

**South Billings Urban Renewal Association  
Board Meeting  
Tuesday, May 3, 2022  
7:00pm  
Conducted Via Zoom Conferencing**

**Call to Order:** Dick Zier, SBURA Board Chair

**Courtesies:** Welcome Visitors

**Meeting Protocol:** Visitors wishing to be recognized should raise their hand. Unrecognized outbursts will not be acknowledged. Those wishing to offer public comment will be limited to three minutes.

Attendees: Dick Zier, Jim Tevlin, Jeff Muri, Scott Hanser, Carolyn Ruckstad, Michael Mayott, Jonna Jones, Craig Vanice, Jon Stepanek, Scott Reiter, Andrew Houlihan, Wyeth Friday, Troy Calhoun, Shawn Seedhouse, Mike Casey

**Agenda Additions/Deletions** – Dick Zier

**Agenda Items:**

**1. Approval of Minutes for April 5, 2022 meeting – Dick (Action)**

Jeff Muri moved, Carolyn Ruckstad seconded. **APPROVED**

**2. School District #2 Application – Jim (Information/Action)**

Assist with development of athletic fields at Riverside Middle School. Total cost \$1.3 Mil.

Scott Reiter presented the Billings Public Schools. Executive Director of Facilities of School District #2.

Site has been used by homeless persons.

Riverside is smallest of city Middle Schools; the project is to assist with equity with other Middle Schools.

School District needs a safer space for students.

Needs: Safe green space, remove blights and equity with other Middle Schools.

Address drainage of track and football field.

Site will have a walking path and additional parking.

Asking for \$217,913 from TIF.

**Public Comment**

Kevin Nelson – SD 2 could have put this in the Bond issue that was made for \$120 mil.

**Board Discussion**

Soccer field is designed as a green space, and use portable goals if needed.

Jeff Muri – Walking path – good idea; will it be used for public?

Scott stated that it would except for during school hours due to security issues.,

Concerned with green space that would not become weeds. What is cost of soccer field?

Scott replied he did not have the cost information available.

Andrew Houlihan – Concerned lights are pointed away from home. Requested Scott address the parking and lastly how critical is the TIF for the project.

Scott Reiter stated the parking space could be removed; however, it will remove impact from the school parking. The project is not dependent upon TIF funding.

Craig Vanice stated the project is not dependent upon the TIF to complete the project.

Jim Tevlin stated we have the cash flow to provide assistance.

Wyeth Friday stated one of the seven items the City called out was public service that would include sports fields, etc.

Carolyn Ruckstad stated she was concerned with the projected FY23 non-profit exceeding the goal.

Andrew Houlihan moved to fund the project with \$40K from FY22 funds and \$60K of FY 23 budgeted funds. Mike Mayott seconded. **APPROVED**

### **3. Wendbill LLC Application – Jim (Information/Action)**

Wendy's Billings Franchise on King Avenue East.

Mike Casey stated they operate 15 Wendy's across Montana and employees over 600 people. Wendbill purchased the property in the Miller Crossing Sub-Division.

Timeline – Construction started in April 2022 with opening in August 2022.

This site is anticipating 50 employees with starting wage at \$15 hour.

Jim Tevlin displayed the TIF funding analysis. Allowable costs totaled \$179,203. SBURA focuses on MT 7-15-4288 which totals \$154,801. The payback period is 7 years.

### **Public Comment**

Kevin Nelson – the funding would be for private investments and not public.

### **Board Discussion**

Andrew Houlihan – How critical is TIF funding for the project?

Mike Casey stated the funds certainly helps with the rising costs incurred. TIF funding will help get the project across the finish line.

Andrew H. – Are there other opportunities for further site development?

Mike Casey stated other businesses will come into the site and sidewalks are hoped to be connected together.

Jim Tevlin stated TIF funds are incentives for development.

Mike Mayott stated that Wendy's continues to reinvest in the community and is supportive of the project.

Andrew Houlihan - \$650,000 is targeted for no line of sight items; this project was penciled in for this project. The big picture is big investments can come up fast and we should keep it in mind.

Carolyn Ruckstad – This project is one of the targets that has been on the horizon for many years and is grateful for their development.

Jeff Muri moved to recommend \$154,801 with Scott Hanser seconded.

Andrew Houlihan – How much was Taco Johns at? \$125,000.

#### **APPROVED 5-1**

#### **4. SBURA Public Relations – Jim (Information/Action)**

There is a lack of public promotion of TIF activities.

##### **Public Comment**

Kevin Nelson – Understands the need for SBURA needing a pat on the back.

Wyeth Friday – City does have a public information officer for coordination on projects, etc. Under the \$25k you do not have to go to bid.

##### **Board Discussion**

Mike Mayott moved \$24,500 to expend on public relations, seconded by Carolyn Ruckstad.

Jeff Muri inquired about estimates.

Andrew Houlihan is interested in the two way street of what has been done and what is coming up. Getting feedback to help us frame with the TIF should be focusing on.

Wyeth Friday stated the City PR would be on big projects.

Carolyn Ruckstad stated she is concerned that the residents do not know what the TIF is doing.

Jeff Muri stated information is the cornerstone of success.

#### **APPROVED.**

#### **5. Reports – Jim (Information)**

**Note: These reports will not be read aloud. Interested parties can view these reports at the Association's website: [www.southbillings.org](http://www.southbillings.org).**

##### **South Billings Recreation Center Public Works Report**

The city is issuing \$3mil in bonds for unimproved roads in the TIF.  
May 10<sup>th</sup> there will be a public information session at the Billings Library.

##### **Public Comment**

Kevin Nelson – Inquired about Optimist park.

Shaun Seedhouse stated he represents the ice group in the City. The ice people are supportive of a two sheets of ice they would be interested in contracting to operate the ice and programs.

Wyeth Friday – The new camera is nice to see the speaker.

Optimist park – The City approved a change order to add parking and not into the park.

Troy Calhoun – Did SBURA get his five questions on Optimist Park?.

## **6. Public Comment on Non-Agenda Items**

Kevin Nelson – SBURA the only group hiding behind a computer screen.  
There needs to be maintenance funds made available.

## **7. Adjourn**

Jeff Muri moved, Scott Hanser seconded to adjourn. **APPROVED**