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INTERNAL MEMORANDUM

Date: April 30,2024  
To: SBURA Board  
From: Dick Zier  
Subject: Consultant's Report

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The following is a brief update on noteworthy activities in the South Billings Boulevard Urban Renewal District ("the District") as of March 31, 2024 (the reader is urged to view prior reports posted on the website [www.southbillings.org](http://www.southbillings.org) for context):

Administrative

1. KSKC Properties received partial reimbursement of their TIF Award. They are finalizing the trail in front of their property and the balance of the funds will be released at that time.
2. We are in the process of writing the Development Agreements for the Billings School District #2 for the installation of Solar Panels.
3. We will be reviewing a TIF Application from Mitchell Courts and Billings Hotel and Convention Center at our May meeting.
4. The MOU with the City of Billings was extended one year.
5. SBURA added a new Board member Mike Erickson who is the current Athletic Director at Lockwood Schools.
6. Collaborative Design is currently designing a Community Recreation Center that is downsized to fit Budget.

I toured the Recreation Center in Great Falls that is set to open in June or July. It cost a little over \$21,000,000 and includes a 25 yard pool, a Leisure Pool, Lazy River Pool, Water Slide, Walking Track, Fitness Area, Meeting rooms, Locker Rooms, and offices. It will be very nice.

We will be hearing about the cost and design of a new Turf Soccer field from Mike Pigg and Mike Mayott at our May 7 meeting.

Please contact me with projects that you would like to see SBURA get involved in that pertains to the Southside TIF District.

Dick Zier, SBURA Consultant

**South Billings Urban Renewal Association Board Meeting Tuesday 04/02/2024 6:00 p.m.**  
**Billings Hotel and Convention Center 1223 Mallowney lane,**  
**Billings, MT Public Welcome (Zoom Access Provided)**

Call to Order: Scott Hanser, SBURA 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.

In attendance: Jeff Muri, Carolyn Rukstad, Kevin Heaney, Andrew Hoolihan, Kelpin Lienemann, Dick Zier, Sara Trautmann, Kevin Nelson, Mike Yakovich, Frank F., Curtis Schumar

**Agenda Additions/Deletions-Scott Hanser**  
**Agenda Items:**

1. Approval of Minutes for 03/05/2024- Scott (Action)
  - Jeff Muri motioned, Andrew Hoolihan seconded to approve minutes APPROVED
2. Preliminary Capital Improvement Plan (Action)
  - Dick Zier went over the budget numbers
  - Scott Hanser motioned, Jeff Muri seconded to approve the budget APPROVED
3. Jackson Court Award- Dick Zier INFORMATION
  - Dick updated the board that the group was awarded their money
4. TPA Group- Dick Zier INFORMATION
  - Dick updated the board that TPA group had been awarded their money
5. Amend Soccer 2<sup>nd</sup> field proposal- Dick Zier ACTION
  - Dick Zier presented the estimate from Mike Pigg for the Amend field proposal. The proposal came in higher than expected. Andrew Hoolihan requested Mike Mayott's presence before taking any action on this item. Item tabled until further notice.
6. Mike Pigg requested \$1,000 for engineering of lights at Optimist Park ACTION
  - Jeff Muri motioned, Kelpin Lienemann seconded to approve \$1,000. APPROVED
7. SBURA Board member applications- Dick ACTION
  - Scott Hanser commented that both candidates were excellent but Mike Erikson has background in gyms, pools, hockey, etc.
  - Andrew Hoolihan stated that Mike Erikson would be a great fit.
  - Kevin Heaney stated both are excellent candidates but his instinct gravitates towards Mike Erikson.
  - Jeff Muri stated the board can't make a bad decision with either of these candidates but Mike Erikson has assets needed.
  - VOTE: Unanimous vote in favor of Mike Erikson
8. Consultant Report INFORMATION
  - Can be viewed online
9. Update from Collaborative Designs- Andrew Hoolihan INFORMATION
  - Several meetings will be arranged with key stakeholders to discuss options. Hockey group will be presenting their information on all preliminary ideas.
10. Public Comment on non-agenda items
  - No comments
11. Adjourn ACTION
  - Jeff Muri motioned, Carolyn Rukstad seconded to adjourn meeting. APPROVED