**South Billings Urban Renewal Association Board Meeting Tuesday 06/04/2024 6:00 p.m.**

**Billings Hotel and Convention Center 1223 Mullowney 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: Dick Zier, Sara Trautmann, Mike Erikson, Mike Boyett, Frank Fuhrman, Evan Decker, Caroly Rukstad, Kevin Nelson, Lori Nelson, Mike Yakawich, Jim Ronquillo, Jeff Muri, Andrew Hoolihan

**Agenda Additions/Deletions**

* Budget amendment- Dick Zier
* City Sewer Right of Way- Andrew Hoolihan (Information)
* Chamber support letter- Dick Zier (Information)
* Delete item #2 from agenda items

**Agenda Items:**

1. Approval of Minutes for 05/20/2024- Scott (Action)
* Andrew Hoolihan motioned, Mike Erikson seconded to approve minutes APPROVED
1. Update from Collaborative Designs- Andrew Hoolihan (Information)
* Andrew gave a brief update on the rec center proposal. Nothing has changed on their end in regards to the original plan of ice, water, and courts. They will get a presentation together for the city council. They are just waiting on some construction costs. Dick Zier added that they had three construction companies assist in estimates on a donation basis just give a ballpark figure of cost.

Public comment: Mike Yakawich stated that the city council doesn’t have an appetite for a large project and they have lots of questions about cost and maintenance. He emphasized the importance of starting small. Mike Nelson asked questions about the 60 day contract with Collaborative Designs. We are now past the 60 day mark and he wants to know who is footing the bill for the added time this is taking. Andrew stated that Collaborative Designs would not be charging any additional fees.

1. Organizational chart for complex- Dick Zier (Information)
* Dick presented a rough idea of what the management structure would look like for the complex. He emphasized that it’s still in the preliminary stages.

Public comment: Kevin Nelson wants to know why it appears that only a few individuals appear to be making decisions about this project. He thinks there are great minds in this community and the board should be reaching out to them for insight.

Board comment: Scott Hanser stressed that all of this discussion is preliminary until we really hone in on the project costs once provided by Collaborative Designs and to please be patient.

1. Website Improvements- Andrew Hoolihan (Information)
* Andrew presented the board with suggested changes for each page of the SBURA website. He will make updates and then present the website for any additional changes or corrections.
1. City sewer connection and right of way- Andrew Hoolihan (Information)
* Andrew discussed the homes on Jackson and Hallowell that aren’t on the septic system. There are 77 parcels known that are not on city sewer. Our master plan goals from 2012 were to reinvest in the standing infrastructure. He is working with public works to some sort of policy that might incentive south side residents to hook into the city sewer. Suggestions include: an assistance program to help offset the costs to home owners, sending out surveys to residents to see what would incentivize them to hook into city services, or a possible percentage given to residents that hook up. Since 2014, only 3 parcels have connected to the city sewer. The assumption is the cost to do so prohibits some owners from connecting.

Public Comment: Kevin Nelson stated that these residents have been given every opportunity to connect to city services. He doesn’t believe that funds should be used to pay for things on private property especially when the stubs have already been placed right in front of the homes. Frank Fuhrman believes that system development fees were included for Jackson court apartments so why wouldn’t that be done for other residents.

* Conversation will be tabled until next meeting
1. 545 Jackson Street- Andrew Hoolihan (Information)
* Andrew presented that the property at 545 Jackson Street was improved by the city but no stub was placed there because it was county property at the time. Sewer line is 13 feet deep and below the water table. Since then various homeowners of that property have deemed it far too expensive to connect to the city line. Andrew is currently the owner and has gotten three bids to close the roadway, dig down, and connect a tab to his property line. The lowest bid he received was $31,400. He is asking SBURA to consider paying for a company to install a stub to the property so he can connect.

Board Comment: Jeff Muri has no issue with handling scenarios that were not done correctly the first time such as this situation. He would want some sort of guarantee that the homeowner will complete the project by connecting into the city lines. Dick will assist Andrew with a TIF application.

1. Budget amendment- Dick Zier (Action)
* Dick met with Jennifer Owen and they have an amendment going to the city council proposing that SBURA pay off the evidence center with the funds that SBURA has on hand. Discussion took place regarding whether it would be beneficial for SBURA to eliminate that debt in order to accommodate the future project of the rec center.

Public Comment: Kevin Nelson suggests looking at other bonds to pay off and what would be the most efficient use of the money such as bonds with a higher rate.

Board Comment: Andrew wanted to know how this would benefit the South Park projects. Scott Hanser believes that if they want this paid for then we should heavily consider doing it to avoid issues further down the line with the rec center. Dick stated that by the time we’d be ready for rec center, we will have recouped the funds.

* Mike Erikson motioned, Andrew Hoolihan seconded to pay off bond on evidence locker

VOTE: Unanimous **APPROVED**

1. Adjourn (Action)
* Carolyn Rukstad motioned, Mike Erikson seconded to adjourn the meeting.