

From: [Jim Markel](#)
To: [Council](#)
Cc: [Perry Jones](#)
Subject: [EXTERNAL] EBURD management
Date: Wednesday, February 11, 2026 3:22:45 PM



Councilmembers,

My name is Jim Markel. I'm an owner at Red Oxx and a long-time investor in the East Billings Urban Renewal District.

I'm writing to support BIRD and to oppose any move that would pull EBURD management into a centralized office at City Hall.

East Billings did not become a TIF district by accident. This area lived through decades of underinvestment and being overlooked while other parts of town moved ahead. The only reason we're finally seeing signs of life here is because we have had **dedicated, district-focused management** that understands the plan, the people, and the conditions on the ground.

Red Oxx, and I personally, have invested significant capital and time into this district based on that understanding. We did it with the belief that:

- TIF dollars generated here would be stewarded here,
- Decisions would be aligned with the EBURD plan
- The work would stay close to the businesses and property owners who are actually taking the risk.

Centralizing management of all TIF districts into one office and one person at City Hall would cut against that. It may sound efficient on paper, but in practice it dilutes focus, weakens accountability, and takes us right back toward the pattern that created the need for EBURD in the first place: this district being ignored while other priorities win the attention.

Right now, EBURD is finally showing momentum. We are seeing private investment, jobs, and visible improvement in an area that sat still for too long. This is the worst possible time to weaken the structure that made that progress possible.

I respectfully ask you to:

1. Keep EBURD's management structure independent and district-focused.
2. Ensure that TIF funds generated here stay aligned with the EBURD plan and are not diverted away from the work this district still needs.
3. Involve BIRD and EBURD owners directly in any discussion of structural changes, rather than making a broad administrative move that treats every district as if it had the same history and needs.

We are not asking for special treatment. We are asking you to honor the original purpose of this district and the commitments that encouraged private investors like us to put real money and effort behind it.

Thank you for your time and consideration.

Sincerely,

Jim Markel

Red Oxx Manufacturing

From: [Patrick Scott](#)
To: [Council](#)
Subject: [EXTERNAL] EBURD
Date: Wednesday, February 11, 2026 6:27:47 PM



Councilmembers,

I am writing as a resident and taxpayer of Ward 5, as well as a property owner and taxpayer whose business is located within the EBURD. I want to express my strong support for the continued structure of the EBURD and EBIRD Tax Increment Financing (TIF) districts—specifically the model that relies on a dedicated district liaison who reports directly to the City Council.

This structure has proven to be effective because it keeps decision-making close to the people who live, work, and invest in these districts. A liaison who is accountable to the Council—and by extension, to the public—ensures that priorities remain aligned with the grassroots needs of the community rather than filtered through a third-party organization or a centralized city staff position overseeing multiple districts.

Since their inception, the EBURD and EBIRD districts have demonstrated measurable, sustained performance. The districts have supported catalytic private investment, improved infrastructure, and helped transform previously underutilized areas into active, economically productive corridors. These gains did not happen by accident—they are the direct result of consistent community engagement, transparent oversight, and a governance structure that keeps the focus on local priorities. The return on investment within these districts shows that when taxpayers have a clear voice and a direct line to decision-makers, the outcomes are stronger, more efficient, and more widely supported.

Each urban renewal district in Billings has its own history, challenges, and opportunities. The EBURD and EBIRD districts in particular have benefited from hands-on engagement, transparent communication, and direct responsiveness to the residents and businesses who fund these improvements through their tax dollars. Maintaining a liaison dedicated to these districts preserves that connection and keeps the focus on:

- Community-driven priorities
- Accountability to taxpayers
- Transparent communication with stakeholders
- Tailored support for the unique needs of each district

Shifting oversight to a third-party entity or consolidating management across all three districts risks diluting the local voice that has been essential to the success of EBURD and EBIRD. The people who live and invest in these neighborhoods deserve representation that is specific, accessible, and directly connected to the Council.

As both a Ward 5 resident and a business owner within the EBURD, I have seen firsthand how this structure empowers local stakeholders and ensures that taxpayer

dollars are invested where they make the greatest impact. Preserving this model means preserving the community-driven momentum that has allowed these districts to grow and thrive.

Thank you for your time and your service to our community.

Sincerely,
Patrick

Patrick Scott
Automatic Doors of Montana
1501 2nd Avenue North
Billings, MT 59101
406-245-1765 O
406-860-5489 C
pat_scott@automaticdoorsofmontana.com

From: [Rainarrel.ca](#)
To: [Council](#)
Subject: [EXTERNAL] Much Better Municipal Rain Barrel and Composter Distribution Programs
Date: Wednesday, February 11, 2026 12:16:08 PM



Hello,

Your community is invited to join the 2026 Best U.S.A [RainBarrel.ca](#) Sale.

Since 2010, [RainBarrel.ca](#) has supported over 1,500 organizations, including municipalities, conservation authorities, and non-profit community organizations, to bring rain barrel and rolling composter distribution events to local residents. Our popular community engagement events offer affordable and durable rainwater harvesting and household organics composting solutions that were designed with a focus on ease of use. These initiatives support municipal goals by managing these resources at the source, reducing stormwater runoff, easing pressure on aging infrastructure, reducing demand on potable water supplies and by diverting compostable nutrients from landfill sites.

