

DBP Board Meeting
 March 26, 2021 – 7:30 am
 Remote via Zoom

ATTENDED:	Denis Pitman	Steve Tostenrud	Katy Easton	Sean Lynch
Chris Kukulski	Jock West	Norman Miller	Wyeth Friday	Sam Merrick
Mehmet Casey	James Chandler	Steve Arveschoug	Dave Fishbaugh	Marguerite Jodry
Janna Hafer				
GUESTS:	Matt Lundgren			
ABSENT	Penny Ronning	Ignacio Barron Viela	Andy Patten	Joni Harman
Steve Wahrlich	Chris Montague	Ethan Kanning		

1) Call to Order – Introductions, Courtesies, and Public Comments - Mr. West called the meeting to order at 7:31 AM

2) Regular Agenda:

a. Minutes – February 26, 2021 meeting minutes, vote to approve minutes - Ms. Jodry made a motion to approve the minutes and Mr. Lynch 2nded the minutes.

b. Presentations:

i. Montana Rescue Mission Team - Unified Campus - Mr. Lundgren presented on the MRM and covered their Key Programs. He shared information on their future vision of A Unified Campus, he covered the details of how they are planning to fit their needs rather than their current situation. He believes that the support of the TIF and the DBA is essential to them as they are vital members to downtown and provide vital services to the homeless population downtown. Ms. Jordy asked if the clinic portion of this project was going to be with the existing healthcare for the homeless services? Mr. Lundgren confirmed that this will be a different service but would be provided by MSU and their student nursing program which they have partnered with for 35 years. Mr. Lynch clarified and Mr. Lundgren confirmed that the tax base was due to the sale of a property and not from their new facility.

3) Action Items

a. Montana Rescue Mission - Development Committee Recommendation

- The committee recommendation was provided in the board package. Mr. Casey reviewed the proposal, he shared the initial requested amount was larger but was within the 5:1 ratio, given the extensive review the

committee recommended \$420,000 towards blight elimination to be paid in two equal installments upon the completion of the project to be applied to the various listed qualified expenses in two consecutive years. Mr.

Casey listed the conditions provided in the recommendation which were:

- i. The applicant would sign a development agreement contract with the City of Billings and DBP within 90-150 days of City Council's approval.
- ii. This TIFD reimbursement is the maximum that can be received pending satisfactory submission of all paid invoices showing the completion of expenditures related to this project.
- iii. If funds are not available, reimbursement can be carried over to the next fiscal year.

Mr. West asked Mr. Lundgren to confirm that the Women's shelter is under contract with an entity in addition to a backup offer that are for profit entities, Mr. Lundgren confirmed this. Mr. West asked for confirmation on funds available to fulfill this and Mr. Casey confirmed that we do. Mr. West opened the conversation to the board for questions.

Mr. Lynch was willing to make a motion on this with the terms that the shelter is being sold to a for-profit business. There was a second to the motion but it was unclear who due to technical difficulties with Zoom no name appeared and no name was mentioned. All that were present were in favor, none opposed the motion was approved and passed.

4) Old Business - Mr. Casey had some updates to share with the board

- 1) The Stone agreement has been fully signed and he has been in communication with Randy Swenson about this project.
- 2) The Burger Dive and Kibler & Kirch are currently working on adjustments within their individual contracts. Nothing that would change the vote or recommendation but details of the address, acquisition, dates and when construction will complete.
- 3) Mr. Casey provided an update on the 29th street conversion and there have already been a few changes and Erin is no longer with the city and there is a slight change in the start date and starting point. The anticipated start date is April 5th or 12th and the tentative start location is at 3rd and moving south leaving 6th and 4th for last.

5) New Business

1. Mr. Casey provided an update on the upcoming budget presentation to council that are more infrastructure based with CPTED and Signage base. In addition, we are considering a TIF allocation to improve Skypoint for the 20th anniversary and various parking accommodations. In addition to this, we're trying to implement a tree program to add landscape and greenery to create more pedestrian friendly areas and beautification efforts.
2. At the state level, Mr. Casey reported that one house bill 639 has been

tabled and he is still watching one senate bill 388. Both bills deal with TIF, Mr. Friday shared some information regarding Bill 388 and is in opposition to this bill.

6) Partner reports (if time permits)

- a. **City of Billings** - Mr. Kulkulsi said he's working with the DBA team regarding budgets and the two way street conversion. He also covered various investments with parking, technology and tired signage to do. He gave a big thank you to the team that cleaned up downtown.
- b. **Yellowstone County** - Mr. Pitman provided an update and that they have a lot of things going on regarding their Metra master plan and intended to go out for a bond this fall. He said he's been working with the jail to get those who need to be in there, in there and mental health services in the jail as well. In addition to attempting to get more MDT street sweeping services on state roads.
- c. **SD#2** - Ms. Hafer shared that school is still in session and they are pretty proud of that and 10-15% still remain remote. She shared that in 2015 they passed the largest bond in history, and they are working with DA Davidson to refinance that bond and hope to save taxpayers money. She shared that summer school is going to happen this year for all grades.
- d. **Big Sky Economic Development** - Mr. Arveschoug shared that BSEDA put their bid out for the MT State bank building and they are excited as well as nervous. Their federal grant dollars are going to help them meet their mission in addition to Chris Nelson supporting their mission to support entrepreneurship. There's a new MT House Bill 650, it is a MT startup tax incentive bill and is hoping for traction.
- e. **Downtown Billings Association** - Ms. Easton shared that events are coming back downtown and a press release is scheduled to come out in the near future. She shared that the DBA is striving to bring events back in a safe and thoughtful way and is a collaboration with several other event organizations.
- f. **Business Improvement District** - Ms. Easton shared the jail has set aside 10 beds for the MAAP program five for men and five for women and these beds have already been filled. She shared that the actual and visual impact this has had on downtown is significant. She also shared that they are working on a community impact statement and they have been able to identify 94 individuals with 15 or more contacts with law enforcement in a year, some reaching over 300 and they are looking at the financial impact on the community with hopes to deliver numbers soon.
- g. **Billings Cultural Partners** - Not present
- h. **Parking Advisory Board** - Mr. Fishbaugh commended Mr. Casey for putting together an application process for pedlets which will be managed by the DBA and will submit recommendations to the parking board.
- i. **Downtown Billings Property Owners Association** - There was no meeting last month but there is a meeting next month and an invitation is extended to the Downtown Resource Officers to discuss their concerns with the transient population and hope to come up with some constructive ideas to provide solutions. This meeting will be held on the 21st of April.

7) Adjourned at 8:33 a.m.