

Trent Currie – BTU Busters LLC
Application for Tax Increment Finance Assistance

Trent Currie – BTU Busters LLC

Qualifications

- MCA 7-15-4288 Urban Renewal allows local government to pay for qualified expenses in an urban renewal area.
--Properties to be developed reside in the South Billings Urban Renewal District
- Development is consistent with the 2012 South Billings Master Plan and 2019 Urban Renewal Plan for the South Billings Boulevard Urban Renewal Area.
--Infill development
--Affordable housing
- Request for assistance complies with City of Billings Resolution 18-10750 – A Resolution of the City of Billings Forming a Policy for the Administration of Urban Renewal Areas or Districts in the City.
--Requested assistance reflects a ratio of \$5 of private investment for every \$1 of public investment.

Trent Currie – BTU Busters LLC

-- Land purchase and construction of multi-family (duplex) housing units:

136 Viceroy St.
239 Hallowell Lane

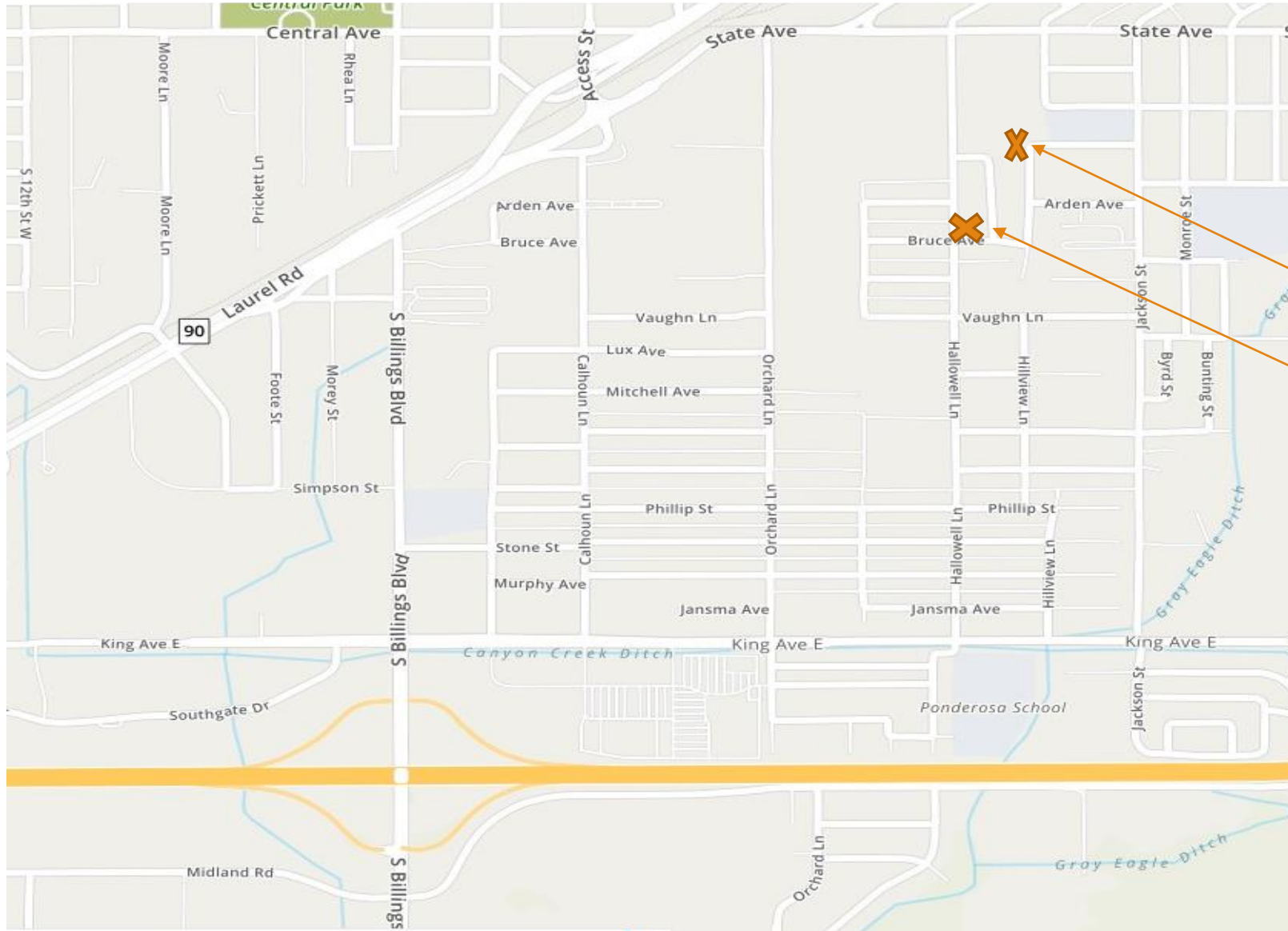
-- Estimated Improvements:

