****ATTENTION****

The City Council meeting will be held in a hybrid format that may include both in-person AND virtual attendance via Zoom. Unless they have cause to appear virtually, Councilmembers will attend the meeting in person in Council Chambers, second floor of City Hall, 220 N. 27th Street. In order to honor the Right of Participation and the Right to Know in Article II, Sections 8 and 9, of the Montana Constitution, the City of Billings and City Council are making every effort to meet the requirements of the open meeting laws.

Citizens are invited to:

- Review the Agenda Packet on the City's website at: www.billingsmt.gov and click on "Your Government," "City Council," and "Agendas & Minutes".
- View the meeting:
  - On Community 7 TV - Channel 7 or Channel 507 -- Spectrum Cable. *(On evenings when there is a conflict with School District No. 2 Board meetings, the City Council meeting will be broadcast on Channel 8 - Spectrum Cable.)* Channel 7 or Channel 978 - TDS Fiber.
  - Online at www.comm7tv.com and click on the "Watch Live" icon. Community 7 also has links to their Facebook page and YouTube channel.
  - On the City's website at www.billingsmt.gov and click on "Watch Meetings Online" on the homepage.
  - In-Person.
  - Virtually via Zoom (see the link below).

Citizens may submit public comment via the following methods:

- Mail: City Clerk, P.O. Box 1178, Billings, MT 59103
- Email: Council@billingsmt.gov.
  - Emails received after 3:00 PM on the day of the meeting, may be posted on the Council's webpage the following day for public viewing.
- Attend the meeting in person.
- Attend the meeting virtually through Zoom by entering the Webinar ID and Passcode indicated below. Click on *Zoom Meeting Instructions* and *Zoom Hybrid Meeting Details* below for more information. The link will allow you to attend, view and participate in the meeting on your computer, laptop or smart phone. (You must have the Zoom App on your device Click Here to Download Zoom App) To provide public comment at the appropriate time, click on the "raise hand" icon located at the bottom of the screen and the moderator will unmute your device.
  - **Don't have a smart phone, computer or laptop?** That's okay -- you can attend a Zoom meeting using your **landline phone.** Call the Zoom phone number, **1.253.215.8782** to join the meeting and follow the operator's instructions. Want to give public comment? Simply *"raise your hand"* by pressing *9 and the moderator will give you permission to speak when it is your turn. **Note this is a long distance toll number and charges may apply depending on your plan.*
- Click Here for Zoom Meeting Webinar IDs and Passcodes
- Click Here for Zoom Meeting Instructions for Attendees (as guests)

Please contact Denise Bohlman, City Clerk, at bohlmand@billingsmt.gov, or at 406.657.8210, with any questions.

CITY OF Billings

VISION STATEMENT:
"The Magic City: A diverse, welcoming community where people prosper and business succeeds."

REVISED 12.19.2023, Correct SD #2 Application Attached to Regular Agenda Item 5

CITY COUNCIL
REGULAR BUSINESS MEETING

AGENDA

COUNCIL CHAMBERS **DECEMBER 18, 2023** **5:30 P.M.**

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Shaw

ROLL CALL: Councilmembers present on roll call were: ☐ Shaw, ☐ Gulick, ☐ Neese, ☐ Owen, ☐ Joy, ☐ Choriki, ☐ Tidswell, ☐ Purinton, ☐ Boyett, ☐ Rupsis

MINUTES:

- December 11, 2023 - Pending

COURTESIES:

PROCLAMATIONS: Homeless Persons' Memorial Day - December 21, 2023

COUNCIL REPORTS:

ADMINISTRATOR REPORTS - CHRIS KUKULSKI

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1, 3, 4, 5, 6 and 7 ONLY. Speaker sign-in required. (Comments are limited to three (3) minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium. Comments on items listed as public hearing items will be heard ONLY during the designated public hearing time for each respective item. For items not on this agenda, public comment will be taken at the end of the agenda.)

1. CONSENT AGENDA -- Separations:

A. **Mayor Cole recommends that Council confirm the following appointments:**

1.

	Name	Board/Commission	Term	
			Begins	Ends
1	Megan Bostrom	Aviation and Transit Board	01/01/24	12/31/28
2	Denis Pitman	Aviation and Transit Board	01/01/24	12/31/28
3	Marcell Bruski	Billings BID	01/01/24	12/31/28
4	No Applications	Billings BID	01/01/24	12/31/28
5	Dave Hagstrom	Board of Appeals	01/01/24	12/31/28
6	Deborah Davis	Board of Health	01/01/24	12/31/27
7	No Applications	Community Development Low Mod*	01/01/24	12/31/26
8	No Applications	Community Development Low Mod	01/01/24	12/31/28
9	No Applications	Community Development Low Mod	01/01/24	12/31/28