As communities face increasing challenges related to extreme rain events, flooding, infrastructure degradation and landfill capacity, rain barrel and composting programs have become practical and measurable actions that residents are willing to support.

Communities that implement our programs should expect to see:

- Reduced runoff into storm systems
- Lower demand on potable water supplies
- Increased resident participation rates in sustainability initiatives
- Stronger public awareness of conservation opportunities

Our turnkey programs are cost-free and designed to minimize demands on staff. [RainBarrel.ca](#) manages the entire program beginning with a dedicated webpage for order and payment processing, including 24/7 real-time reporting, while ensuring complete transparency and data security. We collaborate to prepare actionable communication plans and we coordinate the logistics to transport all orders to your community. We support meet and greet, pick up events, coordinate home delivery services and encourage both pick up and home delivery options to maximum results. Programs can be presented through community-wide sale events, fundraising partnerships, or rebate-supported models, tailored to align with community priorities.

To learn more, please view our [program](#) or book a time for a call at: [\[calendar link\]](#).

Kind regards,

Wonderful Chimezie
Partner Support
[RainBarrel.ca](#)
wonderfulcrainbarrel@gmail.com
844-422-7735 ext 702

[Book a Meeting](#)



Want to change how you receive these emails?
You can [update your preferences](#) or [unsubscribe](#).

From: [Hannah Reno](#)
To: [Jordan Webber](#)
Cc: [Kari Boiter](#); [Council](#); [Denise Boggio](#); [Joe Stout](#); [Kevin Holland](#); [Iffland, Kevin](#); [Maddox, Wynnette](#); [St. John, Rich](#)
Subject: [EXTERNAL] Re: Tasheena Duran Request
Date: Wednesday, February 11, 2026 5:32:51 PM



I did not.

On Wed, Feb 11, 2026 at 4:57 PM Jordan Webber <jordan_webber@mac.com> wrote:

Anyone else get an e-mail from Tasheena Duran requesting a review of a case? I know this is outside of our purview and I'm not sure what I am supposed to do with this...

See message below:

Members of the Citizen Police Advisory Board,

My name is Tasheena Duran. I am writing to request your review regarding serious concerns about police conduct, evidence handling, and accountability in the death of Cole Stump.

Over the past several years, I have gathered police reports, dispatch records, timelines, evidence logs, and medical findings related to this case. When these records are compared, they conflict with one another. Officer statements do not align with documented timelines, physical evidence does not match portions of the official narrative, and key aspects of the incident and investigation remain unclear.

There are gaps in evidence handling, inconsistencies in use-of-force reporting, and contradictions across official records that have never been explained or independently reviewed.

Several public records requests connected to this case remain incomplete, leaving important documents outstanding.

Local efforts to obtain clarity and accountability have gone nowhere, which is why I am requesting civilian oversight review.

I am asking that this matter be examined using the records already available to determine whether proper transparency and accountability were followed.

I am prepared to provide timelines and documentation.

Sincerely,
Tasheena Duran

From: [Jordan Webber](#)
To: [Kari Boiter](#)
Cc: [Council](#); [Denise Boggio](#); [Hannah Reno](#); [Joe Stout](#); [Jordan Webber](#); [Kevin Holland](#); [Iffland, Kevin](#); [Maddox, Wynnette](#); [St. John, Rich](#)
Subject: [EXTERNAL] Tasheena Duran Request
Date: Wednesday, February 11, 2026 4:57:44 PM



Anyone else get an e-mail from Tasheena Duran requesting a review of a case? I know this is outside of our purview and I'm not sure what I am supposed to do with this...

See message below:

Members of the Citizen Police Advisory Board,

My name is Tasheena Duran. I am writing to request your review regarding serious concerns about police conduct, evidence handling, and accountability in the death of Cole Stump.

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Sincerely,
Tasheena Duran

From: [Robin Burkey](#)
To: [Council](#)
Subject: [EXTERNAL] Robin Burkey
Date: Wednesday, February 11, 2026 10:56:53 AM



Good afternoon,

My mother lives at Big Sky apartments. Her address is 710 N 18th st apt #306. She has shared some photos with me that I am very concerned about. Apparently a pipe or gutter has been leaking over the years. Her wall was full of water. Her floor & wall is deteriorating. They have not relocated either. She is disabled and has difficulty walking and uses a walker.

Thank you for your time.

Sincerely,

Robin Burkey

[406-598-8989](#)

Robin Burkey















From: [St. John, Rich](#)
To: [Jordan Webber](#)
Cc: [Kari Boiter](#); [Council](#); [Denise Boggio](#); [Hannah Reno](#); [Joe Stout](#); [Kevin Holland](#); [Iffland, Kevin](#); [Maddox, Wynnette](#); [Jordan Webber](#)
Subject: Re: [EXTERNAL] Tasheena Duran Request
Date: Wednesday, February 11, 2026 6:07:15 PM

Can't speak for CPAB, the Police Commission did.

Rich St. John

On Feb 11, 2026, at 4:57 PM, Jordan Webber <Jordan_webber@mac.com> wrote:



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