136 Viceroy St.	-----	\$349,924
239 Hallowell Lane	-----	\$339,880

-- Requested Assistance:

136 Viceroy St.	-----	\$69,985
239 Hallowell Lane	-----	\$67,976

Trent Currie – BTU Busters LLC



136 Viceroy St.

239 Hallowell Lane

Trent Currie – BTU Busters LLC

136 Viceroy St.



239 Hallowell Lane



Trent Currie – BTU Busters LLC



Montana Code Annotated 2019

TITLE 7. LOCAL GOVERNMENT
CHAPTER 15. HOUSING AND CONSTRUCTION
Part 42. Urban Renewal

Powers Which May Be Exercised By Urban Renewal Agency Or Authorized Department

7-15-4233. Powers which may be exercised by urban renewal agency or authorized department. (1) In the event the local governing body makes such determination, such body may authorize the urban renewal agency or department or other officers of the municipality to exercise any of the following urban renewal project powers:

- (a) to formulate and coordinate a workable program as specified in 7-15-4209;
- (b) to prepare urban renewal plans;
- (c) to prepare recommended modifications to an urban renewal project plan;
- (d) to undertake and carry out urban renewal projects as required by the local governing body;
- (e) to make and execute contracts as specified in 7-15-4251, 7-15-4254, 7-15-4255, and 7-15-4281, with the exception of contracts for the purchase or sale of real or personal property;
- (f) to disseminate blight clearance and urban renewal information;
- (g) to exercise the powers prescribed by 7-15-4255, except the power to agree to conditions for federal financial assistance and imposed pursuant to federal law relating to salaries and wages shall be reserved to the local governing body;
- (h) to enter any building or property in any urban renewal area in order to make surveys and appraisals in the manner specified in 7-15-4257;
- (i) to improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area;
- (j) to insure real or personal property as provided in 7-15-4258;

Montana Code Annotated 2019

TITLE 7. LOCAL GOVERNMENT
CHAPTER 15. HOUSING AND CONSTRUCTION
Part 42. Urban Renewal

Costs That May Be Paid By Tax Increment Financing

7-15-4288. Costs that may be paid by tax increment financing. The tax increments may be used by the local government to pay the following costs of or incurred in connection with an urban renewal area or targeted economic development district as identified in the urban renewal plan or targeted economic development district comprehensive development plan:

- (1) land acquisition;
- (2) demolition and removal of structures;
- (3) relocation of occupants;
- (4) the acquisition, construction, and improvement of public improvements or infrastructure, including streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and offstreet parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunications lines, rail lines, rail spurs, bridges, publicly owned buildings, and any public improvements authorized by Title 7, chapter 12, parts 41 through 45; Title 7, chapter 13, parts 42 and 43; and Title 7, chapter 14, part 47, and items of personal property to be used in connection with improvements for which the foregoing costs may be incurred;
- (5) costs incurred in connection with the redevelopment activities allowed under 7-15-4233;
- (6) acquisition of infrastructure-deficient areas or portions of areas;
- (7) administrative costs associated with the management of the urban renewal area or targeted economic development district;
- (8) assemblage of land for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the local government itself at its fair value;

