

Present: Andy Patten	Commissioner Denis Pitman	Jock West	Matt Blakeslee
Brandon Scala	Steve Arveschoug	Sean Lynch	Mehmet Casey
Wyeth Friday	Meri McGlone	Dave Fishbaugh	James Chandler
Janna Hafer	Ethan Kanning	Chris Montague	Jenny Milu
Jami Shanks	Mary Walks Over Ice	Steve Warlich	Absent: Katy Easton
Chris Kukulski	Councilman Tom Rupsis	Steve Tostenrud	

1. Call to Order – Introductions, Courtesies, and Public Comments (3 min. limit) – Mr. Lynch called the meeting to order at 7:31 AM a round of introductions followed.

2. Regular Agenda:

a. Minutes – August 26, 2022, meeting minutes - vote to approve minutes – Mr. Patten made a motion to approve the meeting minutes, Mr. Scala seconded the motion, all were in favor, none were opposed, and the motion carried.

3. Presentations

a. 122/124 N 22nd Street – Ms. Jami Shanks provided a presentation on her housing project located at 122 & 124 N 22nd Street, Ms. Shanks shared that their plan is to provide housing with their project. They have intention to rehab the buildings which are currently in very blighted conditions to use for both long term and short term housing. Ms. Shanks shared that the intended rents will be between \$650 – \$950 / mo. with mostly one-bedroom units. Ms. Shanks provided an overview of their scope of work as well as their budget and TIF ask being \$110,200. Ms. Shanks provided an overview of the inhabitable v habitable units and those that are currently occupied. Discussion was had regarding the safety of the area and her plans to mitigate these issues. Mr. Arveschoug believes that Ms. Shanks and her project will be creating a movement for the area.

4. Action Items

a. Development Committee Recommendation – Mr. Casey provided an overview of the committee’s response to Ms. Shank’s development project. The location of this project is in proximity within businesses and a future housing development (i.e. Old Town Flats by Griffin Development) and could be a great way to encourage other homeowners in the area. It was determined that there is no question that these buildings are blighted, and Mr. Friday shared that code enforcement cases have previously been opened on these properties.

With the demand for housing, shortage in supply, affordability of these units and diversity of their sizes and ground level character, they will fill up quickly and easily. The Board discussed how this works in conjunction with the EBURD's activity and Master Plan as their boundary starts on the other half of N 22nd Street. The Board also discussed City Council's appetite for housing and how this will get us to over 100 units approved just this year.

Mr. Montague made a motion to approve the 122 / 124 N 22nd Street project. Commissioner Denis Pitman seconded the motion, Mr. Patten believes this Board should bring more projects like this to City Council, Mr. Lynch asked if they've been encouraged to do a CPTED evaluation, Mr. Casey confirmed that they're on the waitlist to receive an evaluation. A discussion ensued to encourage contacting the eastern neighbor to implement similar improvements. The Board proceeded to vote on the motion; all were in favor, none were opposed, motion carried.

5. New Business/Old Business

- a. Staff report is liked amongst the Board, especially at one page in length.
- b. Strategic Priorities – Mr. Casey shared information on progress that's been made on the safety strategic priority, he passed out a handout for businesses that indicate all options that are provided out of the DBA office regarding public safety. Mr. Casey reviewed the document with the Board. Mr. Warlich asked about the hours of operations of the services listed on the back of the document, Mr. Casey provided an overview and indicated he would follow up with staff to provide service hours voicemail messages.
- c. Strategic Priority: Downtown Housing / Yesteryears RFP – Mr. Casey asked the Board if they'd like to discuss anything else that would prioritize housing. The Board discussed the Yesteryears RFP and various methods to utilize the building with developers. Mr. Lynch stressed the importance of getting creative and staying in touch with various key housing partners to work together to facilitate more housing units. Mr. Arveschoug shared with the Board that he will be meeting with a few interested parties the following week.
- d. Bridge Loan Conversation - Mr. Casey asked that Andy Zoeller be included in conversations regarding the Bridge Loan, a brief discussion was had regarding last month's meeting. Mr. Scala suggested that a meeting be scheduled to have a discussion to work towards a solution together, Mr. Casey said he'd reach out to everyone to determine who needs to be at that meeting and schedule it.
- e. Downtown Marketing Conversation - Mr. Casey shared that next month's meeting he will be absent, however the topic of Marketing Downtown will be on

the agenda, Mr. Montague believes that an effort needs to be made by this Board on this front. Mr. Chandler and Ms. Easton will be able to facilitate this discussion and meeting on behalf of Mr. Casey.

