

**South Billings Urban Renewal Association
Board Meeting
Tuesday, November 10, 2020
7:00pm
Conducted Via Zoom Conferencing**

Call to Order: Carolyn Rukstad, SBURA Board Chair

Courtesies: Welcome Visitors
Introduction

Carolyn Ruskstad, Scott Hanser, Dick Zier, Mike Mayott, Jim Tevlin, Jeff Muri, Andrew Houlihan, Mike Boyett, Tyler Westrop, James Tevlin, Pam Purington, Wyeth Friday, Denise Joy, Danny Chori, Eric Basye, Debbie Keller, Andy Zoeller, Leif Welhaven, Debi Meling, Kevin Nelson

Agenda Additions/Deletions – Carolyn
Added #2 Financial Report

SBURA Meeting Protocol – Carolyn

Agenda Items:

1. **Approval of Minutes for October 6, 2020 meeting – Carolyn** (Action)
JM moved, DZ 2nd Approved
2. **Financial Report - Mike**
FY2020 transaction detail to City. 1st Quarter FY2021 transaction detail to City.
3. **CLDI TIF Application – Jim** (Action)
Eric Basye, CLDI
- Mike Mayott recused self

- Andrew Houlihan recused from discussion

Eric Basye, Executive Director of CLDI made a presentation regarding their application for TIF funds for affordable housing within the District.

Potential buyers qualify for \$220,000; the \$100,000 difference covered by TIF at 58,000 and other donors secured by CLDI.

Public Comment

Denise Joy – What is CLDI looking at keeping housing affordable?

Eric Base – based on Jackson, WY caps appreciation at 3% to protect investors to net a big gain on the property.

Kevin Nelson – Cost of house is out of line in his opinion.

Consultation with City Staff

Wyeth Friday asked for clarification of the eligible cost as City has concerns about land cost in prior applications. Encourage the Board to be aware the Council wants to know how it fits in with the big picture?

Pam Purington – Asked Eric Basye how CLDI would address the cost of build as questioned by Nelson.

Board Discussion

DK – Concerned about cost of the project.

CR – Request Tevlin Consulting regarding the appropriateness of the expenses in relation to MCA. This project is requesting less than eligible costs per Code.

SH – suggests SBURA helps

JM - \$115 sf is not out of line for the cost.

SH moved to accept application, JM 2nd. APPROVED unanimously

4. **SBURA Board Position – Jim** **(Information/Action)**
SBURA Officers – Jim

CR term as Business Owner Board Member terms expires February. JT suggest opening for applications and act on them in February.

Officers – President term expires Feb. 1, 2020. VP extends Feb 2022. Sec/Treas expires Feb 1, 2020

Public Comment

Consultation with City Staff

Board Discussion

5. **Hallowell Lane/King Ave East – Jim** **(Information)**
Tyler Westrope, Public Works

Project Engineer – King Avenue East is substantially complete. Fencing, street lights to still go in.

DM – Fence is not acceptable for safety and esthetics; what can be done to correct. Kids are hanging on it and may cause kids to play and fall into the ditch.

TW – states split rail is low cost and low maintenance.

CR – spoke with grandmother of children from King Avenue East that kids love to play on. also ugly; horrified on the way it looks.

PP – under ReCode can there be a chain link fence in that area? WF stated chain link is allowed in many areas and since it is a road project ReCode does not come into play in this situation.

Deb Meling – Chain link can be problematic with kids on bicycles. Surprised to hear the feedback. They will take it under advisement.

JM suggests the Board come up with a solution recommendation to resolve and asked how would it be paid for? JT can discuss with DM and TW and bring back alternatives.

Hollowell – design moving forward. Will include a water main improvement along with it. One mile long. Widen out as a residential road. Leaving as many existing improvements as possible. Fixing drain issues on south end of the park. Will be unstriped as in residential. Streetlights will be installed. Residents will receive a letter about light district totaling \$60 a year. At 60% design plan. Looking at raised speed bumps for speed control.

Public Comment

Denise Joy – King Avenue East looks nice and did not take notice of the fence. Have noticed residents using the trail. It is a good idea to take the discussion on the fence offline. What does SBURA want for the TIF area.

Kevin Nelson sort of likes the fence. Tree by south end of park needs to go.

Consultation with City Staff

Board Discussion

AH – Covert on NE corner on project of Jackson and King is there any more work to that? Also, is the temp speed to be removed.

TW – stated the covert is being replaced as it was damaged during construction. All traffic control signs down Friday the 13th of November.

6. SBURA Website – Jim

(Information)

Web site is updated. Will continue to update and refine to marketing and public information.

LW – web site looks good. FB page is up and looking good.

Public Comment

Kevin Nelson – Do not understand why agenda is not attached in email blast.

Consultation with City Staff

Board Discussion

7. Project Update - Jim

(Information)

Red Lion/Montana Trailhead Inn – Bankruptcy changed to Chapter 7

Police Evidence Center – Dedication last week. SBURA not mentioned of contribution from TIF; brought to attention to the Mayor. Impressive tour of the Center.

SBBURD Expansion – Tentatively scheduled to present to City council on December 7th.

Jackson Court Development – Developers for projects received 46.4 mil tax credit. Expect a TIF application by the end of the year.

Newman Elementary Application – Spearheading an effort to improve the entry way. SBURA funded in 2014.

Public Comment

Consultation with City Staff

Board Discussion

8. Public Comment on Non-Agenda Items

Kevin Nelson – Offline conversations; what does that mean.

DJ – Not intention of discussions out of public. What she meant was JT and Staff would have conversations and bring suggestions and information necessary for the Board to have discussion.

WF – Update on CIP for before November 16th work session. City wants the property owners have contribution to improvements. Anticipate long term investment in the District.

9. Adjourn – at 9:14 pm.