

South Billings Boulevard Urban Renewal District Advisory Committee

Meeting Minutes

April 7, 2026 | 6:00 PM

1. Call to Order

The meeting was called to order at approximately 6:00 PM.

Chair welcomed attendees and provided general meeting guidelines for public participation.

2. Roll Call

Jeff Muri, Kephenn Leinemann, Kari Boiter, Joseph Walsh, Jourdan Guidice, Mark Morse, Andrew Houlihan, Kendra Shaw, Stefan Cattarin, Michael Mayott

3. Approval of Previous Meeting Minutes

Mark Morse Motion: To approve the March meeting minutes

Kelphen Leinemann Second: Received

Vote: Unanimous approval

No corrections or additions were noted.

4. Approval of Advisory Committee Bylaws

Presenter: Jeff Hunnes

Draft bylaws incorporate City resolution, membership structure, and City code requirements.

Discussion included clarification on staggered terms.

Jeff Muri Motion: To approve the advisory committee bylaws as presented

Jourdan Guidice Second: Received

Vote: Unanimous approval

5. Staggered Term Assignments

4-Year Terms: Stefan Cattarin, Andrew Houlihan, Kelphen Leinemann, Joseph Walsh

Motion: Approved unanimously

3-Year Terms: Mike Mayott, Scott Hanser, Jeff Muri

Motion: Approved unanimously

6. Recreation Campus Update

Construction progress includes flooring, electrical, and equipment installation.

Ice rink expected to open in July.

Strong demand for Parks programming noted.

Discussion included parking capacity and future development opportunities.

7. HAB Development – TIF Application

Project includes 35 workforce housing units.

Estimated cost: \$13.2 million.

Focus on affordability through HB 819 program.

Public comment included support and neighborhood concerns.

Jeff Muri Motion: Recommend \$1,339,202.76 in TIF funding (10%).

Mark Morse Second: Received

Vote: Unanimous approval

8. Amend Park Lighting Proposal

Proposal to replace turf field with lighting improvements.

Estimated cost: \$560,000.

Stefan Cattarin Motion: Approve \$560,000 (FY27) for lighting.

Kari Boiter Second: Received

Vote: Majority approval (1 opposed)

9. Public Comment (Non-Agenda Items)

Suggestion to involve Advisory Committee earlier in project brainstorming.

10. Adjournment

Motion: To adjourn

Second: Received

Meeting adjourned.