



June 2, 2020, Zoom.US Conferencing,  
Billings, Montana  
7:00 PM Monthly Meeting Minutes

The regular meeting of the South Billings Urban Renewal Association was called to order at 7 pm on June 2, 2020. Due to technical difficulties the Board was considered not to have a quorum to transact any business; therefore, the meeting was for informational purposes only.

Attendance was notes via their logon to Zoom as much as possible; those attending were: Carolyn Rukstad, Mike Mayott, Jeff Muri, Wyeth Friday, Jim Tevlin, Denise Joy, Danny Choriki, Matt Smith, Mike Boyette, Debi Meling, Kevin Nelson, Mark Loedons and Mike Yakawich

**Agenda Additions/Deletions – Carolyn**

**SBURA Meeting Protocol – Carolyn**

**Agenda Items:**

1. **Approval of Minutes for May 5, 2020 meeting – Carolyn  
(Action)**
  - a. **No Action taken**

**2. Red Lion Hotel – Jim  
(Information)**

Now renamed MONTANA TRAILHEAD, owned by 5500 Midland Land LLC. Access Point Financial is owns the building and their intent is to sell the property if no reorganization plan is submitted by the June 25, 2020 deadline

Public Comment  
Consultation with City Staff  
Board Discussion

**3. Mullowney Lane Reconstruction (Public Works Request) – Jim  
(Information)**

Debi Meling reported this is not a TIF project, rather Arterial Funding since it is concerned with pedestrian access. \$4.1 million cost to the City. Scheduled for FY 22 and 23.

Public Comment  
Consultation with City Staff  
Board Discussion

**4. Project Update - Jim  
(Information)**

--Recreation Center – a concept plan is in place

--King Ave East – Low bid is Knife River at \$2 million. MT DOJ needs to approve the plan at its 6/22 meeting and to City Council July 1.

--Hallowell – Sanderson Stewart reports the sewer and water lines need to be done after the King Avenue project.

--Optimist Park - \$305 thousand is allowed in the FY21 CIP

--Unimproved Streets – Pictures of road flooding were provide by Frank Furman.

--Police Evidence Center - \$1 million was authorized on 4/320; \$878 thousand spent to date. Completion date is August 2020

--Amend Park Turf & Lights -- The field is progressing with an early July completion target date.

Public Comment  
Consultation with City Staff  
Board Discussion

## 5. Public Comment on Non-Agenda Items

## 6. Adjourn

**Recreation Center** – I spoke with Bill Kennedy, Executive Director-MSUB Foundation about applying for a \$30k Opportunity Fund grant from Big Sky EDA. Bill has a letter and a meeting scheduled with Steve Arveschoug for this week. If approved, it will result in approximately \$60k of the \$70k estimated to install starting blocks and a timing system at the MSUB pool. I will see about getting donations to make up the difference. These improvements will enable swim teams to host their meets in Billings. In the short-term, it defers the need to build an aquatics center in the SBURD. Longer-term we need to create an endowment that would provide an annual operating subsidy for aquatics.

- The make-up of the future aquatics center will drive the level of user fees which will drive the estimated subsidy.
- We need to revise our website to say “Recreation Center”, “SportsPlex” etc.. Delete reference to aquatics center.
- I have operating and financial data from the Gold Crown Fieldhouse that I can use to develop pro forma financial statements for court-related activities.
- I have operating and financial data from Bozeman Amateur Hockey Association that I can use to develop pro forma financial statements for ice-related activities.
- I had a question last night during a City Council meeting about the status of the “Aquatics & Rec Center.” I believe the direction I received from the SBURA board was to essentially present our all-encompassing “game plan” in a single presentation, rather than in piecemeal form.

--Estimated construction cost  
--Pro Forma P&L's  
--Fundraising/Naming rights  
--Anticipated programming  
--Outreach (neighborhood, schools, Boys & Girls Club, seniors etc.)  
--Operating entity  
--Aquatic endowment

Someone who has not been to our meetings and wants to know something about the Rec Center is coming in the middle of a movie. I need some direction. I can draft a summary, if needed.

**King Ave East** – Low bid was Knife River for \$2.04 million vs an estimate of \$2.8 million. Montana Dept of Transportation needs to approve Sanderson Stewart’s design route. Approval expected June 25. Does not include estimated change orders. No construction before the end of June.

**Hallowell Lane** – Public Works has awarded Sanderson Stewart the contract for designing the water main system and WWC Engineering the contract for designing the street and storm sewer. Tyler Westrope is trying to get these contracts before Council on June 22. 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. I’ve reached out to Parks & Rec about this project. No response. This is a Parks & Rec project funded with TIF dollars.

**Unimproved Streets** – We have an inventory of unimproved streets. Total cost is approximately \$9.2 million. Vaughn Lane is the only collector that is unimproved. Estimated cost is \$1.1 million. King Ave E and Hallowell are scheduled for FY21. City Council recently approved SID’s for local streets in the Heights.

**Police Evidence Center** – SBURA authorized \$1,000,000 of TIF funds to assist with construction costs. As of April 30, 2020, \$878k 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. We had a ground-breaking photo-op on May 7.

Jim Tevlin of Tevlin Consulting updated the Board and public of the status of each project.

Chairperson Rukstad reminded the Board and public SBURA does not meet in July; the next scheduled meeting of SBURA will be August 4,2020.

Respectfully submitted,

Michael Mayott  
Secretary / Treasurer  
SBURA