



**DBP Board Minutes - October 22, 2021  
Community Leadership & Development Inc  
Regular Business Meeting - 7:30 - 9:00 A.M.**

<b>Downtown Billings Partnership At Large Members</b>		
<b>PRESENT:</b> Ethan Kanning	James "Andy" Patten	Joni Harman
Chris Montague	Steve Tostenrud	Marguerite Jodry
Jock West	Steve Wahrlich	
<b>ABSENT:</b> Sam Merrick	Jock West	
<b>Partners</b>		
<b>PRESENT:</b>	Chris Kukulski	Wyeth Friday
Commissioner Dennis Pitman	Sean Lynch – Called in	Steve Arveschoug
Katy Easton	David Fishbaugh	Janna Hafer
<b>ABSENT:</b> Matt Blakeslee	Ignacio Barron Viela	
<b>Staff and Guests</b>		
Mehmet Casey	James Chandler	Jenny Ross
Lisa Reinschmidt/CLDI	Jessica Hannesson	

1) Call to Order –7:31 AM Mr. Patten called this meeting to order.

2) Regular Agenda:

a. Minutes – August 27, 2021 meeting minutes: Mr. Wahrlich made a motion to approve the minutes, vote to approve Mr. Kanning seconded all were in favor, none were opposed.

b. Presentations:

i. Sturm & Drake Apartments - Ethan Kanning & Jessica Hannesson: Mr. Kanning provided history and overview of the Sturm & Drake apartments; they believe that the building is very blighted and has lacked tenancy for a long period of time. Ms. Hannesson provided an overview of the design features remodels that they are going to do. Mr. Kanning and Ms. Hannesson provided an overview of their vision and goals for their Sturm & Drake Apartments. Ms. Hannesson shared an overview of the retail component of their operation. Mr. Kanning provided an overview of the project economics and stated that their funding approval is contingent on TIF dollars and City Council approval. Mr. Kanning shared that this is a local project and expressed that they are using local contractors to do the work.

There was discussion amongst the board on the definition of workforce housing in regards to the cost of rent, the current rental market and demographics of downtown Billings. Mr. Kanning shared an overview of where the public dollars would be spent which was inclusive of blight, items in the public right of way, and primarily necessary exterior updates.

3) Action Items

a. Sturm & Drake Apartments Recommendation

Applicants departed the meeting. Ms. Jordy made a motion to approve as recommended by the committee, Mr. Montague second. Mr. Casey explained the breakdown of qualified expenses where they would like to have flexibility on the categories listed under the not to exceed \$320,000 ask due to the fluctuation in prices given the current market conditions.

Discussion was had regarding the project and it's details and merits. Ms. Easton shared how the neighbors in the area expressed excitement about this project. Mr. Arveschoug stated that those expenses are well within the state law of what TIF dollars are allocated to and Mr. Montague expressed the additional tax base that goes back to the community.

Mr. Patten directed the board to vote on approval of this project, all were in favor, none were opposed and the motion carried.

4) Staff Update/Financials

Mr. Casey provided an update on the Billings Community Foundation being scheduled to start sewage work next week and then the bathrooms afterwards. Mr. Casey shared he's expecting to see MRM's final financials next week, discussion was had regarding questions around this project and the potential issues that the board feels like they might face.

The Kibler and Kirch project was hopeful to be done in November but has run into a few delays. The stone building, the NW corner is pretty much built out for a Your Pie 2nd branch, yet they are still waiting to identify a list of tenants to build out the rest of the building.

The Burger Dive ran into an issue regarding the state's historic tax credit which caused an unanticipated delay. Ms. Hafer shared that they are currently removing the stucco on the building and once that is removed then they will reapply to the historic tax credit again. Mr. Casey shared they are looking at another year until completion.

Mr. Casey shared an overview of the financials, he reviewed the commitments, the P&L, Ms. Easton shared that The Art House is closing on their property. Mr. Casey shared that the team at the DBA office has been working with the Parking Department to put up signage on N 29<sup>th</sup> and 30<sup>th</sup> Streets regarding the back-in parking, discussion was had regarding the back-in parking.

Ms. Easton shared that something that this board can expect, is the effort for free two hour parking downtown for the holiday season. She shared that the DBA will do a big push to businesses to get their staff to still park in their current areas and not in front of their stores, she shared that reimbursement to the Parking Department has been approved by the City Council to come out of TIF. She shared other events coming out of the DBA office including Downtown Trick or Treat, Holiday Parade, Holiday Stroll, 30 Days of Downtown Eats, and the remaining First Fridays of the calendar year.

Mr. Patten inquired about the vacant spot on the board, Mr. Casey shared that he will be emailing an anonymous survey in the upcoming week. He shared that JR Reiger has withdrawn his application; he shared that Ms. Jordy will be stepping down at the end of the calendar year.

5) Old Business/New Business

6) Partner reports (if time permits)

- a. City of Billings – Mr. Kukulski shared a pet project of his wanting to update the Park 2 and other parking garages. Mr. Kukulski shared that the capital improvement plan is out and is scheduled to be presented to council.
- b. Downtown Billings Association
- c. Yellowstone County
- d. Business Improvement District
- e. SD#2 –Ms. Hafer reported that school is still in session, and they are still masking.
- f. Billings Cultural Partners
- g. Big Sky Economic Development
- h. Billings Parking Board
- i. Downtown Billings Property Owners Association

7) Adjourn at 9:06 AM