


<p><b>At Large Members</b></p> <p>Meri McGlone, 6/30/2024</p> <p>Steve Tostenrud, 6/30/2024</p> <p>Vacant, 6/30/2024</p> <p>James “Andy” Patten, 6/30/2025</p> <p>David Fishbaugh, 6/30/2025</p> <p>Mary Walks Over Ice, 6/30/2025</p> <p>Chris Montague, 6/30/2026</p> <p>Ethan Kanning, 6/30/2026</p> <p>Sean Lynch, 6/30/2026</p>	 <p>Downtown Billings <b>Partnership</b></p> <p>Sean Lynch, President</p> <p>Ethan Kanning, Vice-Pres.</p> <p>Meri McGlone, Treasurer</p> <p>Mary Walks Over Ice, Secretary</p>	<p><b>Partners</b></p> <p><b>City of Billings:</b> Chris Kukulski</p> <p><b>Yellowstone County:</b> Erika Guy</p> <p><b>School District 2:</b> Janna Hafer</p> <p><b>Big Sky EDA:</b> Steve Arveschoug</p> <p><b>Downtown Billings Association:</b> Matt Blakeslee</p> <p><b>Business Improvement District:</b> Blake Wahrlich</p> <p><b>Billings Cultural Partners:</b> Matt Blakeslee, Katy Easton</p> <p><b>Parking Advisory Board:</b> Brandon Scala</p> <p><b>Downtown Billings Property Owners Association:</b> Jock West</p>
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### DBP Board Agenda - April 26, 2024

#### Big Sky Economic Development - Zoot Event & Training Center - 201 N Broadway

#### Regular Business Meeting - 7:30 - 9:00 a.m.

- 1) Call to Order – Introductions, Courtesies, and Public Comments (3 min. limit)
- 2) Regular Agenda:
  - a. Minutes – March 22, 2024 meeting minutes - vote to approve minutes
- 3) Presentation
  - a. City/County Charters - David Goodridge
  - b. Stone Building - Randy Swenson
  - c. MRM Unified Campus - Matt Lundgren
- 4) Action Items
- 5) Staff updates/discussion
- 6) Old Business | New Business
- 7) Partner Reports
 

<ol style="list-style-type: none"> <li>a. Big Sky Economic Development</li> <li>c. Billings Parking Board</li> <li>e. City of Billings</li> <li>g. Downtown Billings Property Owners Association</li> <li>i. Yellowstone County</li> </ol>	<ol style="list-style-type: none"> <li>b. Billings Cultural Partners</li> <li>d. Business Improvement District</li> <li>f. Downtown Billings Association</li> <li>h. School District #2</li> </ol>
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- 8) Adjourn by 9:00 a.m.

**May DBP Board Meeting - 5/24/2024**



<b>Present:</b> Jana Hafer	Sean Lynch (Zoom)	Matt Blakeslee	Ethan Kanning
Steve Tostenrud	Andy Patten	Ashley Kavanagh (BSEDA)	Katy Easton
Chris Kukulski	Mehmer Casey	Mary Walks Over Ice	Erika Guy
James Chandler	Erika Guy	Megan Zimmerman	Jenny Milu
<b>Absent:</b> Brandon Scala	David Fishbaugh	Meri McGlone	Chris Montague
Blake Wahrlich	Jock West	Tom Rupsis	

- 1) **Call to Order – Introductions, Courtesies, and Public Comments (3 min. limit)** - Mr. Lynch called the meeting to order at 7:30 AM.
- 2) **Consent Agenda:**
  - a. **Minutes – February 23, 2024 meeting minutes** - Mr. Tostenrud made a motion to approve the February 23, 2024 minutes, his motion was seconded by Mr. Patten, all were in favor, none opposed.
- 3) **Staff Update** - No discussion was had or questions asked.
- 4) **Presentation**
  - a. **Organizational Structure** - Ms. Easton reminded those present of a previous presentation and conversation shared with the board regarding the Downtown Billings Alliance and gave a follow up overview of the organizational chart. Ms. Easton clarified that from the Partnership (DBP) perspective, nothing will really change, she shared that the Downtown Billings Association will be the entity that will experience the majority of the change. She provided context of business owners that expressed needs and wants, with the primary expressed needs and wants falling within different organizations within the DBA such as the DBP and BID. The intention behind the change is for those who choose to elect to participate in DBA Membership to have a voice and be able to share their opinion at the DBP and BID tables. Questions were had regarding the differences between 501(c)6, 501(c)3, and 501(c)4 and discussion was had amongst the board regarding the DBA as an advisory board, the DBA’s bylaws, the abilities of what the DBA board can direct Mr. Casey to do. Ms. Easton shared that the intention is if the BID were not to be renewed or the Partnership sunsets that the employees would be protected and the DBA would be the employer.

