the position. Carolyn asked Tim why he left the east district and Tim explained that he took a position with the Metra but wants to come back to private enterprise.

2b. Board comments on applicants

- Kevin Heaney comments:
 - o Tim has the direct relevant experience.
 - o Both individuals are great applicants.
 - o Tim can hit the ground running.

- This decision is critical for the board.
- Tif districts are under extreme scrutiny and it's important to stay out of the firing line.
- Believes that Tim Goodridge as consultant would be what's in the best interest for this organization and comes with many recommendations from city officials.
- Scott Hanser comments:
 - Has been on the board for 10 years and understands the importance of this decision.
 - He is impressed with both candidates and what they bring to the table.
 - His biggest question is "can you work with them." Knows that people hire less experienced individuals in order to keep away from bad habits that more experienced individuals may come with.
 - Stated that Dick was bank vice president for many years and that comes with so many skills and connections. He cares about the south side and the entire city. Dick has also put in countless hours on the rec center project which is of huge benefit to the board.
- Jeff Muri comments:
 - There are no bad decisions here. Both candidates are equally valuable and high quality.
 - Responded to earlier comment about conflict of interest that Dick will no longer do real estate on the south side.
 - Dick's board presence for the last several years gives him the hands on experience for this position. He has been on multiple boards throughout the city and has a multitude of contacts.
 - Tim Goodridge is asking for quite a bit more money for the position so he's unsure if Tim would be happy taking less.
 - Trusts Dick 100%
- Other comments:
 - Andrew Hoolihan asked about the scoring of the applicant interviews.
 - Scott stated that nothing has changed on the scoring even after all comments have been made. Jeff stated that the interview was a good guideline.
 - Carolyn Ruckstad is concerned about paying too much and wonders how long Tim would be happy with the position if he accepted less.
 - Chris Kukulski stated the board has two great candidates to choose from.

Vote:

Andrew- Dick
 Jeff- Dick
 Kevin- Tim
 Carolyn- Dick
 Kelpin- Dick
 Scott- Dick

- Comments:
 - Jeff asked when the position would begin.
 - Kevin stated he would get the contract written up right away.
 - Jim Tevlin stated there was lots of work to be done before his end date of September 15th.

3. Non-agenda items

- Denise Joy thanked the board for taking this decision seriously and stressed the importance of following their master plan.

Jeff Muri motioned; Kevin Heaney seconded to adjourn the meeting.

APPROVED