10	Hannah Reno	Housing Authority	01/01/24	12/31/29
11	Amanda Taylor	Housing Authority	01/01/24	12/31/29
12	M. Gale Stott	Housing Authority Family Resident Comm	01/01/24	12/31/26
13	Eric Johnson	Human Relations Commission	01/01/24	12/31/28
14	Elijah Tidswell	Human Relations Commission	01/01/24	12/31/28
15	No Applications	Human Relations Commission	01/01/24	12/31/28
16	Susan Plath	Library Board	01/01/24	12/31/28
17	Thom MacLean	Parking Board	01/01/24	12/31/28
18	Larry Mathew	Parking Board	01/01/24	12/31/28
19	No Applications	Police Board	01/01/24	12/31/27
20	Nicole Cromwell	Public Works Board	01/01/24	12/31/28
21	Ken Behling	Public Works Board	01/01/24	12/31/28
22	Kevin Christofanelli	Public Works Board	01/01/24	12/31/28
23	Roger Gravgaard	Yellowstone Planning Board - Ward 2	01/01/24	12/31/26
24	Keith Edgerton	Yellowstone Historic Preservation	01/01/24	12/31/26
25	Greg McCall	Zoning Commission	01/01/24	12/31/28
26	David Goss	Zoning Commission	01/01/24	12/31/28
27	Beau Mulvaney	Zoning Commission	01/01/24	12/31/28
28	Andy Megorden	Zoning Commission	01/01/24	12/31/28

* 7 Unfilled vacancy

B.

Bid Awards: None

C. **Memorandum of Understanding** with Yellowstone County establishing the Montana Opioid Abatement Trust (MOAT) committee.

D. **Bills for the Weeks of:**

1. November 20, 2023

Recommended Motion: I move to approve the items of the Consent Agenda as submitted, with the exception of items moved for separation.

REGULAR AGENDA:

2. **PUBLIC HEARING,** adoption and execution of the amended Program of Projects by Billings MET Transit. Staff recommends approval.

Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to adopt and execute the amended Program of Projects by Billings MET Transit, as recommended by staff.

3. **AGREEMENT** with YWCA to fund a Family Justice Center coordinator position. Staff recommends approval.

Recommended Motion: I move to approve entering into an agreement with YWCA to fund a Family Justice Center coordinator position, as recommended by staff.

4. **TAX INCREMENT FINANCING ASSISTANCE** from the South Billings Boulevard Tax Increment Finance District (TIFD) to Rimrock Hospitality Billings, LLC, for reimbursement of qualified expenses associated with the construction of a new hotel at 4750 King Avenue East, to a maximum reimbursement of up to $346,201, as recommended by South Billings Urban Renewal Association (SBURA) Board.

Recommended Motion: I move to conditionally approve tax increment financing assistance from the South Billings Boulevard Tax Increment Finance District (TIFD) to Rimrock Hospitality Billings, LLC, to a

maximum reimbursement of up to $346,201, as recommended by South Billings Urban Renewal Association (SBURA) Board.

5. **TAX INCREMENT FINANCING ASSISTANCE** from the South Billings Boulevard Tax Increment Finance District (TIFD) to Billings School District No. 2 (SD2), for reimbursement of qualified expenses for the solar installation project at Riverside Middle School, to a maximum reimbursement of up to $100,000, as recommended by South Billings Urban Renewal Association (SBURA) Board.

   Recommended Motion: I move to conditionally approve tax increment financing assistance from the South Billings Boulevard Tax Increment Finance District (TIFD) to Billings School District No. 2 (SD2), to a maximum reimbursement of up to $100,000, as recommended by South Billings Urban Renewal Association (SBURA) Board.

6. **TAX INCREMENT FINANCING ASSISTANCE** from the East Billings Urban Renewal District (EBURD) to Undammed Distillery for reimbursement of qualified expenses at 116 North 11th Street for a new tasting room, production and sales facility, to a maximum reimbursement of up to $82,600, as recommended by the Billings Industrial Revitalization District (BIRD) Board.

   Recommended Motion: I move to conditionally approve tax increment financing assistance from the EBURD tax increment finance district funds to Undammed Distillery, to a maximum reimbursement of up to $82,600, as recommended by the Billings Industrial Revitalization District (BIRD) Board.

7. **TAX INCREMENT FINANCING ASSISTANCE** from the East Billings Urban Renewal District (EBURD) to BIRD Street, LLC (Billings Brownstones) for reimbursement of qualified expenses for the demolition, and abatement, to build a 22-unit housing complex at 216 - 224 North 18th Street, to a maximum reimbursement of up to $86,776, as recommended by the Billings Industrial Revitalization District (BIRD) Board.

   Recommended Motion: I move to conditionally approve tax increment financing assistance from the EBURD tax increment finance district funds to BIRD Street, LLC (Billings Brownstones), to a maximum reimbursement of up to $86,776, as recommended by the Billings Industrial Revitalization District (BIRD) Board.

PUBLIC COMMENT on "NON-AGENDA ITEMS". Speaker Sign-in required. (*Restricted to ONLY items not on this printed agenda. Comments are limited to 3 minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium.)*

COUNCIL INITIATIVES:

ADJOURN:

Council Chambers are readily accessible to individuals with physical disabilities.

For more information or to make requests for special arrangements, please contact the City Clerk's Office at 657-8210 or e-mail bohlmand@billingsmt.gov, 72 hours prior to the meeting date.

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City Council Regular
Date: 12/18/2023
Title: Boards & Commissions Appointments
Presented by: Chris Kukulski, City Administrator
Department: City Hall Administration
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Mayor Cole recommends that the City Council confirm the appointments to the following boards and commissions.