Mr. Patten believes that the bylaws need to be able to conform to that each entity is set up for success to continue to operate best for those in which different boards serve. Ms. Easton and Mr. Blakeslee believe that the bylaws for each entity already are but were agreeable to Mr. Patten’s suggestion for all entity bylaws to

be reviewed by the DBP attorney to ensure that the bylaws are clear and define things clearly if disagreements ever arise. Clarification was provided based on questions of how each entity has their own EIN and advisory board in addition to the goal behind this transition is to simplify and streamline the current structure of the former alliance.

- b. **DBP Budget** - Ms. Easton provided an overview of the provided and proposed budget, discussion was had regarding the helpfulness this transition would provide when presenting in front of city council.
- c. **Programming** - Mr. Casey reviewed the FY25 Strategic Priorities with the current anchors being, Infrastructure, Anchor Developments, Public Safety and Business Development, he shared that these have remained the same over the past three years and the overall consensus was to continue to move forward with these anchor priorities moving forward.

Mr. Casey provided an overview of the TIF Forecast and how the approval of the Rockman project would affect the current position of the district. Discussion was had regarding the TIF Cash Forecast amongst the board. Mr. Casey shared he has been advised to meet with the DOR.

- d. **Outstanding Awards** - Mr. Casey shared a slide with the outstanding awards that have expired, he provided details on the council dates, development agreement dates and the anticipated completion dates. Mr. Casey provided details on his awareness of each award and their current standings. Mr. Casey asked the board how the board would like him to move forward and provided a few suggestions and opened up conversations for further suggestions. Discussion was had amongst the board regarding various options of how to proceed with the awarded funds where projects have faced major delays. Ms. Easton expressed the need to set precedent, manage expectations in various situations that will arise in the future. Mr. Lynch was of the opinion that if development agreements are made then we need to stick with them and he was curious about the expired agreements, as well as the details of who has reached out regarding the delays. Mr. Casey provided context of those who have approached and informed him on the status and those that haven't, Ms. Easton was of the understanding that it has been Mr. Casey that has been the one that has reached out for information and that the expired applicants have not reached out. Conversation was had amongst the board regarding the extension language in the development agreement.

Mr. Lynch suggested that for those who need historic or housing credits that those be secured prior to coming to the DBP for TIF. Mr. Casey shared that the language around the extension is vague and the various processes. Ms. Easton is of the opinion that the proactivity to extend should be from the recipient, but also wants there to be consistency amongst how extensions are handled and that there

be tighter languages and not more vague and looser. Discussion was had regarding that timeline of these projects primarily in the time of COVID-19.

Discussion was had amongst the board regarding how to best approach the applicants that have expired. It was suggested to provide a sunset on these dates given covid provided extenuating circumstances and there has been a grace period of several years in addition to the remaining months. Ms. Easton suggested that assuming a deadline can be provided with approval with the DBP attorney, she asked for direction on how to proceed

Ms. Easton reviewed the language in a development agreement for the board, Mr. Lynch shared that he believes that they need to go with the language in the agreements. Mr. Kukulski provided direction to have staff work with the DBP attorney and follow the direction provided by the DBP attorney. Discussion was had amongst the board regarding Mr. Kukulski's comment, Ms. Easton clarified her understanding of the direction provided is that if the development agreement has a written clause and is reviewed and approved by legal to then give those whose agreements are expired appropriate notice.

Mr. Casey proposed to the board that April through August to pause accepting new TIF applicants and shared that CPTED, Signage will continue and shared other items he'd continue to work on. Inclusive of starting the process of creating programs such as:

- Annual \$100,000 towards nonprofit applicants
- Annual \$100,000 towards sidewalks/trees
- Annual Holiday Parking <\$40,000

Mr. Casey shared that these awards would primarily be based on a match, Ms. Easton provided a historical context of pausing on awards at the start of her time at the DBA and how those pauses were a catalyst of programs such as the sign grant, stronger development agreements. Mr. Lynch was in favor of the ideas and had suggested to use the \$100,000 of the funding of the parking department that would then be reallocated to one or any of these projects. Discussion was had amongst the board regarding these guardrails for nonprofits, how this affects the tax revenues, Mr. Lynch had suggested that if there was language within the agreement if a non-profit needs more than the awarded amount that the applicant would identify a way for them to contribute back to the TIF such as in lieu of taxes.

