



Yellowstone Historic Preservation Board
A Certified Local Government (CLG)
Program representing four governing bodies:

City of Billings
City of Laurel

Yellowstone County
Crow Tribe

MEETING MINUTES
February 28, 2017
First Floor Conference Room
2825 3rd Avenue North

Members Present – Ed Saunders, Tracy Livingston, Kevin Nelson, Sue Mueller, Blain Fandrich, Nancy Curriden, Allen Rapacz

Members Absent –

Staff Present – Elisabeth DeGrenier and Lora Mattox

Others Present – Mike Tuss, Joel Anderson, Dave Green, Scott Walker

Minutes - The minutes of the January were approved as presented.

Public Comment – No public comment.

One Big Sky Presentation – Mike Tuss and Joel Anderson provided the YHPB an overview and background of the proposed One Big Sky Development in the downtown. Currently the City Council and the developer have a pre-development agreement that gives the developer until June to identify tenants and financing for the project. If the commitment is provided by the developer the City may enter into a Development Agreement that would commit \$35 million in TIF dollars that would be spent on the parking structure, park and conference center (conference center will be owned by city, operated by hotel). Recently the developer announced the interest by a Senior Living facility that there is interest in including senior living in the development. Joel stated that when starting this process over 2-years ago they looked at the existing structures in the downtown area and color schemes. The Meadowlark Gallery building recently backed out of the proposed deal. The development will:

- Propose to vacate a portion of 29th Avenue North;
- Include 160 living units
- Conference Center – larger than Billings Convention Center, smaller than Metra
- 160 hotel rooms
- Greenspace
- Parking structure
- Retail – office, entertainment, retail
- Opportunity for community events

The T-Bid (tourism) and other hoteliers (Northern) are in support of the development. Mike Tuss expressed the need to fill the downtown with more people, primary having full-time residents in the downtown. This will help

create a viable downtown, this will benefit historic districts and properties. Blain is concerned with the catastrophic impacts to the existing and future historic districts. The visual impact will affect the districts and properties negatively and could even cause de-listing of properties/districts. Could also impact cultural tourism. Billings has developed with low-rise buildings with the taller buildings being constructed 35-40 years ago or on the fringe of downtown. Blain expressed his concern that this development is not compatible and will not work with the existing downtown. Mike Tuss respectfully disagrees and believes that the different type of developments can co-exist. The main concern is the scale of the new development.

The YHPB will work to put together the concerns expressed by the board and submit to CTA, the developer and City Council. The YHPB would like to be involved with the concept as it moves forward.

2017 YHPB Roundtable – Award Selection – The YHPB received 2 nominations for the Eugene Carroll award and 1 for the Best Practices. CTA nominated Broadwater Elementary for the Best Practices Award and on a motion by Sue, seconded by Al, CTA was selected unanimously. Ed Kemmick and Randy Hafer were the 2 nominations for the Eugene Carroll Award. The board appreciates both nominees as very deserving and after discussion, Blain motioned to award Ed Kemmick, seconded by Tracy, approved.

Consultant’s Report – Roundtable

The 2017 Roundtable is scheduled for March 21st, 830-10am at the Western Heritage Center. Elisabeth will send out postcard reminders to groups who have not sent in their slides. Lisa has sent out an email blast to the WHC mailing list. Another email will be sent later this month.

These are the groups that have sent in slides: A&E, Chief Plenty Coups, CTA, Huntley Project, Laurel Outlook, Moss Mansion, Our Montana, Yellowstone Kelly, & Western Heritage Center. Attached is the full mailing list.

North Elevation

Kevin stepped in for Elisabeth and presented the history of the North Elevation neighborhood to the Yellowstone Historic Society on January 20th at the Elks club.

Elisabeth presented with Lora Mattox to the Billings City Council on February 21st. They gave a brief overview of the YHPB functions and the North Elevation.

Historic Preservation Officer Report – Lora reported that the 2017-18 CLG grant was submitted and the contract with SHPO is being signed. The presentation to the City Council went well, Lora will schedule the County and Laurel for the future. Lora and Elisabeth will be working with the Pioneer Park Task force on a celebration for the District listing. More details will follow.

Board Roundtable – Tracy inquired when the WWI dedication was. Ed stated that it is scheduled for April 6th at 10:00 a.m. on the County Courthouse lawn. Ed also mentioned that there is an organization that is cataloging all the nationwide WWI monuments and offering up to \$2000 for rehabilitation.

The next meeting will be the Annual YHPB Roundtable scheduled for March 21st at 8:30 a.m.