

## Exhibit A to BIRD Agreement

### BIRD Annual Work Plan FY 2013 for EBURD

#### **History**

The East Billings Urban Renewal District (EBURD) was created by the City of Billings to eliminate blight in the District in 2006. This was to be accomplished by improvement of the community by making strategic investments of Tax Increment dollars to achieve the goals of their associated Master Plan. This District represents the opportunity for the community, property owners, businesses and local officials to make a difference in improving the EBURD and transform the most blighted area of Billings into a thriving tax producing area.

This EBURD has accomplished great projects in its short existence. The BIRD has caused the completion of the Master Plan, the Parking Overlay and the EBURD Code. The major projects construction of the First Interstate Bank Operations Center, Bouer/GSA Federal Building, conversion of 2<sup>nd</sup> & 3<sup>rd</sup> streets to two-way traffic, renovated Red Oxx manufacturing facility and improvement of smaller businesses. This work plan will allow property owner involvement and continue the dialogue with the City of Billings to improve the area.

The Billings Industrial Revitalization District, Inc. (BIRD), a 501 (c)(6), nonprofit corporation was formed for the purpose of organizing the property owners within the EBURD to recommend to the City of Billings administration of the TIF funds.

#### **Mission Statement**

Preserve, renew, and improve the tax base to reverse the precipitous decline in property tax revenues.

#### **Services to be performed by the BIRD**

- A. Organization, accounting and administration of BIRD activities.
- B. Providing quarterly written accounting and reports to City Council and an annual written accounting and report to the City Council and State of Montana.
- C. Public relations and communication with EBURD land owners calling on and involving more land owners.
- D. EBURD code education and implementation.

- E. Site visits to each property in the EBURD.
- F. Education of property owners, developers, contractors on the use of TIF funds for property improvement and assist in the paper work in preparing a TIF fund application and guiding the application thru the City of Billings until its approval.
- G. Provide assistance and guidance to the Exposition Gateway Master Plan for development of the area and plan.
- H. Assist and guide the SID & RSID for the east end of the EBURD and the County lands.
- I. Assist in the voluntary annexation of the lands associated with the EBURD that are located in the County.
- J. Facilitate between property owners and the City of Billings. Coordinate activities between City departments.
- K. Interact with other community stakeholder groups (i.e. BSED, Chamber, Yellowstone County, MT DOR, SD #2)

### **Financial Projections**

The Montana Department of Revenue Certification of Incremental Values for Tax Year 2012 is estimated as follows:

	Current Taxable Value	Base Taxable Value	Incremental Taxable Value	Est. Projected Tax Revenues
EBURD	\$2,586,166	\$1,800,794	\$515,630	\$330,518

The EBURD will continue to grow the incremental funds by making key investments of the available resources to effectuate the goals of the Master Plan and the goals of the property owners and the community.

## **Funding**

To provide for the elements of this work plan for both districts, the BIRD requires a proposed budget of \$138,161.87 as detailed in Exhibit B.

## **EBURD Policy Documents**

Downtown Framework Plan as it relates to the EBURD Transition

East Billings Urban Renewal Plan

East Billings Master Plan

Contract Services Agreement April 13, 2009

East Billings Parking Overlay District

EBURD Code

## **Administrative services for the SBURA**

The BIRD agreed with the SBURA to provide the TIF coordinator to provide administrative and organizational services that will follow their work plan and budget. The BIRD and SBURA are entering into a written agreement for such services; the BIRD will reduce the amount of TIF funds drawn in an amount appropriate to the services provided to the SBURA from the BIRD budget. BIRD acknowledges that each district must provide separate account of TIF funds and that no comingling of TIF funds can occur.