South Billings Urban Renewal Advisory Committee

Meeting Minutes | November 4, 2026

1. Approval of October 6, 2026 Minutes

The Committee reviewed the October 6, 2026 meeting minutes. No additions or corrections were proposed.

Motion: A motion was made and seconded to approve the minutes as presented. Motion carried, including verbal confirmation from remote participants.

2. ARC Recreation Campus Parking Improvements

Sara presented SBURA's request for guidance on addressing parking demand at the ARC Recreation Campus. A preliminary proposal to pave the remaining area and address drainage was estimated at $1.8 million; grading and gravel were discussed as an approximately $1 million alternative. The Association had discussed the matter at its meeting the previous evening.

Members acknowledged parking shortages but differed on whether action should precede a traffic and parking study. A study was expected in spring, and additional event-use data over approximately six months was discussed. Members also considered a temporary event-day street closure and designated parking, subject to traffic, access and fire-safety review.

Public comment: Jody Adams, representing the proposed indoor tennis center, asked that the third development pad remain available. She described fundraising progress, prior presentations to SBURA and the Parks Board, and the potential for additional parking alongside future development. Other comments favored moving promptly on permanent parking while preserving the third pad.

Motion: A motion was made and seconded to recommend paving the portions of the remaining parking area outside the third development pad, preserving that pad for potential future facilities. Motion carried unanimously. The recommendation is to move forward for City consideration; the Committee did not approve a final construction contract or expenditure.

3. Energy Laboratories TIF Application

Sara presented Energy Laboratories' application for its expansion at 1120 South 27th Street and parking improvements on vacant lots identified as 1108 and 1110 South 28th Street. The approximately $3.7 million project is expected to add 8–10 positions to the company's approximately 95 existing full-time-equivalent positions; the average hourly wage reported was $28.63.

The requested TIF contribution was $328,181 in eligible site and public-facing improvements, including demolition, sidewalks, water and storm sewer work, landscaping, irrigation, lighting and streetside façade improvements. SBURA had voted to support the application the prior evening. A payback period of approximately 9½ years was stated during discussion.

Public comment: One speaker opposed the application, arguing that TIF should not subsidize costs an established business could otherwise finance. Energy Laboratories representatives responded that the request represented a partnership supporting reinvestment, employment, and continued operations on the South Side, rather than a handout. Members discussed statutory expense eligibility and the value of business retention and tax-base growth.

Motion: A motion was made and seconded to approve/recommend the Energy Laboratories TIF application for $328,181. Motion carried unanimously. Further City Council consideration is anticipated.

4. Public Comment on Non-Agenda Items and December Meeting

No additional public comment on non-agenda items was recorded. Members discussed whether a December Advisory Committee meeting would be needed. The general expectation was that no meeting would be held absent business requiring consideration; no formal scheduling action was recorded.

5. Adjournment

A motion to adjourn was requested and made. The meeting was adjourned.