

# EAST BILLINGS URBAN RENEWAL DISTRICT (EBURD) Tax Increment Financing(TIF) Advisory Committee Minutes

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**Date:** 05-04-2026

**Time:** 12pm

**Location:** 319 N. 14<sup>th</sup> St (BIRDworks office)

1. Call to Order 12:01pm

attendance: Mark Morse, Mark Nicholson, Hanna Teti, Pat Scott, Heather Doty (staff) Zack Terakedis came in on agenda item 6c/d, Kevin VanLaarhoven, Ruth VanLaarhoven, Jeff Kettelsen, Wyeth Friday phone in absent: Derek Stennerson

2. public comment (limit 3 minutes)

None

3. agenda review & adjustments

- o review and approval of agenda
  - Allen Hodges motion to approve agenda 2<sup>nd</sup> Pat Scott all in favor motion passes
- o adjustments or additions
  - no additions no adjustments

4. approval of previous meeting minutes

- o review and approve meeting minutes from 4/1/2026
  - Allen Hodges motion to approve 4/1/2026 minutes 2<sup>nd</sup> Pat Scott all in favor motion passes

5. old business

- a. Skyview application went before council on April 27. Approved and will start construction soon. Completion expected summer 2027

Skyview approved by Council on April 27<sup>th</sup>

6. new business

- a. election of Vice Chair
  - pushed to a future date
- b. TIF application Trackside Auto
  - Mark Nicholson motion to recommend funding in the amount of \$19,137 with the approval of proper permits 2<sup>nd</sup> by Hanna Teti all in favor motion passes
- c. Fencing program
- d. Frontage program
  - Allen Hodges motion to combine both fencing and frontage into one program 2<sup>nd</sup> by Mark Nicholson all in favor motion passes
  - Zack Terakedis moved to approve a 1:1 match (50%) TIF assistance program for projects up to \$100,000 in total cost, with reimbursement not to exceed \$50,000 per project, and a restriction that properties under the same ownership are ineligible for additional TIF assistance for three (3) years. Mark Nicholson seconded. All in favor. Motion passed.

7. Adjournment at 1:04pm

Meetings will now take place as Tif applications come in with at least 2 weeks notice