



(406) 698-3153
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.....
2139 BROADWATER AVE. STE F
BILLINGS, MONTANA 59102

YELLOWSTONE ICE FOUNDATION PROPOSAL

REASONS TO APPROVE

1. EVERY SURVEY THAT HAS BEEN COMPLETED SINCE 2017, SAYS BILLINGS HAS A NEED FOR ADDITIONAL RECREATION FACILITIES.
2. ARC IS PROJECTED TO PROVIDE AN ECONOMIC IMPACT OF \$20-25,000,000/ YEAR TO OUR COMMUNITY.
3. THIS PROJECT WILL CREATE SEVERAL NEW JOBS.
4. THIS PROPERTY IS CITY OWNED AND THE IMPROVEMENTS ARE NEEDED FOR ANY DEVELOPMENT THAT WOULD GO THERE.
4. WE ARE POSSIBLY TOO LATE TO HELP THE 14- 18 YEAR OLDS THAT ARE ALREADY IN GANGS AND DOING CRIMINAL ACTIVITY, BUT HOPEFULLY WE WILL PROVIDE AN ALTERNATIVE FOR THEM. IT WILL PROVIDE AN OPPORTUNITY FOR YOUNGER KIDS, INSTEAD OF JOINING GANGS, ETC.
5. WE HAVE CREATED A PUBLIC/PRIVATE PARTNERSHIP WITH SIGNAL PEAK MINE, AN ICE FACILITY, AND THE PRIVATE SECTOR. THIS PARTNERSHIP HAS ALREADY GENERATED IN EXCESS OF \$8,500,000.00 IN PRIVATE FUNDS.
6. THIS PROJECT ADDS 2 PAD SITES FOR ADDITIONAL ACTIVITIES, SUCH AS TENNIS AND PICKLEBALL.
7. ON A BUSY WEEKEND, 2000 PLUS ATHLETES ARE UTILIZING THE SOCCER FIELDS AT AMEND PARK. THIS FACILITY WILL ADD TO THESE NUMBERS.
9. THIS IS 1ST CLASS MULTI-GENERATIONAL FACILITY THAT WILL PROVIDE ACTIVITIES FOR ALL AGES.
10. NO ONE WILL BE TURNED AWAY BECAUSE OF THEIR INABILITY TO PAY.
11. JUST THE POSSIBILITY OF THIS PROJECT HAS ALREADY CREATED A TREMENDOUS AMOUNT OF ECONOMIC GROWTH IN THE SBURA TIF DISTRICT.

12. FUNDING THIS REQUEST WILL REDUCE THE AMOUNT YELLOWSTONE ICE FOUNDATION HAS TO BORROW TO COMPLETE THIS PROJECT AND WILL HELP PAY THEIR DEBT DOWN.

13. THIS WILL HELP GET THIS PROJECT FINISHED AND OPEN. THIS HAS BEEN A SBURA GOAL FROM THE START TO GET BOTH FACILITIES OPEN AND OPERATING FOR THE BENEFIT OF OUR TIF DISTRICT, THE CITY OF BILLINGS, YELLOWSTONE COUNTY AND THE ENTIRE REGION.

14. PLEASE GIVE YOR POSITIVE VOTE IN SUPPORT OF THIS REQUEST.

SOUTH BILLINGS URBAN RENEWAL ASSOCIATION

A handwritten signature in black ink, appearing to read 'Dick Zier', written over a horizontal line.

DICK ZIER CONSULTANT

Yellowstone Ice Foundation	Cost	Allowability	Total
		MT Code	MT Code
		7-15-4233	7-15-4288
Project Cost Summary			
SITE STAKING & TESTING	\$ 29,000.00	\$29,000.00	\$29,000.00
SYSTEM DEVELOPMENT FEES	\$ 91,000.00	\$91,000.00	\$91,000.00
GEOTECHNICAL REPORT	\$ 34,000.00	\$34,000.00	\$34,000.00
STRUCTURAL FILL MATERIALS	\$ 117,035.00	\$117,035.00	\$117,035.00
STRUCTURAL FILL LABOR	\$ 128,285.00	\$128,285.00	\$128,285.00
GEO TEXTILES	\$ 48,400.00	\$48,400.00	\$48,400.00
DEEP FOUNDATION RAM	\$ 89,250.00	\$89,250.00	\$89,250.00
MECHANICAL COURTYARD	\$ 53,540.00	\$53,540.00	\$53,540.00
FENCES & GATES	\$ 30,000.00	\$30,000.00	\$30,000.00
MECHANICAL COURTYARD CMU	\$ 164,000.00	\$164,000.00	\$164,000.00
Total	\$ 784,510.00	\$784,510.00	\$784,510.00
Total Project Cost	\$ 16,550,950.00		
Total Project Cost			
Maximum TIF Assistance (16.67%) of Total Project Cost	\$ 2,759,043.37		
Requested TIF Assistance	\$ 784,510.00		
Approved			
Payback Period (years)			
Expected Increase in Taxable Value (80%) of Project Cost	N/A		
Commercial Tax Rate (1.89%)	N/A		
Annual Tax Increment (67.3 Mills)	N/A		
Payback Period (years)	N/A		
% Private Funding-to-date	95.26%		