	Name	Board/Commission	Term	
			Begins	Ends
1	Megan Bostrom	Aviation and Transit Board	01/01/24	12/31/28
2	Denis Pitman	Aviation and Transit Board	01/01/24	12/31/28
3	Marcell Bruski	Billings BID	01/01/24	12/31/28
4	No Applications	Billings BID	01/01/24	12/31/28
5	Dave Hagstrom	Board of Appeals	01/01/24	12/31/28
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7	No Applications	Community Development Low Mod*	01/01/24	12/31/26
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11	Amanda Taylor	Housing Authority	01/01/24	12/31/29
12	M. Gale Stott	Housing Authority Family Resident Comm	01/01/24	12/31/26
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14	Elijah Tidswell	Human Relations Commission	01/01/24	12/31/28
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16	Susan Plath	Library Board	01/01/24	12/31/28
17	Thom MacLean	Parking Board	01/01/24	12/31/28
18	Larry Mathew	Parking Board	01/01/24	12/31/28
19	No Applications	Police Board	01/01/24	12/31/27
20	Nicole Cromwell	Public Works Board	01/01/24	12/31/28
21	Ken Behling	Public Works Board	01/01/24	12/31/28
22	Kevin Christofanelli	Public Works Board	01/01/24	12/31/28
23	Roger Gravgaard	Yellowstone Planning Board - Ward 2	01/01/24	12/31/26
24	Keith Edgerton	Yellowstone Historic Preservation	01/01/24	12/31/26
25	Greg McCall	Zoning Commission	01/01/24	12/31/28
26	David Goss	Zoning Commission	01/01/24	12/31/28
27	Beau Mulvaney	Zoning Commission	01/01/24	12/31/28
28	Andy Megorden	Zoning Commission	01/01/24	12/31/28

* 7 Unfilled vacancy

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Mayor is requesting that the City Council confirm appointments for Board and Commission positions that are vacant due to term limits, and an unfilled vacancy.

STAKEHOLDERS
N/A

ALTERNATIVES
Council may:

- Confirm the proposed appointments; or
- Not confirm the appointments.

FISCAL EFFECTS
The proposed action has no financial impact.

Date:	12/18/2023
Title:	MOU with Yellowstone County for the Montana Opioid Abatement Trust (MOAT)
Presented by:	Andy Zoeller, Finance Director
Department:	Finance
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council approve the Memorandum of Understanding (MOU) between Yellowstone County and the City of Billings establishing the Montana Opioid Abatement Trust (MOAT) committee.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Montana Opioid Abatement Trust was established as part of a multi-state settlement with pharmaceutical companies related to the opioid epidemic. The Trust is tasked with managing the funds received from the settlement and using them to support opioid remediation efforts in Montana. These efforts include expanding access to addiction treatment and recovery services, supporting prevention and education programs, and funding law enforcement and public safety initiatives.

The City of Billings along with Yellowstone County have been identified by the State of Montana as a geographical metro region, to be a recipient of funds from the Opioid Settlements. Estimates from these settlements indicate that there will be millions of dollars allocated through the trust to our region. The purpose of this MOU will establish the governance structure for our abatement metro region, which includes voting representatives from both the County and the City. The committee, established through this MOU, will have the responsibility to make decisions about planning, budgeting, and disbursement of funds for projects that will equitably and appropriately serve the needs of the entire region (Yellowstone County).

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

There are no direct City expenses related to establishment of this MOU. However, the City may be eligible to pursue funding eligible opportunities through the established grant process (Exhibit A of the MOU).

Attachments

MOU MOAT

MEMORANDUM OF UNDERSTANDING
Between Yellowstone County and the City of Billings

This Memorandum of Understanding (MOU) is made between Yellowstone County ("County") and the City of Billings ("City") (collectively "the Parties").

PURPOSE:

The Montana Opioid Abatement Trust (MOAT) provides funds to reduce the harm caused by opioid misuse and addiction in Montana through prevention, treatment, and recovery initiatives. The purpose of this MOU is to establish the terms and conditions for the MOAT funds that, if appropriated, will be distributed by the Parties to address opioid issues in Yellowstone County and the City of Billings. A flow chart of the MOAT application is attached as Exhibit A.

ADMINISTRATION:

The Parties have created a 7-person committee to oversee the allocation of the grant funding including representatives from both the County, the City, and other interested parties. The initial members of the committee will be:

- Brad Mansur – Patrol Sergeant, City of Billings Police Department;
- Sam Bofto – Undersheriff, Yellowstone County Sheriff's Office;
- Eric Owen - Vice President of Public Health, Riverstone;
- Steve Williams – Chief In-House Counsel, Yellowstone County Attorney's Office;
- Rod Ostermiller – Executive Director, Mental Health Center;
- Jason Banfield – Assistant Fire Chief, Billings Fire Department; and
- Chantel Anderson; Deputy City Attorney, Billings City Attorney's Office.

The chair of the committee will be Eric Owen. These members and the chair of the committee are subject to change.

DURATION:

The duration of this agreement will begin at the date of signatures. It is the intent of the parties to automatically renew the agreement every five years, as long as there are grant opportunities through the MOAT.

TERMINATION

It is anticipated that funding for the committee will be provided by a grant from the MOAT. In the event that the funding is exhausted, not approved, or not renewed, the agreement will be terminated. Additionally, either party may determine that it does not want to seek the renewal of the funding through the MOAT application, thereby terminating the MOU once the already-appropriated funding is exhausted.