Discussion was had regarding the annual holiday parking, the challenges that have stemmed with the parking department, discussion was had regarding the need and ability to have conversations of how the parking department ought to be part of the conversation regarding the holiday parking.

Mr. Kukulski updated the board and shared that improvements are needed at the Babcock theater and some further details and asked Mr. Casey to put this on next month's agenda. Discussion was had amongst the board regarding Mr. Kukulski's comment around TIF, TIF funding, the city's budget and city council. Mr. Kanning asked to see a list of city owned properties and a list of city owned properties that have received TIF funds.

**5) Old Business - N/A**

**6) New Business - N/A**

**7) Adjourn by 9:00 a.m.** - Mr. Lynch adjourned the meeting at 9:10 AM.

## LOCAL GOVERNMENT REVIEW QUESTION AND ANSWER SHEET



[gettoyes.net](http://gettoyes.net)

**QUESTION** WHAT IS THE LOCAL GOVERNMENT REVIEW ELECTION?

ESTABLISHED AS PART OF THE 1972 CONSTITUTION, THE LOCAL GOVERNMENT REVIEW ELECTION IS TO BE HELD BY EACH CITY AND COUNTY GOVERNMENT EVERY 10 YEARS. IF YOUR CITY OR COUNTY GOVERNMENT HAS HELD A LOCAL GOVERNMENT REVIEW ELECTION ANY TIME AFTER THE 2014 GENERAL ELECTION UNTIL NOW, YOU SHOULD CONSULT WITH YOUR COUNTY ATTORNEY REGARDING YOUR RESPONSIBILITY.

**QUESTION** WHERE CAN I FIND THE LAWS ON THE LOCAL GOVERNMENT REVIEW ELECTION?

THE APPLICABLE LAWS, 7-3-171 THROUGH 7-3-193, MCA, ARE FOUND AT [HTTP://LEG.MT.GOV/BILLS/MCA](http://leg.mt.gov/bills/mca).

**QUESTION** DOES THE LOCAL GOVERNMENT REVIEW ELECTION APPLY ONLY TO CITY GOVERNMENTS?

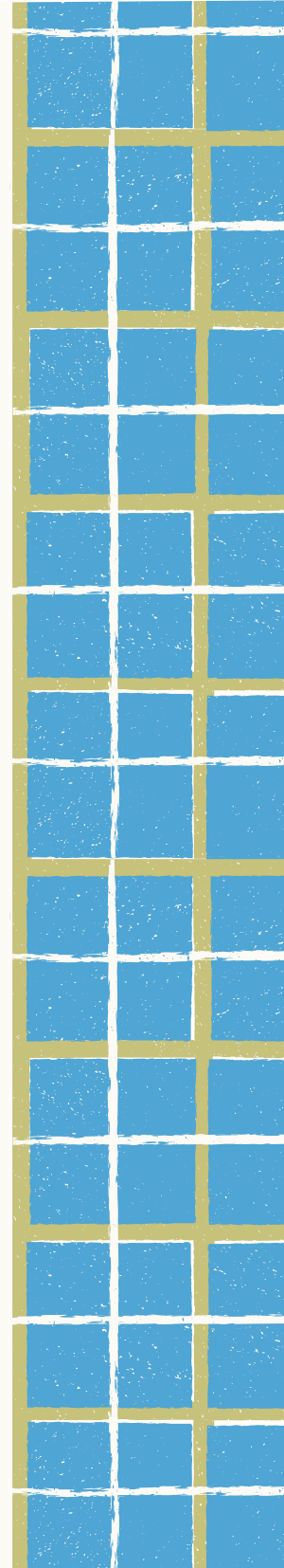
NO, LOCAL GOVERNMENTS HAVE BEEN DEFINED TO INCLUDE BOTH CITY AND COUNTY GOVERNMENTS.

