

<p>At Large Members</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>Meri McGlone, 6/30/2024</p> <p>Steve Tostenrud, 6/30/2024</p> <p>Steve Wahrlich, 6/30/2024</p> <p>Chris Montague, 6/30/2023</p> <p>Ethan Kanning, 6/30/2023</p> <p>Sean Lynch, 6/30/2023</p>	<p>downtown <i>Billings</i> Partnership</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>Partners</p> <p>City of Billings: Chris Kukulski, Wyeth Friday, Andy Zoeller</p> <p>Yellowstone County: VACANT</p> <p>School District 2: Janna Hafer</p> <p>Big Sky EDA: Steve Arveschoug</p> <p>Downtown Billings Association: Matt Blakeslee, Braondon Scala, Katy Easton</p> <p>Business Improvement District: Blake Wahrlich, Katy Easton, James Chandler</p> <p>Billings Cultural Partners: Matt Blakeslee, Katy Easton</p> <p>Parking Advisory Board: Brandon Scala</p> <p>Downtown Billings Property Owners Association: Jock West, Janna Hafer</p>
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DBP Board Agenda - July 28, 2023

Big Sky Economic Development - Zoot Training & Event 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 – May 26, 2023 meeting minutes - vote to approve minutes
- 3) Presentation:
 - a. Placer.ai
 - b. Futurity Tower Update
- 4) Staff Updates
- 5) Action Items
- 6) Old Business/New Business
- 7) Partner Reports

a. Big Sky Economic Development	b. Billings Cultural Partners
c. Billings Parking Board	d. Business Improvement District
e. City of Billings	f. Downtown Billings Association
g. Downtown Billings Property Owners Association	h. School District #2
i. Yellowstone County	
- 8) Adjourn by 9:00 a.m.



Present: Steve Arveschoug (DBP)	Blake Wahrlich (BID)	Marcell Bruski (BID)	James Chandler (Staff)
Brandon Scala (DBP)	Andy Patten (DBP)	Dave Fishbaugh (DBP)	Jay Graves (BID)
Eric Schmidt (Guest)	Cori Thelen (BID)	Dusty Eaton (DBA)	Katy Easton (DBA)
Joel Anderson (Guest)	Sarah Plath (Presenter)	Sean Lynch (DBP)	Lexie Mann (Staff)
Lisa Olmsted (Presenter)	Matt Blakeslee (DBP)	Julie Seedhouse (DBA)	Jennifer Reiser (DBA)
Councilman Tom Rupsis (DBP)	Jamie Markosian (Presenter)	Randy Hafer (Guest)	Steve Tostenrud (DBP)
Chris Kukulski (DBP)	Janna Hafer (DBP)		
Absent: Steve Wahrlich (DBP)	Ethan Kanning (DBP)	Meri McGlone (DBP)	Chris Montague (DBP)
Mary Walks Over Ice (DBP)	Jock West (DBP)		

1. **Call to Order – Introductions, Courtesies, and Public Comments** – Mr. Lynch called the meeting to order at 7:30 AM, a round of introductions were done.
2. **Regular Agenda:**
 - a. Minutes – March 24, 2023, Mr. Scala moved to approve the March 24, 2023 meeting minutes, this was seconded by Mr. Patten; all were in favor, none were opposed.
 - b. Minutes – April 28, 2023, Mr. Scala moved to approve the April, 28, 2023 meeting minutes, this was seconded by Mr. Arveschoug; all were in favor, none were opposed.
3. **Presentation:**
 - a. Presentation: Yesteryears Redevelopment 102 N 29th Street Proposal - Ms. Easton passed a brief version of the proposal to Board members. She set out her expectations on what is needed from the Board, which is not to evaluate the proposal but simply provide guidance/input on the process of moving forward with the RFP process. She asked Board members to keep this document as confidential as possible. Ms. Easton provided a presentation on the Yesteryears redevelopment proposal, the outlets that were utilized to disseminate this RFP. Ms. Easton provided an overview of the process and deadlines of this RFP and believes that it received adequate coverage and interest by the development community. Ms. Easton shared that there was only one proposal that was submitted and received, which was by Randy Hafer from High Plains Architects