CITY OF BILLINGS, MONTANA

By _____
William A. Cole, Mayor

BOARD OF COUNTY COMMISSIONERS
YELLOWSTONE COUNTY, MONTANA

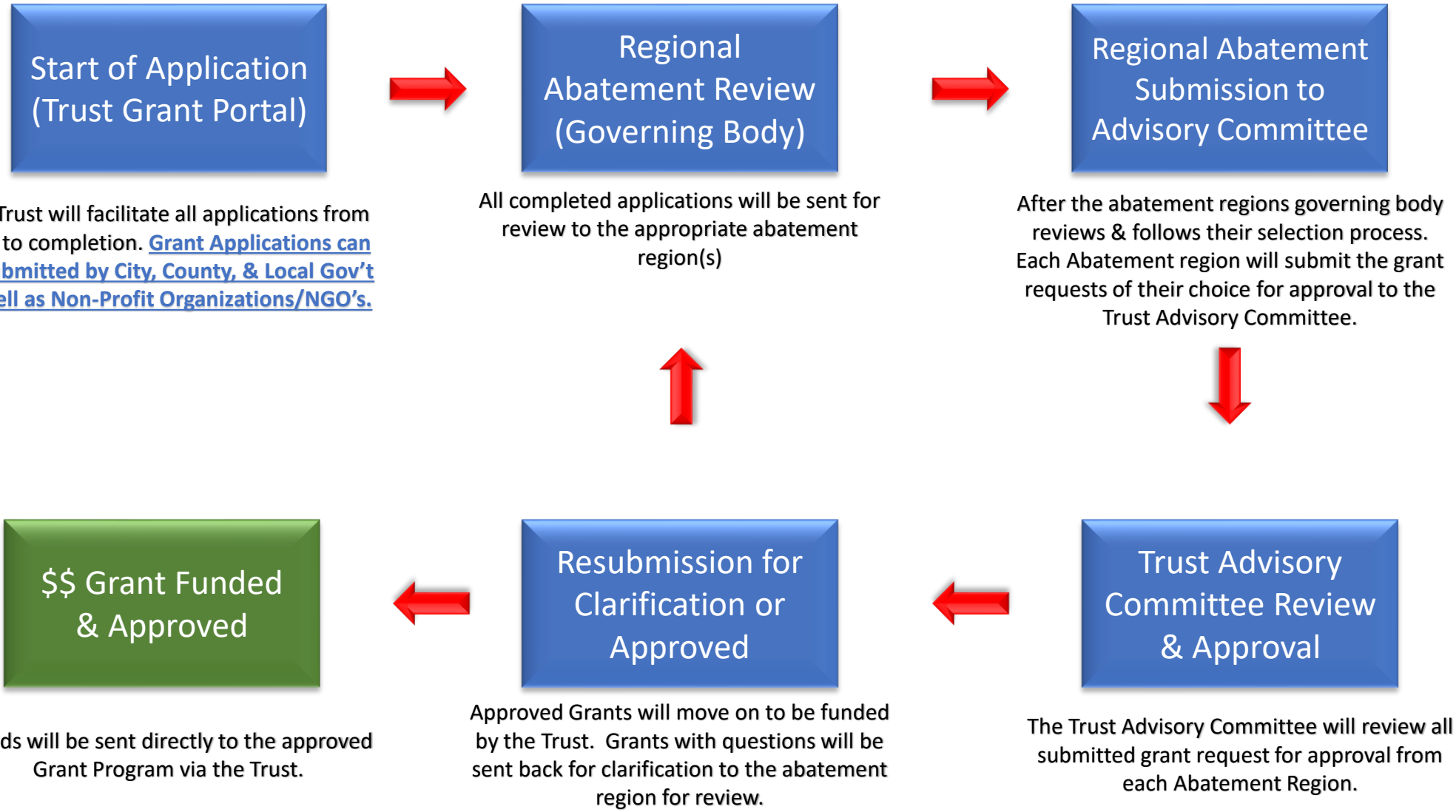
By _____
JOHN OSTLUND, CHAIRMAN

By _____
DONALD JONES, MEMBER

By _____
MARK MORSE, MEMBER

M.O.A.T Application Flow Chart

EXHIBIT A



City Council Regular

Date:	12/18/2023
Title:	Payment of Claims for week of November 20, 2023
Presented by:	Andy Zoeller, Finance Director
Department:	Finance
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Claims in the amount of $5,593,392.79 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department.

Payment Approval Process

Every invoice for payment is entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.).
Each invoice goes through a multi-step approval process depending upon the amount of the payment.

First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment.

Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached.

If the payment is greater than $1,000, then it must be approved by the Finance Director or designee.
If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator.

Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES

- No other alternatives were analyzed

FISCAL EFFECTS

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

Attachments

CouncilMemo wk of 11202023

Check Date	Check #	Name	Fund Name	Amount	Item Desc
11/20/2023	866440	A & E Architects	Facilities	$ 3,000.00	2316801 City of Billings Park 3 As-Builts Phase 1
11/20/2023	866440	A & E Architects	Facilities	$ 9,440.00	Inv. 2314402October 2023 Master Olan Facility Expansion
11/20/2023	866440	A & E Architects	Facilities	$ 3,450.00	Inv. 2316802 City of Billings Park 3 As-Builts Phase 2
11/20/2023	ACH	A & I Distributors	Airport	$ 3,499.69	Invoice #3994733. Oil & DEF for Operations
11/20/2023	ACH	A & I Distributors	Fleet	$ 818.13	3988642
11/20/2023	ACH	A & I Distributors	Fleet	$ 128.53	3988642
11/20/2023	ACH	A & I Distributors	Fleet	$ 53.45	3988642
11/20/2023	ACH	A & I Distributors	Fleet	$ 833.25	3988642
11/20/2023	ACH	A & I Distributors	Fleet	$ 1,392.86	3988642
11/20/2023	ACH	A & I Distributors	Fleet	$ 40.41	3988642
11/20/2023	ACH	A & I Distributors	Fleet	$ 40.40	3988642
11/20/2023	ACH	A & I Distributors	Fleet	$ 40.41	3988642
11/20/2023	ACH	A & I Distributors	Fleet	$ 40.41	3988642
11/20/2023	ACH	A & I Distributors	Fleet	$ 277.68	3989240
11/20/2023	ACH	A & I Distributors	Fleet	$ 696.43	3992811
11/20/2023	ACH	A & I Distributors	Fleet	$ 373.45	3992811
11/20/2023	ACH	A & I Distributors	Fleet	$ 818.14	3992811
11/20/2023	ACH	A & I Distributors	Fleet	$ 81.72	3992811
11/20/2023	ACH	A & I Distributors	Fleet	$ 49.85	3992840
11/20/2023	ACH	A & I Distributors	Solid Waste	$ 825.00	330 GAL DEF Tote. Collections.
11/20/2023	ACH	A & I Distributors	Solid Waste	$ 1,650.00	330 GAL DEF TOTE. Collections.
11/20/2023	ACH	A & I Distributors	Solid Waste	$ 825.00	330 GAL DEF TOTE. Landfill.
11/20/2023	ACH	A & I Distributors	Solid Waste	$ 754.81	55 GAL PUR DT 10WT0401T. Deposit.Landfill.
11/20/2023	ACH	A & I Distributors	Solid Waste	$ 287.00	DEF pump and seafoam. Landfill.
11/20/2023	ACH	A & I Distributors	Transit	$ 1,650.00	3992705. DEF
11/20/2023	866441	A-1 Landscaping	Library	$ 2,896.00	5116 October 2023 landscaping maintenance
11/20/2023	866446	Adv Eng & Enviro Service	Storm Sewer	$ 19,524.25	WO 24-14..Meadowlark Drainage Study
11/20/2023	866446	Adv Eng & Enviro Service	Wastewater	$ -	Services Agreement for Water and Wastewater
11/20/2023	866446	Adv Eng & Enviro Service	Wastewater	$ 1,003.75	Services Agreement for Water and Wastewater
11/20/2023	866446	Adv Eng & Enviro Service	Water	$ -	Services Agreement for Water and Wastewater
11/20/2023	866446	Adv Eng & Enviro Service	Water	$ 1,003.75	Services Agreement for Water and Wastewater
11/20/2023	866445	Advanced Employment	Public Safety	$ 105.00	Adv Emp 1360092183, PD3 cleaning
11/20/2023	866445	Advanced Employment	Solid Waste	$ 436.80	Contract labor at Landfill week ending 10/15/2023.
11/20/2023	866445	Advanced Employment	Solid Waste	$ 3,039.40	Contract labor at Landfill week ending 10/22/2023.