**QUESTION** WHO PAYS THE COST OF PUTTING THE LOCAL GOVERNMENT REVIEW QUESTION ON THE BALLOT?

ACCORDING TO [13-1-302](#), MCA, EACH JURISDICTION SHALL PAY THEIR PROPORTIONATE COST. THE COUNTY WILL BILL THE MUNICIPALITY FOR THEIR PROPORTIONATE COST, WHICH CANNOT INCLUDE THE SERVICES OF THE ELECTION ADMINISTRATOR OR CAPITAL EXPENDITURES. THE PROPORTIONATE COSTS SHALL BE ONLY THOSE ADDITIONAL COSTS INCURRED AS A RESULT OF THE POLITICAL SUBDIVISION HOLDING ITS ELECTION IN CONJUNCTION WITH THE PRIMARY OR GENERAL ELECTION.

**QUESTION** WHAT EXACTLY WILL VOTERS BE ASKED TO DECIDE AT THE JUNE 4 PRIMARY?

THE BALLOT LANGUAGE IS TO BE SUBSTANTIALLY AS FOLLOWS, UNDER SECTION [7-3-175](#), MCA:



# COUNTY BALLOT LANGAUGE

Ballot to Establish Yellowstone County Government Study Commission

Vote for one:

FOR the review of the government of Yellowstone County and the establishment and funding, not to exceed one mill that would generate approximately \$490,365, of a local government study commission consisting of seven members to examine the government of Yellowstone County and submit recommendations on the government.

(Fiscal Impact: the tax increase on a \$100,000 home may be up to \$1.35 and on a \$200,000 home may be up to \$2.70. The tax increase on a \$300,000 home may be up to \$4.05 and the tax increase on a \$600,000 home may be up to \$8.10. An increase in property taxes may lead to an increase in rental costs.)

AGAINST the review of the government of Yellowstone County and the establishment and funding, not to exceed one mill that would generate approximately \$490,365, of a local government study commission consisting of seven members to examine the government of Yellowstone County and submit recommendations on the government.

(Fiscal Impact: the tax increase on a \$100,000 home may be up to \$1.35 and on a \$200,000 home may be up to \$2.70. The tax increase on a \$300,000 home may be up to \$4.05 and the tax increase on a \$600,000 home may be up to \$8.10. An increase in property taxes may lead to an increase in rental costs.)

DRAFT



[gettoyes.net](http://gettoyes.net)

# CITY BALLOT LANGAUGE

VOTE FOR ONE:

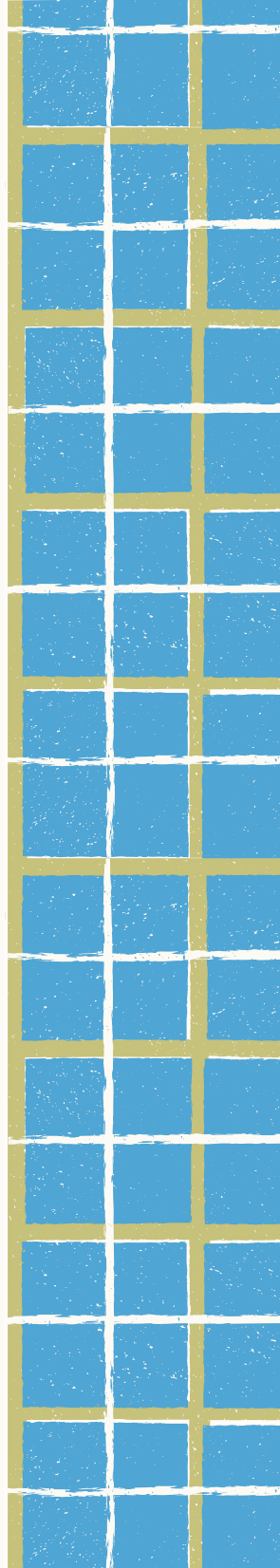
FOR THE REVIEW OF THE GOVERNMENT OF THE CITY OF BILLINGS AND THE ESTABLISHMENT AND FUNDING, NOT

TO EXCEED \$200,000, OF A LOCAL GOVERNMENT STUDY COMMISSION CONSISTING OF SEVEN MEMBERS TO EXAMINE THE GOVERNMENT OF THE CITY OF BILLINGS AND SUBMIT RECOMMENDATIONS ON THE GOVERNMENT.

AGAINST THE REVIEW OF THE GOVERNMENT OF THE CITY OF BILLINGS AND THE ESTABLISHMENT AND FUNDING, NOT TO EXCEED \$200,000, OF A LOCAL GOVERNMENT STUDY COMMISSION CONSISTING OF SEVEN MEMBERS

TO EXAMINE THE GOVERNMENT OF THE CITY OF BILLINGS AND SUBMIT RECOMMENDATIONS ON THE GOVERNMENT.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, ON THE 12 DAY OF FEBRUARY, 2024.



