

**South Billings Urban Renewal Association  
Board Meeting  
Tuesday, March 2, 2021  
7:00pm  
Conducted Via Zoom Conferencing**

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

Attendees: Scott Hanser, Jeff Muri, Dick Zier, Jim Tevlin, Carolyn Rukstad, Andrew Houlihan, Mike, Mayott, Debbie Keller, Mike Boyett, Lori Nelson, Frank Fuhrmann, Scott Reiter, Greg Upham, Daniel Kammeron, Joe Walsh, Jenna Hafter, Kelphen Tokar, Tyler Westrop, Craig VanNice, Wyeth Friday, Mike Hayes, Mayor Bill Cole, Leif Wellhaven, Mike Hayes, Pam Burinton, Denise Joy

**Courtesies:** Welcome Visitors

**Agenda Additions/Deletions** – Dick Zier

**SBURA Meeting Protocol** – Dick Zier

**Agenda Items:**

1. **Approval of Minutes for February 2, 2021 meeting – Dick** **(Action)**  
Jeff Muri moved, Scott Hanser seconded. APPROVED
  
2. **Resolution to Add Dick Zier to SBURA Checking Account – Jim** **(Action)**  
Mike Mayott moved, Andrew Houlihan seconded to add Dick Zier to the checking account. APPROVED
  
3. **Hallowell Lane– Jim** **(Information)**  
**Tyler Westrope, Public Works**

Tyler Westrop reported the schedule to bid is March 23; , Public Works is taking the take 4 right away proposals to City Council on March 8<sup>th</sup>.

Advertising to Bid starting Friday and for the next three Fridays.

Bid Award is scheduled for April 13, 2021.

Construction to start mid-May.

Target to completion is 105 days with targeted completion date August 22, 2021.

Bus companies have been coordinated with for bus impact.

Cost estimate \$1,8 million

Roughly 50% SBURD contributions, 50% City contribution

**Public Comment**

Kevin Nelson – did you take into account baseball?

Tyler Westrop stated Parks and Little League have been contacted.

**Board Discussion**

Scott Hanser – citizens have to understand their will be inconvenience.

Debbie Keller – traveling baseball will be impacted.

**4. TIF Application Newman Elementary School PTA – Jim Joe Walsh, Newman Elementary School Principal**

**(Action)**

Joe Walsh, Cameron Dangerfield, PTA, Kelphen Tokar, PTA

The target area is where parents pickup students.

Joe Walsh Presented a power point presentation on their project.

Phase I – Newman Lane to address muddy areas and drop off area on South Billings Boulevard. Improve safety and beauty of the neighborhood.

**Goals**

- Upgrade sidewalks
- Provide benches and space for families to safely gather
- Construct a community sign to welcome all
- Plant mature trees for shade and curb appeal.

Estimated total cost of project \$61,200.

**Public Comment**

Kevin Nelson – Boys and Girls Club asked for funding TIF stated funding for only infrastructure. Other infrastructure in TIF District that needs to be done first.

Denise Joy – Has the PTA done any fundraising for the project?

- PTA has done fundraising and they have funds to contribute to the project. Also going to local businesses for funding as well.

Jan Hafer – Supports the project and requests SBURA support the project as much as possible to keep kids safe.

Mayor Bill Cole - encourage all to look into the City TIF policy – specifically, TIF dollars to support other funding which is typically \$1 TIF dollars to project \$5 collects. There is an exception for non-profits such as the School District.

**Board Discussion**

Mike Mayott – Power Point – Jim Tevlin has a copy and will be attached to these minutes.

Debbie Keller – How much has been raised.

- \$10,000 in PTA funds to date

What is the District's contribution?

- Greg Upham – The District opens the school to all the community. Anything that enhances the schools goes to the public as the buildings are open to the public.

Andrew Houlihan - What do Phase II and III look like.

- Joe Walsh stated will work with SBURA and get all additional information.

Carolyn Rukstad – Supportive of the project and have to look to our consultant to how much can be allocated to the project.

- Jim Tevlin stated the bottom line is the City Council approval. Jim asked Joe Walsh what their ask is.
  - o Joe Walsh – looking for as much support as possible. Will bring back to SBURA.

**ACTION** – Item tabled until the April 2021 meeting.

**5. Riverside Middle School Land Purchase – Jim Greg Upham, School District 2 (Information)**

Superintendent Upham reached out to SBURA to assist in acquiring land near Riverside School.

Scott Reiter, Facilities Manager, School District - Lou Anderson was concerned with the size of softball field was too small. Lou reached out to landowner about purchase in about 2014 and the price was too high (\$500,000). School District has had the Riverside softball team travel to Billings Senior field.