SBURA
Estimated Cash Forecast FY25
As of 3.18.25 for FY26 Budget Preparation

	FY25 ORIGINAL BUDGET	FY25 as of 2.10.25	FY26	FY27	FY28	FY29	FY30	FY31	FY32
South TIF Beginning Cash Balance 6/30/23	4,801,610	4,834,797	1,697,688	1,789,384	2,213,301	3,223,729	3,083,370	4,839,654	6,690,438
Revenue									
Tax Revenue	4,318,200	1,779,156	4,664,717	4,758,011	4,853,172	4,950,235	5,049,240	5,150,225	5,253,229
Intergovernmental	292,587	177,680	355,360	355,360	355,360	355,360	355,360	355,360	355,360
Interest	150,000	42,698	150,000	150,000	150,000	150,000	150,000	150,000	150,000
Bond Proceeds Pool (see project breakout below) *	-	-	9,600,000	-	-	-	-	-	-
Bond Proceeds ARC(see project breakout below) *	-	-	20,000,000	-	-	-	-	-	-
Total Revenue	4,760,787	1,999,534	34,770,077	5,263,371	5,358,532	5,455,595	5,554,600	5,655,585	5,758,589
Expenses									
SBURA Admin	176,000	88,000	176,000	179,520	183,110	186,773	190,508	194,318	198,205
City Cost Allocation	57,640	24,019	76,518	78,048	79,609	81,202	82,826	84,482	86,172
Planning Cost allocation	26,493	6,623	36,481	37,211	37,955	38,714	39,488	40,278	41,084
Debt Service - 2015	338,556	260,628	337,850	336,044	338,244	340,044	336,813	338,000	338,225
Debt Service - 2016	303,175	237,756	303,213	302,888	302,066	305,653	303,988	302,153	305,066
Debt Service - 2022 Road improvement	223,944	146,097	219,069	220,694	222,069	218,319	219,444	220,319	220,944
Debt Service (2024 Series) Pool	-	-	-	775,000	775,000	775,000	775,000	775,000	775,000
Debt Service (2024 Series) ARC	-	-	1,850,250	1,850,250	1,850,250	1,850,250	1,850,250	1,850,250	1,850,250
Bond Issuance Costs/ Discount	-	-	-	-	-	-	-	-	-
Transfer - PD Debt Service	301,891	-	-	-	-	-	-	-	-
City Capital Projects									
Rec Center Design	500,000	987,657	-	-	-	-	-	-	-
Bonding Projects									
Rec Center Construction	-	-	20,000,000	-	-	-	-	-	-
Amend Park - All weather turf field	-	-	-	-	-	1,800,000	-	-	-
South Park Pool *	-	400,000	9,600,000	-	-	-	-	-	-
Hallowell Lane	24-000610	90,000	-	-	-	-	-	-	-
Unimproved Streets Phase I	-	0	-	-	-	-	-	-	-
Unimproved Streets Phase II	24-000076	-	-	559,800	559,800	-	-	-	-
Riverfront Trail	23-000553	0	-	-	-	-	-	-	-
Optimist Park Lighting	350,000	250,000	-	-	-	-	-	-	-
Development Incentives									
Unspecified Development Assistance	1,500,000	1,465,071	500,000	500,000 added	-	-	-	-	-
Service Pro Express Lube	-	180,792	-	-	-	-	-	-	-
Amend Park - All weather turf field	1,500,000	-	-	-	-	-	-	-	-
Mitchell Courts	500,000	500,000	-	-	-	-	-	-	-
Woodspring Suites	346,201	-	-	-	-	-	-	-	-
Billings Hotel & Convention	-	-	-	-	-	-	-	-	-
Montana Trailhead Demo (old Holiday Inn)	-	500,000	-	-	-	-	-	-	-
Riverside school - Solar heating panels	100,000	-	-	-	-	-	-	-	-
Torgerson LLC	-	-	869,000	-	-	-	-	-	-
Yellowstone Ice Foundation	-	-	710,000	-	-	-	-	-	-
Residential & Community Enhancements	250,000	-	-	-	-	-	-	-	-
Total Cash Outlay	6,473,900	5,136,643	34,678,381	4,839,455	4,348,103	5,595,954	3,798,317	3,804,800	3,814,945
Estimated Ending Cash Balance	3,088,497	1,697,688	1,789,384	2,213,301	3,223,729	3,083,370	4,839,654	6,690,438	8,634,083
* Subject to District Expansion									
Revenue Growth		2%							



Dick Zier <dickzier@gmail.com>

YIF Building Costs

Parker Phipps <ppphipps@signalpeakenergy.com>
To: Dick Zier <dickzier@gmail.com>
Cc: Alex Picicci <apicicci@signalpeakenergy.com>

Wed, Mar 19, 2025 at 2:08 PM

Dick,

Thanks for all your help and support getting the ARC moving to create this opportunity for YIF.

I have attached the quote from KE construction.