Check Date	Check #	Name	Fund Name	Amount	Item Desc
11/20/2023	866445	Advanced Employment	Solid Waste	$ 2,620.80	Contract labor at Landfill week ending 10/29/2023.
11/20/2023	866447	Aerzen	Wastewater	$ 2,877.18	Inlet Filter Element
11/20/2023	866454	Askin Const	SID Const	$ 5,791.50	SID 1419 Charles Street Improvements
11/20/2023	866454	Askin Const	St Maint Dist	$ 119,919.11	SID 1419 Charles Street Improvements
11/20/2023	866454	Askin Const	Wastewater	$ 31,194.49	SID 1419 Charles Street Improvements
11/20/2023	866454	Askin Const	Water	$ 2,376.00	SID 1419 Charles Street Improvements
11/20/2023	866454	Askin Const	Water	$ 17,820.00	WO 22-45 Willett Pump Station Improvements
11/20/2023	866456	BEA Transit Tech	Transit	$ 2,157.74	Invoice #86-1. Subscription Fee - Second Year Hosting
11/20/2023	866456	BEA Transit Tech	Transit	$ 350.00	MET Fare Vending Machines
11/20/2023	ACH	Border States Electric	Wastewater	$ 19.76	electrical materials for Digester Gas Mo
11/20/2023	ACH	Border States Electric	Wastewater	$ 161.20	Misc Consumable tools (step bits)
11/20/2023	ACH	Border States Electric	Wastewater	$ 266.60	parts for Digester Gas Monitor Strobe In
11/20/2023	ACH	Border States Electric	Wastewater	$ 29.97	small tools
11/20/2023	ACH	Border States Electric	Water	$ 114.01	DIN RAIL Mount Timing RLY
11/20/2023	ACH	Border States Electric	Water	$ 143.80	electrical materials for High Service Li
11/20/2023	ACH	Border States Electric	Water	$ 261.67	electrical materials for Staples 3-2 VFD
11/20/2023	ACH	Border States Electric	Water	$ 510.20	limit switch for High Service Pump
11/20/2023	ACH	Border States Electric	Water	$ 1,564.91	line reactor for Floc Mixer Drive
11/20/2023	ACH	Border States Electric	Water	$ 1,564.91	line reactors for Floc Mixer VFD replace
11/20/2023	ACH	Border States Electric	Water	$ 165.47	MNT Timing RLY
11/20/2023	ACH	Border States Electric	Water	$ 61.74	relay bases for shop strobes
11/20/2023	ACH	Border States Electric	Water	$ 303.30	small tools
11/20/2023	ACH	Border States Electric	Water	$ 22.99	small tools, pocket knife
11/20/2023	ACH	Border States Electric	Water	$ 108.28	Staples 3-2 VFD Replacement supplies
11/20/2023	ACH	Border States Electric	Water	$ 165.47	time delay relay for pump 3-2 Motor Cont
11/20/2023	866462	Brenntag Pacific	Wastewater	$ 6,075.00	Chemical Supplies
11/20/2023	866471	Cop Const	Wastewater	$ 734,398.51	WO 23-07 Monad Sewer Extension
11/20/2023	866474	Cove Irrigation Ditch	Storm Sewer	$ 1,775.00	Falcon Ridge Subdivision Discharge
11/20/2023	866474	Cove Irrigation Ditch	Storm Sewer	$ 2,200.00	Reflections at Copper Ridge to Cove 2023
11/20/2023	866476	Creative Monograms	Solid Waste	$ 2,223.00	SW and Landfill Winter Gear
11/20/2023	866476	Creative Monograms	Solid Waste	$ 5,751.00	SW and Landfill Winter Gear
11/20/2023	866476	Creative Monograms	Solid Waste	$ 375.00	Winter Gear ST SW DC
11/20/2023	866476	Creative Monograms	Solid Waste	$ 83.00	Winter Gear ST SW DC
11/20/2023	866476	Creative Monograms	Street/Traffic	$ 135.00	Streets Winter Gear

Check Date	Check #	Name	Fund Name	Amount	Item Desc
11/20/2023	866476	Creative Monograms	Street/Traffic	$ 58.00	Winter Gear ST SW DC
11/20/2023	866476	Creative Monograms	Wastewater	$ 117.50	Darrin Brownlee....10 Green Safety Shirt
11/20/2023	866476	Creative Monograms	Wastewater	$ 667.50	DC Winter Gear
11/20/2023	866476	Creative Monograms	Wastewater	$ 45.00	Winter Gear ST SW DC
11/20/2023	866476	Creative Monograms	Water	$ 117.50	Darrin Brownlee....10 Green Safety Shirt
11/20/2023	866476	Creative Monograms	Water	$ 667.50	DC Winter Gear
11/20/2023	866476	Creative Monograms	Water	$ 108.50	Winter Gear Patton and Gran
11/20/2023	866476	Creative Monograms	Water	$ 84.00	Winter Gear Patton and Gran
11/20/2023	866476	Creative Monograms	Water	$ 45.00	Winter Gear ST SW DC
11/20/2023	866476	Creative Monograms	Water	$ 130.00	WTP Winter Gear
11/20/2023	866487	DOWL	Gas Tax	$ 654.75	WO 23-50 Gabel Road Hogan Slough Culvert Replacement
11/20/2023	866487	DOWL	Storm Sewer	$ 654.75	WO 23-50 Gabel Road Hogan Slough Culvert Replacement
11/20/2023	866487	DOWL	Tax Incrmnt N27	$ 63,860.86	WO 23-11 Downtown 2-Way Street Conversion
11/20/2023	866487	DOWL	Water	$ 7,122.50	WO 22-44 Zone 1 Water Storage Improvements
11/20/2023	866493	Energy Laboratories	Wastewater	$ 327.00	Analysis
11/20/2023	866493	Energy Laboratories	Wastewater	$ 168.00	Analysis for toxic organics
11/20/2023	866493	Energy Laboratories	Wastewater	$ 672.00	WO B23082059, Yellowstone River Nutrient
11/20/2023	866493	Energy Laboratories	Wastewater	$ 4,032.00	WO B23082127, Yellowstone River Nutrient
11/20/2023	866493	Energy Laboratories	Wastewater	$ 2,016.00	WO B23082220. Yellowstone River Nutrient
11/20/2023	866493	Energy Laboratories	Wastewater	$ 4,682.00	WO B23082331, Yellowstone River Nutrient
11/20/2023	866493	Energy Laboratories	Wastewater	$ 1,344.00	WO B23090677, Yellowstone River Nutrient
11/20/2023	866493	Energy Laboratories	Wastewater	$ 5,376.00	WO B23090835, Yellowstone River Nutrient
11/20/2023	866493	Energy Laboratories	Wastewater	$ 1,344.00	WO B23090995. Yellowstone River Nutrient
11/20/2023	866493	Energy Laboratories	Wastewater	$ 672.00	WO B23091154. Yellowstone River Nutrient
11/20/2023	866493	Energy Laboratories	Wastewater	$ 1,591.00	WO H23081004.Yellowstone River Nutrient
11/20/2023	866493	Energy Laboratories	Wastewater	$ 1,410.00	Yellowstone River Nutrient Sampling
11/20/2023	866495	EnvisionWare	Library	$ 3,457.00	INV-US-68490 RFID Tags
11/20/2023	866500	FCS	Storm Sewer	$ 5,680.84	WO 20-37 Stormwater Utility Development
11/20/2023	866502	Fisher Sand & Gravel	Street/Traffic	$ 1,262.91	inv#10674asphalt
11/20/2023	866502	Fisher Sand & Gravel	Street/Traffic	$ 805.61	inv#10675asphalt
11/20/2023	866502	Fisher Sand & Gravel	Street/Traffic	$ 920.42	inv#10676asphalt
11/20/2023	ACH	Galles Filter Service	Fleet	$ 7.73	P1-27012-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 5.36	P1-27012-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 3.94	P1-27012-01