in partnership with other local entities forming Urban Frontier Development Services (UFDS), which far exceeded her expectations. Ms. Easton asked the Board for direction to take regarding the RFP; the options being to proceed with the single proposal that was submitted or to reopen the RFP, Ms. Easton shared that her recommendation would be to proceed with the only proposal that was submitted. Mr. Patten asked what would be done differently? Ms. Easton said that every strategic partner and stakeholder we could think of was involved in this. Mr. Arveschoug stated that the only situation he would consider reopening the RFP is if the proposal was not from a credible source. If this checks every box, why not move forward? Ms. Easton walks the Board through the deliverables this proposal is promising in terms of the construction timeline, units within the building, contributions toward the nearby neighborhood, parking options, ownership structure, LEED certification, & future relocation of the Yesteryears Mall. Mr. Scala asked about the logistics of parking for tenants in this future plan. Mr. Hafer provided background on downtown development and the rationale behind their proposal as well as previous developments their firm had completed. Mr. Patten asked about the anticipated rental rates. Mr. Hafer gives a range of 100% AMI (\$1,500 - \$1,800 a month) to %120 AMI (\$1,800 - \$2,150) for the upper views that are unavailable anywhere else in the State. Mr. Patten asked about the building material. Mr. Hafer provided history on Mass Timber as construction material used in highrise structures. It's fast, safe, efficient, light, and visually appealing. Mr. Arveschoug asked about financing and what is lease stabilization. Mr. Hafer explained the funding mechanisms they're pursuing including investors, partners, potentially tax credit programs like New Market and other traditional financing avenues. Mr. Hafer states that they expect 6-8 months before every unit (residential and commercial) is filled. Ms. Easton asked Councilman Rupsis and Mr. Kukulski if there is input from the City perspective. Councilman Rupsis didn't think having one proposal is problematic but anticipates more questions about parking from Council. Ms. Hafer asked if other developers provided reasons for not submitting. Ms. Easton said they stated that construction costs and interest rates of loans are too high or that the site is too small to redevelop. Mr. Lynch stated that he is excited for a second floor of retail to continue encouraging this kind of business activity as we don't have many and it's a creative way that may encourage other property owners to convert some of their vacant office spaces. Mr. Hafer stated that he's proud about this project being solely Montana made from material to talent to project partners. Ms. Easton asked for final thoughts/expectations to direct staff for next steps. She reminded the Board that this is not signing the dotted line but rather authorizing staff to continue the due diligence with this one proposal. Mr. Tostenrud moved to direct staff to move forward in evaluating and reviewing this proposal. Mr. Lynch seconded. All were in favor; none opposed, Ms. Hafer abstained. Ms. Easton thanked the Board and presenters reminded that if interested in serving the Review Committee, she would be reaching out.