A summary:

Building Cost with Add alternates \$11,530,950

Ice Specific systems \$3,520,000

Rubber flooring, bleacher seats, specialty equipment: \$1,500,000

Project Total: \$16,550,950.

TIF Request: \$784,510

This is the first public / private partnership to request TIF funds and we are requesting 4.7% of the project total to be covered.

If other private organizations see that TIF is supporting these projects it will encourage more projects like this in the future.

If we are short on funds we have arranged financing but that cost will be passed on to all user groups. A fully funded rink will provide affordable ice opportunities for all users. Higher the debt the higher the ice rate will be. I look forward to talking to your entire group about funding this great project.

Thanks,

Parker

Item No.	Description	Unit	Bid Quantity	Unit Price	Total Price
Overhead and Administrative					
100	Management & Insurance	LS	1	\$	281,450.00
101	Profit & Overhead	LS	1	\$	915,030.00
102	Site Staking & Testing	LS	1	\$	29,000.00
103	System Development Fees	LS	1	\$	91,000.00
104	Geotechnical Report	LS	1	\$	34,000.00

General Site Improvements & Buildings					
200	Site Work & Gravels				
200a	Structural Fill Materials	LS	1	\$	117,035.00
200b	Structural Fill Labor	LS	1	\$	128,285.00
200c	Geotextiles	LS	1	\$	48,400.00
200d	Deep Foundation RAM	LS	1	\$	89,250.00
201	Concrete Foundation & Flatwork	LS	1	\$	971,105.00
201a	Mechanical Courtyard	LS	1	\$	53,540.00
202	Fences & Gates	LS	1	\$	30,000.00
300	Metal Building Package & Cladding	LS	1	\$	1,798,745.00
301	Metal Building Labor	LS	1	\$	424,880.00
302	Commercial Stud Framing	LS	1	\$	174,960.00
303	Electrical	LS	1	\$	813,350.00
305	Plumbing	LS	1	\$	625,000.00
304	Fire Suppression	LS	1	\$	302,365.00
305	HVAC	LS	1	\$	914,710.00
306	Insulation	LS	1	\$	274,245.00
307	Drywall, Tape, Texture, Paint	LS	1	\$	274,925.00
308	Acoustic Ceiling	LS	1	\$	120,740.00
309	Interior Trim, Millwork, Doors, Hardware	LS	1	\$	481,165.00
310	Flooring & Tile	LS	1	\$	210,320.00
311	Welding & Fabrication	LS	1	\$	192,105.00
312	Masonry	LS	1	\$	527,670.00
312a	Mechanical Courtyard CMU	LS	1	\$	164,000.00
313	Overhead Doors, Walk Doors, Glazing	LS	1	\$	431,220.00
314	Specialities - Elevator	LS	1	\$	103,665.00

SUBTOTAL **\$ 10,622,160.00**

Total Estimated Bid Price (Number): **\$ 10,622,160.00**

Total Estimated Bid Price (Words): Ten Million Six Hundred Twenty-Two Thousand One Hundred Sixty and 00/100

Contractor Name: KE Construction

Bid Signature: 

Bid Date: 3/18/2025

I/We accept this bid proposal awarding KE Construction as general contractor at the above Guaranteed Maximum Price (GMP)

Owner(s) _____

Date _____

Printed Name(s) _____

South Billings Urban Renewal Association Board Meeting
Thursday 03/20/2025 6:00 p.m.
Billings Hotel and Convention Center
1223 Mallowney 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.

Agenda Additions/Deletions:

Agenda Items:

1. Yellowstone Ice Foundation TIF Application- Dick (Action)
 - Video was shown of the ice arena mock up. Two story facility will include two sheets of ice, seating, pro shop, concessions, skate rental, etc.
 - Jeff asked if there were items that could be cut out if the board was unable to approve their application. Parker Phipps said that they had secured financing, in that event, but are really trying to complete the project through fundraising.
 - Jeff also asked if the facility was going to host youth tournaments and Parker stated that this facility would allow the youth hockey to have a very large home tournament.
 - Dick reviewed the itemized breakdown of the TIF application. TIF request is for \$784,510.00. Dick proposed a secondary amount deducting the permit fees that the board has not approved before. This amount would be \$693,510.00.
 - Dick gave a review of the cash budget for FY26 and FY27. He reminded the board there was no payback on this TIF application because it's a non-profit.
 - Parker Phipps spoke more detailed about some of the costs and design features chosen. This included the fundamental idea of this being a building that lasts 50 years.
 - Dick listed reasons why this application should be approved.

Public Comment: Wyeth expressed his concern and said there needs to be more explanation as to why additional funding is needed for infrastructure. He warns there needs to be clear reasoning to present to the council.

Board Comment: Scott states that part of the board's job is to assist people to get things built and feels that it needs to be done correctly and completely to receive the maximum benefit of its potential.

Andrew argues the costs on this application have, in fact, been funded in the past.

Vote: Andrew Hoolihan recused himself from the vote.

Jeff Muri motioned, Kevin Heaney seconded to approve the TIF application in the amount of \$784,510.00.

All in favor

APPROVED