The owner contacted Reiter last year wanting to sell the property for around \$400,000. Appraisal came in at \$230,000, up to \$275,000 if \$45,000 was provided by SBURA.

Land does not come up often next to a school, thus have to take this offer serious. On a parity with other middle schools Riverside has no equity for its students.

Superintendent Upham – The board is focused on equity among the schools. The Board has not been able to address equity at Riverside because it is landlocked. The ask is for the difference of \$45,000. The cost of improvements at \$1,000,000 will come from the District bond that was issued.

**Public Comment**

Kevin Nelson – District is putting in \$1,000,000 for the project, why can't they not figure out why they cannot come up with the money.

- Janet Hafer – This is an elementary, middle school project and cannot be used for a high school project. The board felt they could only pay for the appraised value of the property; but, believe it should be done. It is a 5-1 ask.

Denise Joy – Asked for the District to indicate which land the District is asking for. A 3.8 acres triangle of property south east of Riverside.

**Board Discussion**

Jeff Muri – Are the funds available now from the District.

- Superintendent Upham stated the funds are earmarked for this project.
- What is the time line?

The land is a triangle with no access to the street, so the land is worthless. The reason the owner cannot sell is because there is no access for fire department or ambulance.

Superintendent Upham is open to following up on Jeff Muri's comments. Scott Reiter stated it is his understanding there is two points of access to the property.

Craig VanNice – funds are available for the land up to the appraisal. Bond proceeds cannot be used for the land from bond issue.

Superintendent Upham – Plans to encumber the funds before this summer 2022 for the building.

Scott Reiter – 2/3/2021 letter of intent to purchase for 60 days.

- Jim Tevlin will follow up and call a special meeting if necessary.

Mike Mayott – Is SBURA able to allocate funds to the purchase of land in excess of appraised value?

- Question was not answered

## 6. Project Update - Jim

(Information)

### SBBURD Expansion

Jim Tevlin has drafted a white paper that identifies and advocates for annexation of six parcels of land into the SBBURD. He will be updating and finalizing this document for SBURA board review and approval. The City has decided to delay the annexation of the Billings Operations Center expansion land so it will not be part of this TIF expansion. The sale of the Driscoll property to Torgerson LLC does not have a closing date. This property has to be annexed into the City before it can be annexed into the SBBURD. We have reached out to Matt Robertson with NAI who is representing Torgerson LLC and have not received a response. We don't want to delay the investment opportunities associated with the other parcels identified in the expansion. Wyeth and Jim will be meeting tomorrow to discuss our next steps.

### Optimist Park Improvements

Parks has a signed contract with consultant and have met with them. They are starting their design work. Parks has an on-site meeting with them next week to address site location and coordination with the existing building. The cold snap has pushed back the installation of the benches staff has them on their schedule as weather permits. Picnic tables will be available this spring as staff redistributes them throughout the park system. Security lighting will be a part of the new shelter. Parks will coordinate with Public Works to determine lighting along Hallowell. Parks plan to work with Public Works to have them manage the construction of the 2 parking lots identified in the latest CIP once council approves their funding. These 2 projects will help us identify additional security lighting in the park if any.

### Jackson Court Development

Public Comment      Board Discussion

Jim communicated to the developer, GL Development, the need to have greater detail in their cost estimates. Jim plans to have them present their TIF application at this meeting but they informed me they need to push back their application until April.

## 7. Public Comment on Non-Agenda Items

Kevin Nelson – Concerned about the City and School District annexing property and taking them off the tax rolls.

Kevin Nelson – not willing to sit by and wait for the for rec center not moving forward. Wants to get the steering committee together to get the project moving again. He finds it appalling the TIF district is not doing more with the Rec Center.

Mayor Bill Cole – Mayor signed off on the closing of the property south of the operations center.

Mayor Bill Cole – Could not agree more with getting a Rec Center built. The City is in the discussion with the School district. Mayor states total is about 3 times the \$25 million in CPE. Need public private cooperation to get it done. SBURA should start

considering what amount of allocation should be for the project. \$25 million becomes a million less each year; perhaps \$30 million needs to be allocated to keep from going backwards.

**8. Adjourned at 8:20 pm.**

### **EXECUTIVE SESSION**

The Board of Directors went into executive session to discuss the contract work provided by Jim Tevlin of Tevlin Consulting. The Board gave Jim high marks for his work. The Board approved a 3% increase in Jim's contract retroactive to his annual contract.

Respectfully submitted,

Mike Mayott  
Secretary / Treasurer