- b. Two-way project by City of Billings & DOWL - Ms. Easton provides a brief background of this project. Ms. Plath introduced herself, her partners and the team, and began the introduction of the project. Ms. Olmsted provided an overview of the history of the project, feasibility, technicality, funding sources, public outreach, and now the design phase. The team provided a brief update on the timeline and scope of work on Montana Ave. The overall process of chip sealing, restriping, signals, which streets will be changed from one-way to two-way and those state highways that will remain as is. Mr. Wahrlich asked why roads were converted to one-ways in 1975? Ms. Plath explained the benefits of traffic flow when funneling drivers through an area to get them from point A to point B. Today, our downtown landscape looks different where the majority of users want to arrive at it rather than navigate through it. The team explained more about sharrows, bike lanes, parking options, how to balance and compromise with all of the competing interests. Discussion ensued regarding the emotion attached to the back-in parking versus the benefits and safety data associated with back-in parking. The team explained the three associated benefits with back-in parking. Ms. Easton stated from an observer perspective, we continue to hear dissatisfaction with back-in parking but within a year, compliance went from 20% to over 80% and the spots in front of the DBA office are always taken so they're being used. Board members stated that even large vehicles tend to back-in anyways so it's not a challenge of vehicle size but rather a change of routine much like the arrival of roundabouts. Mr. Wahrlich and Ms. Thelen asked about the maintenance of bike lanes, plowing and enforcement. The team provided their answers at the time and that they're continuing to study other matters with City departments. Mr. Fishbaugh asked about the volume of traffic with the change of traffic directions. Ms. Plath stated that it's a redistribution of traffic because while 2nd Ave N and 3rd Ave N are going from one-ways to two-ways, the combination of the two will still have two lanes going East and two lanes going West. Those that are traveling through downtown may migrate to N 27th St, 1st Ave N, Montana Ave, 4th Ave N and/or 6th Ave N. Mr. Markosian with Kittelson provided more input on the shuffling of vehicles around rather than reduction of travelers. Any redistribution will be incremental as drivers learn the new patterns once installed. A discussion went on involving benefits of back-in, benefits of two-ways, feedback and input from the community and business/property owners, whether or not back-in is being taught in driver's education, marketing efforts of demonstrating how to navigate a street or back-in parking. The team then discussed next steps of design, open forums, public outreach, Council presentations, construction timeline. Mr. Tostenrud asked about the funding sources. The team explained that the maintenance piece will come from the city and the two-way additional items such as signage, signals, and striping will be through a TIF bond. Ms. Easton reminded the Board of the line item on the DBP's TIF forecast and budget for projects. An upcoming work session for Council is scheduled in the near future. Mr. Fishbaugh asked about curb extensions in terms of slowing down traffic? The team explained that curb extensions come at the expense of losing more parking so they're trying to create an environment as inclusive as possible. Mr. Arveschoug encouraged the group to think about how to freshen up our sidewalks and the

pedestrian experience. Mr. Kukulski also added that CPTED puts a lot of emphasis on the pedestrian experience and eyes on the street, which are increased with two-way traffic. Ms. Olmsted goes over the timeline of the construction and how to remain timely, efficient, and not impactful in causing too many street closures during the conversion efforts next year. Mr. Wahrlich asked about mitigation of semis loading/unloading. The team will work with property/business owners as well as drivers of semis to configure the schedule and location of drop offs. Ms. Olmsted showed the Board the website as a tool to interact with. Ms. Thelen asked about the sequencing of street conversions and the team said they'll follow up on that as it becomes clearer. The Board thanked the team and staff.

4. Staff Updates

5. Action Items

6. Old Business/New Business – N/A

7. Partner Reports

- a. The meeting was adjourned at 9:05 AM.

Downtown Billings Partnership
Profit and Loss by Month
July 1-19, 2023

	Jul 1-19, 2023	Total
Income		
Total Income	\$	0.00
Gross Profit	\$ 0.00	\$ 0.00
Expenses		
6140 Office Costs		0.00
6142 Office Supplies	40.00	40.00
Total 6140 Office Costs	\$ 40.00	\$ 40.00
6200 Payroll Expenses		0.00
6202 Cell Phone Stipend	16.16	16.16
6204 P/R Services	85.00	85.00
6205 P/R Taxes	460.59	460.59
6206 Retirement	185.89	185.89
6207 Wages	5,908.19	5,908.19
Total 6200 Payroll Expenses	\$ 6,655.83	\$ 6,655.83
6320 Professional Services		0.00
6321 Accounting & Bookkeeping	793.00	793.00
Total 6320 Professional Services	\$ 793.00	\$ 793.00
Total Expenses	\$ 7,488.83	\$ 7,488.83
Net Operating Income	-\$ 7,488.83	-\$ 7,488.83
Net Income	-\$ 7,488.83	-\$ 7,488.83

Wednesday, Jul 19, 2023 02:17:46 AM GMT-7 - Accrual Basis

