

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

**Call to Order:** Carolyn Rukstad, SBURA Board Chair

**Courtesies:** Welcome Visitors  
Introduction

**Agenda Additions/Deletions – Carolyn**

**SBURA Meeting Protocol – Carolyn**

**Agenda Items:**

1. **Approval of Minutes for March 3, 2020 meeting – Carolyn** **(Action)**
  
2. **Vacant Board Positions – Mike** **(Action)**  
Action related to unfilled SBURA board of director positions  
  
Public Comment  
Consultation with City Staff  
Board Discussion
  
3. **SBURA Financial Update - Mike** **(Action)**  
  
Public Comment  
Consultation with City Staff  
Board Discussion
  
4. **Public Assistance Request – Jim** **(Action)**  
Developer Trent Currie is seeking TIF assistance to develop duplexes on two vacant lots on Viceroy and Hallowell, respectively.  
  
Estimated Private Investment per parcel: \$350,000  
Maximum TIF assistance per parcel: \$70,000  
  
Public Comment  
Consultation with City Staff  
Board Discussion
  
5. **Project Update - Jim** **(Information)**  
--Recreation Center  
--King Ave East  
--Hallowell

- Optimist Park
- Unimproved Streets
- Orchard Playground
- Police Evidence Center
- Amend Park Turf & Lights

- Public Comment
- Consultation with City Staff
- Board Discussion

## 6. Public Comment on Non-Agenda Items

## 7. Adjourn

**Recreation Center** – The Covid-19 virus situation has prevented Mitch Goplen and A&E Architects from conducting a cost review of A&E’s Plan. However, a discussion with Dusty Eaton concerning changing the title of the Plan from “Master Plan” to “Concept Development Plan” may allow A&E to proceed with presentation to the SBURA board and City Council.

**King Ave East** – Debi Mehling of Public Works will discuss need to close King Ave E during construction. Bids for construction are expected to be issued in May 2019.

**Hallowell Lane** – Public Works has issued a Request for Proposal for design work. Construction is expected to begin in the fall of 2020. No SID’s are anticipated for this project because Hallowell is the primary gateway to Optimist Park. A lighting maintenance district is expected if property owners approve the installation of streetlights.

**Optimist Park** - \$305k in FY21 CIP for construction of a picnic shelter, park benches, picnic tables, lighting and a disc golf course. This amount is included the FY21 budget. This is a Parks project funded with TIF dollars.

**Unimproved Streets** – Public Works has provided us an inventory of unimproved streets in the SBURD. Total cost is approximately \$9.2 million. King Ave E and Hallowell are scheduled for FY21. SBURA will develop a policy for property owner participation in local street improvements.

**Orchard Playground** – Construction began on replacing the pea gravel at the playground with rubberized mulch. As of March 2020, one of the two playgrounds have had rubberized mulch installed. Approximately \$28k of the \$46k of this award have been spent. Per discussion with Principal Melissa Soucy, remaining available funds will be used to install mulch on the second playground.

**Police Evidence Center** – SBURA authorized \$1,000,000 of TIF funds to assist with construction costs. As of February 29, 2020, \$257k of funds have been drawn on this project. Additionally, the SBURA board anticipates funding the estimated \$2.8 million of debt service associated with this project beginning in early FY21. Note this is a Police Department project.

**Amend Turf & Light** – SBURA authorized \$1,650,000 of TIF funds for this project. The absence of organized activity at Amend Park due to the Covid-19 virus may present an opportunity for installation this spring. Note this a Parks & Recreation project.