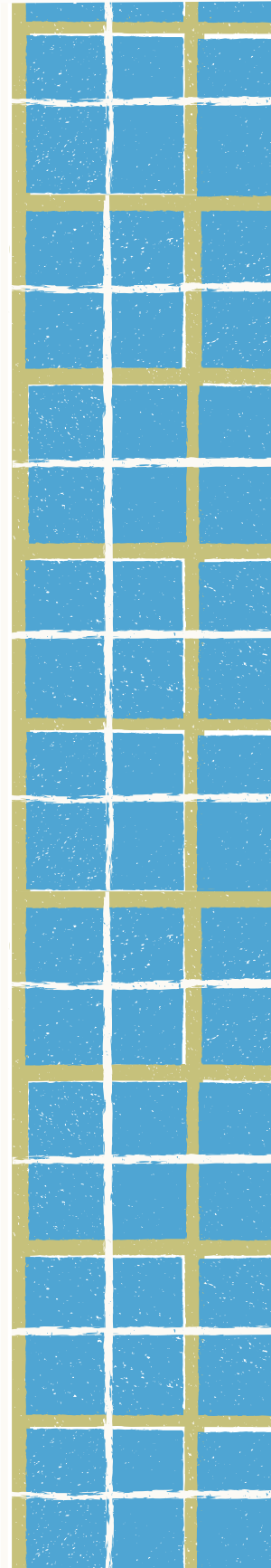
# THE MATH

The tables below show the cost to property owners/tax payers.



Property Value	Cost to Tax Payer to do a performance review of our <b>City</b> Government.
A \$100,000 property may pay up to \$1.00 in total for the 2 years	$\$1.00/2 \text{ years} = \$0.50/ \text{ year}$
A \$200,000 property may pay up to \$2.00 in total for the 2 years	$\$2.00/2 \text{ years} = \$1.00/ \text{ year}$
A \$300,000 property may pay up to \$3.00 in total for the 2 years	$\$3.00/2 \text{ years} = \$1.50/ \text{ year}$
A \$600,000 property may pay up to \$5.99 in total for the 2 years	$\$5.99/2 \text{ years} = \$2.99/ \text{ year}$

Property Value	Cost to Tax Payer to do a performance review of our <b>County</b> Government.
A \$100,000 property may pay up to \$1.35 in total for the 2 years	$\$1.35/2 \text{ years} = \$0.73/ \text{ year}$
A \$200,000 property may pay up to \$2.70 in total for the 2 years	$\$2.70/2 \text{ years} = \$1.35/ \text{ year}$
A \$300,000 property may pay up to \$4.05 in total for the 2 years	$\$4.05/2 \text{ years} = \$2.02/ \text{ year}$
A \$600,000 property may pay up to \$8.10 in total for the 2 years	$\$8.10/2 \text{ years} = \$4.05/ \text{ year}$





April 3, 2024

Stone Building Development Agreement

Dear, Randy Swenson -

Subject to Section 4.3 (a) Availability of TIF Grant Funds on page 3 of the Development Agreement, the deadline for the reimbursement period was to start on July 1, 2022. Per the extension letter dated May 4, 2022, that deadline was extended through June 30, 2023. That marked the end of fiscal year 2023. As of the time of writing this letter, we are now in quarter 4 of fiscal year 2024. The Downtown Billings Partnership (DBP) would like to exercise Section 8.1 Default/General on page 7 of the Development Agreement, which states the following:

*8.1 Default/General. Subject to the extensions of time set forth in Section 6, and subject to the notice and opportunity to cure provisions contained in this Agreement, the failure or delay by any party to perform any term or provision of this Agreement constitutes a default; however, if the defaulting party commences to cure such default within 60 days after receipt of a notice specifying the default, and thereafter diligently prosecutes such cure to completion, then such party shall not be deemed to be in default. The injured party shall give written notice of default to the defaulting party, specifying the default. The injured party may not institute proceedings, whether judicial or otherwise, against the party in default until 60 days after giving such notice. Any failure or delay by any party in asserting any of its rights or remedies as to any default shall not operate as a waiver of any default or of any rights or remedies or deprive such party of its rights to institute and maintain any actions or proceedings which it may deem necessary to protect, assert or enforce any such rights or remedies.*

Accordingly, please consider this letter as a notice of the default by Downtown Properties, LLC. Please attend one of the next two Downtown Billings Partnership Board meetings to describe your intention to diligently prosecute a cure of the default. Failure to appear and satisfactorily describe the steps constituting diligent prosecution of the Development Agreement will constitute a forfeiture of the TIF grant to be provided pursuant to the Agreement. The following are the next two Board meetings:

April 26, 2024 | 7:30 to 9 a.m. at 201 N Broadway

May 24, 2024 | 7:30 to 9 a.m. at 201 N Broadway

Please let us know if you have any questions.