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11/20/2023	ACH	Galles Filter Service	Fleet	$ 30.16	P1-27012-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 3.47	P1-27012-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 24.58	P1-27012-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 13.48	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 5.17	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 18.80	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 24.64	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 44.87	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 44.08	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 27.98	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 22.62	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 8.16	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 10.80	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 7.16	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 10.99	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 10.68	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 68.60	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 13.98	P1-27100-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 16.32	P1-27100-02
11/20/2023	ACH	Galles Filter Service	Fleet	$ 12.32	P1-27100-02
11/20/2023	ACH	Galles Filter Service	Fleet	$ 73.89	P127170.01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 221.67	P127170.02
11/20/2023	ACH	Galles Filter Service	Fleet	$ 5.08	P1-27170-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 8.19	P1-27170-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 23.44	P1-27170-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 13.98	P1-27170-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 7.78	P1-27170-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 22.46	P1-27170-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 21.36	P1-27257-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 87.84	P1-27257-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 28.81	P1-27257-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 7.16	P1-27257-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 18.80	P1-27257-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 8.40	P1-27257-01

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11/20/2023	ACH	Galles Filter Service	Fleet	$ 13.88	P1-27257-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 15.76	P1-27257-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 44.08	P1-27257-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 12.29	P1-27257-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 162.62	P1-27257-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 47.64	P1-27301-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 162.62	P1-27301-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 12.58	P1-27301-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 44.87	P1-27301-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 13.98	P1-27301-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 34.30	P1-27301-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 40.36	P1-27301-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 37.14	P1-27328.01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 10.98	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 68.60	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 44.92	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 17.72	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 46.40	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 124.00	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 30.16	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 4.20	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 46.04	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 21.36	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Fleet	$ 13.98	P1-27419-01
11/20/2023	ACH	Galles Filter Service	Solid Waste	$ 649.13	Outer Air Element & Inner Air Element
11/20/2023	ACH	Galles Filter Service	Solid Waste	$ 873.27	Outer Air Element& Inner Air Element&Cab Air Element
11/20/2023	ACH	Galles Filter Service	Wastewater	$ 120.66	filters for HW Blower
11/20/2023	866505	Gametime	Park Dist 1	$ 183,399.37	payment of invoices
11/20/2023	866505	Gametime	Park Dist 1	$ 54,620.49	payment of invoices
11/20/2023	866506	Gated Solutions	Wastewater	$ 14,150.00	Entry Gate Repair for Plant Security
11/20/2023	866507	Gilbarco	Fleet	$ 884.00	SGI2090858 Gasboy System service renewal with EKOS
11/20/2023	866507	Gilbarco	Fleet	$ 884.00	SGI2090860 Gasboy System service renewal with EKOS
11/20/2023	866507	Gilbarco	Fleet	$ 884.00	SGI2090863 Gasboy System service renewal with EKOS
11/20/2023	866507	Gilbarco	Fleet	$ 884.00	SGI2096551 Gasboy System service renewal with EKOS

