

INTERNAL MEMORANDUM

Date: February 28, 2025
To: SBURA Board
From: Dick Zier
Subject: Consultant's Report

The following is a brief update on noteworthy activities in the South Billings Boulevard Urban Renewal District ("the District") as of January 31, 2025 (the reader is urged to view prior reports posted on the website www.southbillings.org for context):

Administrative:

1. Long time SBURA Board member, Carolyn Rukstad, has resigned from our Board, effective immediately. We have advertised this Board opening and will elect a new member at our March 4th meeting.
2. Several projects are under construction or just completed at the current time.
 - A. Demolition is ongoing on the Montana Trailhead Inn project. The demolition should be completed in the very near future.
 - B. Construction has begun on the Mitchell Court project. They have cleaned up considerable blight. They are in the process of framing. This project will have 34 Units of affordable housing in our TIF District. The Units adjoin Jackson Court Apartments on the South side.
 - C. Construction has also started on the Service Pro Express Lube located at 755 Calhoun Lane. This will provide a new business to our SBURA District. It will be a great convenience for our TIF residents and visitors to Billings.
 - D. Billings Hotel and Convention Center has completed the construction of the addition to their existing convention center. With this addition, they will be able to attract larger conventions to Billings with great economic benefit to our city. They had their Grand opening this past week. They received their TIF money last week.
 - E. Torgerson's Real Estate Holdings LLC has submitted a TIF request for their new project located at 3508 South Frontage Road.
3. We are making improvements to our Web page as of this writing.
4. A & E Architects brought the selection committee up to date on the progress for the Construction Documents for the Courts and infrastructure. Bid documents are due May 5, 2025.
5. I made a presentation to the Southside Task Force informing them of recent projects completed and on going in our SBURA District. I also brought them up to date on the Amend Recreation project.
6. I was on a zoom call with the Big Sky State Games Board of Directors and Leadership about the Amend Recreation Campus They are very excited to be able to use these facilities for the 2026 games.
7. Upstream continues to raise funds for the following:
 - Amend Recreation Campus
 - The Courts and Infrastructure
 - Yellowstone Ice Foundation

If you would like to make a donation to any of these 3 entities, please contact me. 406-698-3153

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

Dick Zier, SBURA Consultant