Sincerely,



Mehmet Casey - DBP Development Director



Sean Lynch - DBP Board President

April 3, 2024

MRM Unified Campus Development Agreement

Dear, Matt Lundgren -

Subject to Section 4.3 (a) Availability of TIF Grant Funds on page 3 of the Development Agreement, the deadline for the reimbursement period was to start on June 30, 2023. That marked the end of fiscal year 2023. As of the time of writing this letter, we are now in quarter 4 of fiscal year 2024. The Downtown Billings Partnership (DBP) would like to exercise Section 8.1 Default/General on page 7 of the Development Agreement, which states the following:

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Accordingly, please consider this letter as a notice of the default by MRM Unified Campus, LLLP. Please attend one of the next two Downtown Billings Partnership Board meetings to describe your intention to diligently prosecute a cure of the default. Failure to appear and satisfactorily describe the steps constituting diligent prosecution of the Development Agreement will constitute a forfeiture of the TIF grant to be provided pursuant to the Agreement. The following are the next two Board meetings:

April 26, 2024 | 7:30 to 9 a.m. at 201 N Broadway

May 24, 2024 | 7:30 to 9 a.m. at 201 N Broadway

Please let us know if you have any questions.

Sincerely,






Mehmet Casey - DBP Development Director



Sean Lynch - DBP Board President



2902 Minnesota Avenue, Billings, MT 59101   
PO Box 3232, Billings, MT 59103 

(406) 259-3800 

April 12, 2024

Mehmet Casey, Development Director  
Downtown Billings Partnership  
116 N. 29<sup>th</sup> Street  
Billings, Montana 59101

Subject: Response to Development Agreement Notification of Default

Dear Mr. Casey and Downtown Billings Partnership Board of Directors,

I am writing in response to your letter dated April 3, 2024, in which we were notified that MRM Unified Campus, LLLP ("MRM") is in default of the Development Agreement ("DA") it entered into with the Downtown Billings Partnership, Inc. ("DBP"). The letter indicates that MRM failed to meet deadlines for the reimbursement period. As we understand the contract, it's recognized that certain benchmarks must be met to remain in compliance for funding reimbursement. We were unable to reach those benchmarks due to factors beyond our control (which are allowable in the DA), which are outlined below.

During the project's infancy and the crafting of the DA, a clause outlining that the project shall be completed by a completion date of December 31, 2023, was set forth in the Performance Schedule. As of this writing, the project is not yet complete. It is our intention to complete the project by December 31, 2024, and we are on schedule to do that. We believe the impedances to our progress are allowable under our current DA. Therefore, we are requesting that you remove us from default status and grant a continuance of our current agreement.

Additionally, we would like to remind you of the provisions for excused delays in Section 6, Paragraph 6.1 of the DA and request a continuance. MRM's project encountered many substantial and, in some cases, catastrophic delays throughout the project's progression. All delays encountered can be categorized under the excused delays conditions listed in Section 6, Paragraph 6.1.

**Condition of Excused Delay: An Act of God or Public Enemy (fire, storm, wind, flood, earthquake, epidemic, explosion, lightning)**

- SARS-CoV-2 and the pandemic of COVID-19 spawned a true confluence of events—soaring construction costs, supply chain disruptions, labor shortages, and the overall economic downturn. Adverse scheduling impacts were experienced across the construction industry nationwide. MRM's project was not immune to all the supply chain and labor shortages.

LIVES • CHANGE • HERE

[www.montanarescuemission.org](http://www.montanarescuemission.org)

**Condition of Excused Delay: Unanticipated Preexisting but Undiscovered Conditions**

- The MRM project is a remodel of structures built in the late 1800s and early 1900s. As “the layers of the structure were peeled back” throughout construction activity, a voluminous amount of unforeseen, unplanned, and unanticipated preexisting but undiscovered conditions were encountered.

