

**EAST BILLINGS URBAN RENEWAL DISTRICT (EBURD)**

11/1/2017

Billings Industrial Revitalization District (BIRD) Recommended Assistance

**Project:**

Slow River LLC - 119-123 N 19th Street. North Billings, MT 50101

Tax parcel: A00546; A00547

Demolished and abated a blighted building on the property at the corner of 2nd Ave. North and N 19th Street.

Building (4) residential cottages and (2) duplexes on the property.

These will be available for purchase and qualify as work-force housing.

Eligible Public Improvements	Requested	Recommended	MCA Statute
Demolition an abatement of structures and removal of blight	26,231.84	15,739.10	7-15-4288 (2)
Architecture, Permits, Survey	39,514.10	9,878.53	7-15-4233 (m)(n)
Utilities (water)	10,679.50	1,067.95	7-15-4288 (4)
Utilities (sewer)	15,381.50	1,538.15	7-15-4288 (4)
Pollution Reduction (stormwater retention system)**	8,734.80	3,493.92	7-15-4288 (12)
Landscaping	4,055.00	2,838.50	7-15-4288 (4)
Curb/Gutter/sidewalks	15,429.75	10,800.83	7-15-4288 (4)
<b>TOTAL</b>	<b>120,026.49</b>	<b>45,356.97</b>	<b>38%</b>

Current taxable value	60,725.00
Projected taxable value on completion	1,190,000.00
value added	1,129,275.00
estimated annual increment generated	11,292.75
multiplied by remaining TIF years (25)	282,318.75

**Public Benefit:**

This project eliminates blight and correlates with the EBURD Master Plan by providing new work-force housing within the district.

As a catalyst project for housing in the district this project is of considerable value in furthering the objectives in the EBURD Master Plan for the Railspur Village.