

**South Billings Urban Renewal Association
Board Meeting
Tuesday, March 7, 2023
7:00pm
Public Welcome (Zoom Access Provided)**

Call to Order: Dick Zier, SBURA Board Chair

Board members present: Zier, Muri, Hanser, Rukstad, Houlihan

Guests present: Frank Fuhrmann, Bill Cole, Pam Purinton, Bennett Snyder, Tim Compton, Wyeth Friday, Jason Cole, Andy Zoeller

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.

Agenda Additions/Deletions – Dick Zier

Agenda Items:

- 1. Approval of Minutes for February 7, 2023 meeting – Dick** **(Action)**

Minutes Approved

- 2. TIF Applications – Jim** **(Actions)**
TPA Group LLC, KSKC Properties LLC, Torgerson LLC

Jim gave a short slide presentation that recapped the history of the properties on South Frontage Rd.

Bennett Snyder made short presentation discussing the scope of the project. He mentioned that the \$750k of construction costs had been paid and the project was complete. He indicated that TPA stepped in as a site manager representing Torgerson and KSKC because they were breaking ground first. He said the compensation agreements signed by Torgerson and KSKC are clear as to how these amounts are paid out.

Scott Hanser asked if the funds they are looking for were on their documents they got from the City. Was the \$110 they are seeking on their documents missing?

Bennett Snyder described the inspection costs, private contract fee and performance bond. He referred to the agreements that provided for reimbursement of all project costs up to the CIP limit. In hindsight he maintained that they should have made reference to the \$110k of expenses.

Jeff's concern was that they were asking for something that the TIF had no involvement.

SBURA did not know about these soft costs. He does not see that we should foot the bill.

Wyeth Friday asked if there was conversation with City Engineering.

Bennett referenced the CIP budget. He was not aware that SBURA and the City did not act in concert. They were tracking with an \$845 budget amount. When they reached out to Public Works they received only 80%. Public Works said that the applicants were responsible for the difference.

Andrew Houlihan thanked the applicants for their investment. There are additional costs that the applicants have to turn to SBURA for recourse because of the denial by Public Works. \$57k bill was a tough bill to swallow but it's not SBURA's call.

Wyeth Friday. Something does not make sense. Need to circle back to Public Works. Not tracking why it coming back to TIF dollars. We need to understand. We are missing something and Engineering is not present.

Jeff & Scott: can they go back to Public Works?

Bennett: They have gone to Mac but no higher.

Jim: Had a hard time understanding where the soft costs were excluded in the compensation agreements.

Andrew: Offer Jim's assistance to get more information. Get Public Works in the room.

Dick: We have more homework. Would like to table the motion.

Motion Tabled

3. **FY24 South TIF Budget – Jim** (information/Action)
Note: A draft of the budget has been posted to the SBURA website
www.southbillings.org

Public Comment Board Discussion

Jim shared the draft FY23 budget discussing each lettered explanation.

Jeff indicated that the total amount to be bonded for the rec center needs to be determined.

Andy Zoeller urged caution with respect to amount of rec center to financed.

Motion Approved

4. **Residential & Community Enhancements (update) – Jim** (Information/Action)
Note: A draft of this guideline has been posted to the SBURA website
www.southbillings.org

Public Comment Board Discussion

Jim shared that SBURA is in a position to share their draft guidelines with City Council in a Work Session. Jim will return to the SBURA board with the Council's comments.

Bill Cole: consider a cap. Maintain a matching requirement but with a mechanism to waive.

Frank Fuhrmann: discussed sidewalks, traffic calming, lighting

Wyeth Friday: liked guidelines. Urged caution with stacking applications.

Motion Passed

5. March 2023 Consultant Report – Jim **(Information)**

Note: This report will not be read aloud. Interested parties can view this report at the Association's website: www.southbillings.org.

Public Comment Board Discussion

6. Public Comment on Non-Agenda Items

Bill Cole: mentioned council retreat. Likes smaller dollars v larger dollars

Pam Purinton: urged SBURA to flush out amounts to be funded.

7. Adjourn