All of the unanticipated preexisting but undiscovered conditions were structural in nature; most were substantial, and a few were at a catastrophic level. As just one example of the magnitude experienced, an entire upper-level wall that spanned the full length of the building originally planned to only be reinforced was found to be entirely structurally compromised. This situation alone demanded the project come to an immediate halt due to life-threatening safety concerns, and the time involved in reengineering alone to resolve was more than three months.

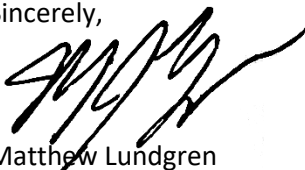
**Condition of Excused Delay: Appeals of Governmental Permits**

- The MRM project site was discovered to be partially within the 976-acre contaminant plume of the Billings PCE Superfund site. Given this, our lender would not provide financing until a phase 2 environmental study took place. The phase 2 study took approximately six months to complete, and receiving the results took an additional six months. Only after the study was completed and results were received would the lender move forward with financing, which was also a precursor event to the LIHTC financing piece of the project. Thus, waiting for this single government permit cost the MRM project a 12-month delay.

In light of this information, we are requesting a continuance of the current DA. I, along with other key leaders involved in the MRM project, will plan to attend the April 26, 2024, DBP Board meeting to present additional details, answer any questions the Board may have, and offer substantiating evidence of all factors mentioned throughout this correspondence.

As you consider our request, we would like to point out that the most recent Point-In-Time count revealed Montana had the third-largest percentage increase in homelessness across the nation, from 2022 to 2023, a 45% increase. The DBP’s Strategic Plan, Downtown Housing Study, BSEDA, the City of Billings, and other agencies have spoken countless times about the importance of public safety and the need for services targeted at homeless individuals and those at risk of homelessness. MRM’s project is only months away from completion, and it stands to serve as the most comprehensive center in the entire region for the needed services ***and*** also offers 29 affordable workforce housing rental units that the aforementioned groups have been yearning for in our downtown. MRM’s project checks all of the boxes to help you meet your goals. We trust the documentation of our expenses we provided to you meets with the Board’s approval, and we request that the timing formalities be set aside, and we charge ahead to see this project through and collectively share in its success for the betterment of Downtown Billings.

Sincerely,



Matthew Lundgren  
Executive Director, Montana Rescue Mission

Created for the following Board Meetings:

Downtown Billings B.I.D. - April 15

Downtown Billings Partnership- April 26

Downtown Billings Association - April 24

Community Innovations - TBD



# Downtown Billings Board of Directors Report

## CEO Report

Katy Easton, keaston@downtownbillings.com, 970-208-7020

Spring has sprung... maybe? Our BID team put away the plows (again) with the hope that their snowplowing days are over for the season. Flower baskets will go up at the end of May, summer events will be announced, and we will be on our way to warmer weather!

Board and staff planning has been very productive and the next year is full of possibilities and growth. You'll soon see a Request For Proposals for a marketing/PR firm to develop a campaign for downtown, a fundraising ask for a flower basket campaign, a trash can sponsorship opportunity (you know you've always wanted your own downtown trashcan), phase 2 of the LightBike mural project, and many other exciting projects.

The DBA Team will be moving into our new, temporary, money-saving home in the old Yesteryear's space. Moving is always a challenge, but it's a good excuse to sort through the detritus accumulated through years of downtown projects. We are looking forward to making the new space our home over the next year or so, while we search for a permanent home for the DBA. The BID team has worked very hard on new paint, flooring, and other minor upgrades to make the old building feel clean and professional. We are also excited to see which business takes over our old space and keeps the lively and active energy going on 29th st. Look for the new office location to be up and running the week of April 22.

Conversations are developing around the numerous properties surrounding the 6th & 27th intersection and how the DBA can be a partner in the opportunities that exist in this key entryway into downtown. Properties of the size and scale located at this intersection truly don't exist anywhere else in the downtown core and our community should be prioritizing development that will anchor downtown Billings for the next century. The investments being made in the hospital corridor should also be carefully considered as we strategize growth in housing, commercial development, and community assets. I think we will see significant changes start to formalize for downtown Billings in the next few years; Are you comfortable with how these changes might take shape? If you want to be a part of these conversations I'd love to meet for coffee and discuss! I hope you are looking forward to spring in Billings and the exciting growth in downtown. I am so grateful that I get to do this work with you by my side, your support means everything to me and the DBA Team, thank you for being an advocate for downtown Billings!

