

DBP Board Minutes of Friday, March 25, 2016 @ 7:30 a.m.
(GW Building)(1st Floor)

Greg Krueger
Jock West
Jim Reno
Phil Nelson
Joni Harman
Tracy Scott
Steve Tostenrud
Mark Nook- guest

Sam Merrick
Lisa Harmon
Tina Volek
Randy Hafer
Jeremy Morgret
Steve Arveschoug
Greta Besch Moen
Ryan Sullivan

Ray Porrello
David Fishbaugh
Maisie Sulser
Norman Miller
William Wood
Terry Bouck
Ben Harman-guest
Dennis Deppmeier-guest

1. Call to order, Introductions, Courtesies, Public Comment: Mr. West called the meeting to order at 7:30 a.m. A quorum was present.

2. Guest Presentation: Chancellor Nook shared vision for MSUB in coordinating with key community groups and leaders and asked for discussion from the Board. Suggestions were made concerning a football team, crafting a college culture that is “our own,” stronger ties with community arts and culture, and non-traditional students. The Board also discussed residency, the career center, and similar long-term suggestions.

3. Regular Business:

a) Approval of minutes, January 2016: Mr. Krueger presented the minutes from January. Ms. Harmon moved to approve. Ms. Harman seconded. Vote: approved.

b) Director’s Report: Mr. Krueger explained the current state of fund 203 and helped the Board understand the possibilities of funding the current funding requests.

4. Development Committee Recommendations:

a) Hart Albin Parking Garage: Mr. Deppmeier presented the request for funding for remodel and maintenance on the Hart Albin Parking Garage. The garage has 229 spaces, important to the center of downtown businesses and night/weekend usage. Cost estimates are \$1.5M for all remodels. They are planning to allow for continued public parking outside of business hours. Mr. Morgret asked for clarification on the financial request. Mr. Arveschoug asked about the operating loss and suggested the board really considered the “opportunity loss” if this large request was approved. Is this the best commitment with the limited funds. Ms. Volek and Ms. Scott explained some of the needs of other city garages and the potential for rate increases to ease some of the burden, which could help the Hart Albin. Discussion ensued.

b) Bakery on Minnesota Ave: Mr. Krueger introduced the request for a bakery on Minnesota Ave. The request allows to update the fire-sprinkling system, up to \$38,000 to assist with the costs. Mr. Harman explained some of the vision for the bakery. Discussion ensued. Ms. Harman abstained from the discussion as well as the vote. Ms. Harmon asked about employees. Mr. Harman explained that he’s recruited bakers from other cities to relocate here to Billings, as well as a couple local hires.

c) Annex Building Redevelopment (Kismet Rugs): Mr. Krueger explained the request for funding on the Annex Building remodel. He explained the suggestion by the

Development Committee to approve a 4 to 1 ratio of reimbursement for remodel. Discussion ensued.

- d) **Co-op Bookstore Site Development Study:** Mr. Krueger explained the request for a feasibility study on the Wendy's building and what it might cost to convert the building. The Development Committee has suggested 100% of the costs to be covered on the study to allow for the DBP to have ownership over the study results for possible future use. Mr. Arveschoug asked for clarification that the study was for the building use as opposed to the potential business model of the bookstore. Discussion ensued.
- e) **Vault Repair:** Mr. Krueger explained that they would like to set aside money every year to address a growing concern on aging street vaults under sidewalks in downtown. The first need is around the Behner Building on 3rd Ave and 29th. The request for \$49,000 to replace and secure the vault. Discussion ensued.

5. Staff- FY17 Budget:

- a) **\$200,000 for Pocket Park (First Congregational)**- Moved for next Board meeting.

6. Board Vote on items in 4 & 5 above:

- a) **Hart Albin Garage:** Mr. Krueger suggested looking at and considering all parking garages and needs in downtown. Discussion ensued. Mr. Morgret asked for a motion to table the discussion. Mr. Miller moved to table the discussion. Mr. West seconded. Mr. Reno suggested putting a time limit of 30 days for re-discussion. Vote: approved. Mr. Morgret abstained from voting.
- b) **Bakery:** Ms. Volek moved to approve. Ms. Harmon seconded. Mr. Tostenrud abstained. Ms. Olsen abstained. Vote: approved.
- c) **Annex:** Discussion ensued. Mr. Morgret asked for a motion. Mr. Morgret moved to approve. Mr. Reno seconded. Ms. Olsen abstained from voting. Vote: 1 disapproved. Majority approved.
- d) **Bookstore:** Mr. Wood moved to approve. Mr. Miller seconded. All approved.
- e) **Vault Repair:** Mr. Wood moved to approve the \$49,000 request for Behner Building vault repair. Ms. Sulser seconded. All approved.
- f) **Pocket Park FY17:** N/A

Mr. Hafer abstained from voting on all items.

7. Partner Reports:

DBA: Ms. Harmon shared important announcements from the Billings' Cultural Partners.

School Board: Mr. Bouck presented the progress of the work done in new construction and remodels of a number of school buildings. He shared that 92% of the work was done by local companies, and they are under budget for the great work that has been done.

Meeting adjourned at 9:20 a.m.