Trent Currie – BTU Busters LLC

South Billings Boulevard Urban Renewal District				
Detail of Costs Eligible for Tax Increment Financing- 136 Viceroy				
Section 7-15-4288 (1): Land acquisition				
Section 7-15-4288 (4): The acquisition, construction and improvement of public improvements or infrastructure, including streets, roads, curbs, gutter, sidewalks, pedestrian malls, alleys, parking lots and offstreet parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water water treatment facilities, natural gas lines, electrical lines, telecommunication lines, rail lines, rail spurs, bridges, publicly owned buildings and any public improvements authorized by 7-12-41 to 45, 7-13-42 to 43 and 7-14-47.				
Section 7-15-4233 (i): ... to improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area.				
			Montana Code	
		Section 4288 (1)	Section 4288 (4)	Section 4233 (i)
Plans & Specifications	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
Plan Review	352.00	-	-	352.00
Permits: Zoning, Building, Environmental	2,400.00	-	-	2,400.00
Engineering Fees	1,000.00	-	-	1,000.00
Land	55,000.00	55,000.00	-	-
Clear Lot	200.00	-	-	200.00
Soil & Perc Tests	500.00	-	-	500.00
Town Water: Tap Fees & Hookup	650.00	-	650.00	-
Gas: Permit, Connection Fee, Installation	500.00	-	500.00	-
Removal of Stone/Dirt	3,500.00	-	-	3,500.00
Compaction	500.00	-	-	500.00
Finish Grading	500.00	-	-	500.00
Sidewalk /Curb & Gutter	10,990.00	-	10,990.00	-
Landscaping	23,150.00	-	-	23,150.00
Eligible Costs	\$ 100,742.00	\$ 55,000.00	\$ 12,140.00	\$ 33,602.00
Total Private Investment	\$ 349,924.40			
Maximum TIF Assistance (20% of Investment)	\$ 69,984.88			

Trent Currie – BTU Busters LLC

South Billings Boulevard Urban Renewal District				
Detail of Costs Eligible for Tax Increment Financing- 239 Hallowell Lane				
Section 7-15-4288 (1): Land acquisition				
Section 7-15-4288 (4): The acquisition, construction and improvement of public improvements or infrastructure, including streets, roads, curbs, gutter, sidewalks, pedestrian malls, alleys, parking lots and offstreet parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water water treatment facilities, natural gas lines, electrical lines, telecommunication lines, rail lines, rail spurs, bridges, publicly owned buildings and any public improvements authorized by 7-12-41 to 45, 7-13-42 to 43 and 7-14-47.				
Section 7-15-4233 (i): ... to improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area.				
	FIXED COST	Montana Code		
		Section 4288 (1)	Section 4288 (4)	Section 4233 (i)
Plans & Specifications	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00
Plan Review	352.00	-	-	352.00
Permits: Zoning, Building, Environmental	2,400.00	-	-	2,400.00
Engineering Fees	1,000.00	-	-	1,000.00
Land	45,000.00	45,000.00	-	-
Clear Lot	200.00	-	-	200.00
Soil & Perc Tests	500.00	-	-	500.00
Town Water: Tap Fees & Hookup	650.00	-	650.00	-
Gas: Permit, Connection Fee, Installation	500.00	-	500.00	-
Removal of Stone/Dirt	3,500.00	-	-	3,500.00
Compaction	500.00	-	-	500.00
Finish Grading	500.00	-	-	500.00
Sidewalk /Curb & Gutter	10,990.00	-	10,990.00	-
Landscaping	23,150.00	-	-	23,150.00
Eligible Costs	\$ 90,742.00	\$ 45,000.00	\$ 12,140.00	\$ 33,602.00
Total Private Investment	\$ 339,880.40			
Maximum TIF Assistance (20% of Investment)	\$ 67,976.08			

Trent Currie – BTU Busters LLC

Criteria For Review

-- **Relevance to the South Billings Master Plan:**

Project is consistent with infill development and provides affordable housing. Land has been vacant since at least 2014.

-- **Economic Stimulus:**

Project provides needed stimulus during Covid-19 virus-related economic crisis.

-- **Tax Generation:**

Will result in approximately \$2,500-\$2,800 of annual tax increment.

-- **Employment Generation:**

Project will support approximately 5 FTE's.

-- **Elimination of Blight:**

Project will convert vacant land to income-generating property.

Trent Currie – BTU Busters LLC

Criteria For Review (continued)

-- **Special or Unique Opportunities:**

Project is remarkable given the location (urban renewal district) and circumstances (Covid-19).

-- **Impact Assessment:**

Project design reflects residential nature of neighborhood. Multi-family duplex dwelling is consistent with residential zoning.

-- **Financial Assistance:**

Applicant seeks \$265k and \$313k of bank financing for Viceroy St. and Hallowell Lane, respectively.

-- **Project Feasibility:**

TIF assistance creates economic opportunity in an urban renewal district.

Questions/Comments?