## Events

Lexie Mann, lexiem@downtownbillings.com, 978-979-3732

**Purple 5k:** Purple 5k is set for Sunday, April 28th and will kick off at 9am under Skypoint. Early registration ends April 14th. Late registration is through 10pm on April 27th. Money raised from this event will go to Spare Change for Real Change. We would love to have you join us as a volunteer!

**Alive After 5:** Host dates have been selected for the season. Unfortunately Uberbrew had to drop out as a host. After looking at both attendance numbers and financials from the last few seasons we determined that removing the August 1 date and doing 7 AA5 events was the best option.

**June 6: Pub Station** ~ June 13: Last Chance Pub & Cider Mill ~ **June 20: Thirsty Street** ~ June 27: Montana Brew Co. ~ **July 11: Hooligans** ~ July 18: The Monte ~ **July 25: Kirks' Grocery**

**Strawberry Festival:** Strawberry Fest is Saturday, July 13th . Applications will be available April 15 through June 18th via our website.

## Business Improvement District

Joe Stout, [joes@downtownbillings.com](mailto:joes@downtownbillings.com), 406-672-1057

The BID Team has traded snowplows for pressure washers and graffiti removal equipment. Keep an eye out for the guys moving through downtown doing a spring cleanup.

Renovations of the old Yesteryears space for the new DBA office have taken a good portion of the BID Team time, but the space is starting to look like a nice office. Moving out of the old office and into the new will be the next strongman role for the BID Team. BID equipment and workspace will stay where they are on 1st Ave N and 24th.

Minor repairs of existing LightBikes is ongoing and construction of a new peloton of bikes is underway for phase 2 of the project. If you would like to see a LightBike and mural on your building please let me know!

All 185 flower baskets will be hung at the end of May, the guys are prepping our watering rigs and evaluating existing hangers as we prepare.

Ten new steel trashcans were ordered at the beginning of April at a much lower cost than found previously. Let the DBA office know if you would like to sponsor a new trashcan at your business.

## Communication and Outreach

Lindsay Richardson, [lrichardson@downtownbillings.com](mailto:lrichardson@downtownbillings.com), 408-674-7158

- Tracking the DBA Organization in the Media/Press (2024 Q1): The DBA and its other entities were mentioned in outside media outlets 16 times between Jan - March 2024 : 31.3% were in regards to Downtown Businesses, 25% covered the topic of Downtown Development, 25% covered various BID topics of a Clean and Safe downtown, and 18.8% were in regards to downtown Events. The overall sentiment of those 16 mentions can be described as 93.8% positive, informational, or neutral with 6.3% described as negative.
- Eleven of the twenty-one Battle of the Plans Participants have taken one of the five SBDC workshops in the Battle of the Plans Phase II.
- Email Communication: Our organization sent 29 emails (a total of 67,066 individual emails sent) with an average 36% open rate between January 1 - March 31, 2024. Email recipients include all subscribers of downtown public news and events, DBA membership, DBA Boards, Property Owners, Media/Press contacts, and specific event participants.

## Community Resource

Kody Christensen, [kody@downtownbillings.com](mailto:kody@downtownbillings.com), 406-661-6739

We have been actively planning the Purple 5k to raise funds for Spare Change for Real Change. We have completed Radio Interviews and I have sent out emails to sponsorship opportunities. I have also been meeting with the city to work on partnering for a BJA grant opportunity that could fund our MAAP program. We have explored the possibility of merging the MAAP and HOT programs into one program. The COC was awarded \$15k to fund diversion efforts in order to get more clients off the streets and into housing or treatment. We have also been awarded \$100k from HomeARP with Community Development with the city. We are meeting to discuss the potential growth of the MAAP Program with the expansion of YCDF and preparing for the influx of clients that qualify for the program.

## Partnership

Mehmet Casey, [mehmetc@downtownbillings.com](mailto:mehmetc@downtownbillings.com), 207-749-1144

DBP has paused large TIF applications until DOR's assessment is available this August. In the meantime, conversations will continue with prospective applicants and staff will work on drafting a couple of smaller in-house TIF grants.

DBP staff is also updating the language of development agreements and the board will hear from up to four past due awardees to determine whether or not they're curing their default status.

DBP staff is meeting with property and business owners in the Founders District to gauge the interest in resuming the 2020 effort of creating a new TIF district.

DBP rolled out construction banners for the Old Town Flats that show the project to be partially funded by TIF. As a result, staff is fielding interview requests from local media outlets.