- f. The Board discussed the upcoming legislative session regarding TIF, lack of other tools in the area, Mr. Arveschoug said now is the time to write a letter, and that most of the time in MT the delegation comes from Yellowstone County. Discussion ensued regarding the challenges that various members of the Board face with the lack of resources from the state. Mr. Friday shared that there is a Governor's Housing Task Force that city staff is following closely especially in terms of what it may recommend for incentives and regulatory issues. Mr. Lynch believes this Board should be the educators to our legislative elected officials, if this is something we want and that a meeting should be scheduled with all of them. Mr. Arveschoug suggested that Mr. Casey coordinate with BSED regarding this meeting with the legislative officials as he's aware of efforts to put a meeting on their calendar. It was suggested that the sooner the better to establish a meeting before they have an agenda drafted for next year. Mr. Lynch believes that the EBIRD and SBURA would be interested to be a part of this, too. Mr. Blakeslee offered the Association's help as it's the only Board out of the Alliance that's able to lobby.

6. Partner Reports

- a. Big Sky Economic Development – Mr. Arveschoug shared that the Downtown Housing Group is meeting Sep 30th; he invited the Board to attend and thanked the Downtown Team for their help on their Grand Opening Ceremony as well as the clean up of the facility. He provided an update on their new facility and mentioned that they are in search of a controller.
- b. Billings Cultural Partners – Mr. Blakeslee provided an update that this group is trying to find a way to create a calendar to communicate this to the public and to further communicate among each other dates of big event nights so they can work off of each other's energy to cross promote and further collaborate in creating complementary events.
- c. Billings Parking Board – Mr. Scala reported that some of the garages are being painted.
- d. Business Improvement District – Mr. Chandler shared that it's business as usual in the BID, they are currently swapping out seasonal equipment and that they are looking at getting a new four wheeler. The Portland Loo is still in the works; lack of willing contractors and the busy nature of contractors' schedules are what is holding this project up. The BID has hired a part-time morning shift employee.

City of Billings – Mr. Friday provided an update on Code Enforcement programs and that they are working towards educating property owners on the no trespass agreement and working with the police department to make sure that these are posted. They are also working on inventorying the solid waste dumpsters that are graffitied and finding a solution to continue to remove the graffiti from the dumpsters. The CIP draft is supposed to come out the first week of October. He shared that the Council is going to start discussing Council committees to look at ways to proactively work on things with city staff and the community. He shared that the 5th Ave corridor is still in the works, the engineering of the west end will take place this fall but there are conversations to further expand engineering to include the east end in the EBURD to hopefully reach points of conversations with the railroad.

- e. Downtown Billings Association – Mr. Blakeslee reported that the Board is looking to advocate for measures to combat neglected vacancies.
 - f. Downtown Billings Property Owners Association - Mr. West shared that hopefully next month they will have an annual meeting. Mr. West shared that he's heard some property owners aren't aware of the DBP meetings, knowing that these meetings and minutes are public, he intends to educate as much as possible.
 - g. School District #2 – Ms. Hafer shared that school is in session and that there is excitement because masks aren't required anymore. She shared that West High doesn't currently have air conditioning. Ms. Hafer shared that the newest high school is 60 years old and that bonds are likely in the near future. Ms. Hafer shared challenges that elementary schools face with the differences that kids come into school from being non-verbal to not potty trained. A committee is looking at the best plan to try to help a lot of kids get back on track and the challenges of the area that this presents.
 - h. Yellowstone County – Commissioner Pitman shared that Next week MACO is in town, week of Nov 8 – 14 the crew from USS Billings will be in town, he provided an update on the jail's occupancy rates and the issues there, he encouraged the Board to upload Code Red into their phones, he shared they received their first report from substance abuse connect, also that C-PACE is on the agenda Oct 4th.
7. Mr. Lynch Adjourned the meeting at 8:57 AM.