

INTERNAL MEMORANDUM

Date: September 30, 2024
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 August 31, 2024 (the reader is urged to view prior reports posted on the website www.southbillings.org for context):

Administrative:

1. At the September 3, 2024, City Council meeting, they unanimously directed City Staff to prepare 2 Requests for Proposals to hire a design team for the following.
 - A. Design the Court facility to have a minimum of 4 courts that can be converted to 8 for younger participants, a walking/jogging track, locker/shower areas, concessions, party rooms and offices.
 - B. Design the infrastructure for the Amend Recreation Campus to include pad sites for the Courts and Hockey facility. Also, two additional Pad sites for future Development.
2. The second request for proposal was to invite entities to make a proposal for the second Pad site. The RFP'S will run for 3 weeks in the Yellowstone County News. The 1st one was published September 20th.
3. We will also be getting proposals for a second Turf Soccer Field to be on the East side of the current field. This location will allow us to use the existing light poles to light the new field.
4. A TIF request from Montana Trailhead Inn (formerly Holiday Inn) in the amount of \$500,000 was approved to recommend to the City Council for approval to assist in the demolition of the lower level Hotel rooms.
5. I received an inquiry from Service Pro Express Lube about a possible TIF request for this project.

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

South Billings Urban Renewal Association Board Meeting
Wednesday 09/04/2024 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: Scott Hanser, Jim Ronquillo, Jeff Muri, Mike Erikson, Dick Zier, James Malloy, Mike Yakawich, Mike Boyett, Sara Trautmann, Megan Gummersall, Kelpin Lienemann, Kevin Heaney, Kevin Nelson, Andrew Houlihan, Carolyn Rukstad, Ryan Carroll, Dru Nelson

Agenda Additions/Deletions

Agenda Items:

1. Approval of Minutes for 08/06/2024- Scott (Action)
 - Jeff Muri motioned, Andrew Houlihan seconded to approve the minutes **APPROVED**
2. Amend Sports Complex City Council Action- Dick (Information)
 - Dick Zier gave a brief summary of the presentation given at the city council meeting. The city council voted unanimously on the project. Two RFP's will be going out; one for the infrastructure and the other for additional property leases available. Estimated publish date for the RFP's is September 17th and it will run continuously for 3 weeks. Once completed, a design team will be put together. The SBURA board thanked city council for their support and Collaborative Designs for going above and beyond to support the project.
 - Public comments: Kevin Nelson believes that four courts is not enough and the project should be larger and he suggested six to eight courts instead. Mike Yakawich expressed the positivity that SBURA board is having on the residents on the southside.
3. Montana Trailhead Inn TIF Request- Dick (Action)
 - Dick Zier presented the TIF application for MT Trailhead Inn. The owner is requesting 500K to cover demolition of the 221 sleeping rooms in the short portion of the structure. City council and SBURA board agree the funds should only be utilized for the demolition of the structure. This satisfies the SBURA goals of eliminating blight on the southside.
 - Public comments: Mike Boyett applauded the owners for coming forward to take on such a large project and thinks it will be a great thing for Billings.
 - Board comments: Jeff Muri asked when the parking lot would be repaired and Mr. Malloy stated they would wait to complete parking lot until they know what future plans for the space would be. Jeff also asked if they'd sell the empty space or just lease it and Mr. Malloy stated it would be leased property. Kelpin Lienemann and Carolyn Rukstad both agreed this project would change the entire area. Jeff Muri stated that it will eliminate a lot of transient activity in the area.

Jeff Muri motioned, Andrew Houlihan seconded to approve the 500K TIF request.

All in favor **APPROVED**
4. Public Comments on non-agenda items: none
5. Adjourn
 - Jeff Muri motioned, Carolyn Rukstad seconded to adjourn meeting.