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11/20/2023	866513	Hardy Const	Library	$ 9,155.00	23-2-012 Concrete pad for Lockwood book locker
11/20/2023	866514	Hawkins	Water	$ 91.03	Chlorine Test and Test Kit
11/20/2023	866514	Hawkins	Water	$ 29,279.46	coagulant for process
11/20/2023	ACH	HDR	Arterial Streets	$ -	WO 22-07 Mullowney Lane, Consultant Agreement
11/20/2023	ACH	HDR	Engineering	$ 97.53	WO 20-33 Public Works GIS Services
11/20/2023	ACH	HDR	Gas Tax	$ -	WO 22-07 Mullowney Lane, Consultant Agreement
11/20/2023	ACH	HDR	Gas Tax	$ 9,365.10	WO 22-07 Mullowney Lane, Consultant Agreement
11/20/2023	ACH	HDR	Light Maint	$ 25.24	WO 20-33 Public Works GIS Services
11/20/2023	ACH	HDR	P.W. Admin	$ 278.55	WO 20-33 Public Works GIS Services
11/20/2023	ACH	HDR	Sidewalk Const	$ 7,667.80	WO 22-07 Mullowney Lane, Consultant Agreement
11/20/2023	ACH	HDR	Solid Waste	$ 113.60	WO 20-33 Public Works GIS Services
11/20/2023	ACH	HDR	St Maint Dist	$ 2,935.33	WO 22-07 Mullowney Lane, Consultant Agreement
11/20/2023	ACH	HDR	Storm Sewer	$ 310.39	WO 20-33 Public Works GIS Services
11/20/2023	ACH	HDR	Street/Traffic	$ 382.40	WO 20-33 Public Works GIS Services
11/20/2023	ACH	HDR	Wastewater	$ 417.68	WO 20-33 Public Works GIS Services
11/20/2023	ACH	HDR	Water	$ 1,243.29	WO 20-33 Public Works GIS Services
11/20/2023	866516	Hose & Rubber	Fleet	$ 249.60	1849397
11/20/2023	866516	Hose & Rubber	Fleet	$ 71.43	1849574
11/20/2023	866516	Hose & Rubber	Fleet	$ 95.19	1849871
11/20/2023	866516	Hose & Rubber	Fleet	$ 102.70	1850400
11/20/2023	866516	Hose & Rubber	Fleet	$ 267.08	1850477
11/20/2023	866516	Hose & Rubber	Fleet	$ 98.73	1850591
11/20/2023	866516	Hose & Rubber	Fleet	$ 63.79	1850593
11/20/2023	866516	Hose & Rubber	Fleet	$ 169.70	1850670
11/20/2023	866516	Hose & Rubber	Fleet	$ 95.36	1851660
11/20/2023	866516	Hose & Rubber	Fleet	$ 198.04	1851696
11/20/2023	866516	Hose & Rubber	Fleet	$ 3,431.10	1851705
11/20/2023	866516	Hose & Rubber	Fleet	$ 374.34	1852900
11/20/2023	866516	Hose & Rubber	Fleet	$ 395.04	1853163
11/20/2023	866516	Hose & Rubber	Fleet	$ 241.88	1853216
11/20/2023	866516	Hose & Rubber	Public Safety	$ 16.20	01852749 - BRAKE TUBING
11/20/2023	866516	Hose & Rubber	Street/Traffic	$ 93.76	inv#01856707fill hose for unit 1245
11/20/2023	866517	Hughes Fire	Capital Replace	$ 721,671.00	PIERCE ENFORCER PUC PUMPER AS899
11/20/2023	866517	Hughes Fire	Public Safety	$ 211,306.00	PIERCE ENFORCER PUC PUMPER AS899

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11/20/2023	866519	Iaff	Payroll Clearing	$ 5,649.66	Payroll Summary
11/20/2023	866520	ICOR Tech	PD Program	$ 14,492.36	Robot Software upgrade and parts.
11/20/2023	866526	Invoice Cloud	Solid Waste	$ 1,180.00	SOW to Convert Pmt Processing Platform for PW Utilities
11/20/2023	866526	Invoice Cloud	Wastewater	$ 1,180.00	SOW to Convert Pmt Processing Platform for PW Utilities
11/20/2023	866526	Invoice Cloud	Water	$ 1,640.00	SOW to Convert Pmt Processing Platform for PW Utilities
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 55.83	P01263
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 1.96	P01263
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 87.62	P01263
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 1,845.00	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 1,855.80	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 115.88	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 1,768.00	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 333.12	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 12.32	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 10.12	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 29.92	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 1,665.40	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 2,670.00	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 55.80	P01278
11/20/2023	ACH	Joe Johnson Equip	Fleet	$ 74.49	P01278
11/20/2023	ACH	Joe Johnson Equip	Street/Traffic	$ 107.53	P01276 - SENSOR; SENSOR
11/20/2023	ACH	Joe Johnson Equip	Street/Traffic	$ 38.87	P01276 - SHIPPING
11/20/2023	866537	Kittelson & Assoc	St Maint Dist	$ 3,667.68	WO 23-51 24th St W Signal Timing Update
11/20/2023	866538	Knife River	Airport	$ 1,189,656.92	Reconstruction of Airport Commercial Aircraft Ramp-Federal
11/20/2023	866538	Knife River	Airport	$ 132,184.10	Reconstruction of Airport Commercial Aircraft Ramp-Local
11/20/2023	866538	Knife River	Airport	$ 73,673.89	Retainage Release
11/20/2023	866538	Knife River	Water	$ 29,410.10	ASPHALT MIX MC250- -
11/20/2023	866539	Kone	Parking	$ 2,176.87	Inv. 1158625890 Park 1 Main Passenger Elevator Repair
11/20/2023	866539	Kone	Parking	$ 210.00	Inv. 871194941 Maint Period of October 2023 for Park 1,2,3
11/20/2023	866539	Kone	Parking	$ 420.00	Inv. 871194941 Maint Period of October 2023 for Park 1,2,3
11/20/2023	866539	Kone	Parking	$ 630.00	Inv. 871194941 Maint Period of October 2023 for Park 1,2,3
11/20/2023	866540	L N Curtis & Sons	Fleet	$ 769.00	757794
11/20/2023	866540	L N Curtis & Sons	Fleet	$ 136.25	757794
11/20/2023	866540	L N Curtis & Sons	Public Safety	$ 898.00	1044 CAIRNS CUSTOM HELMET - WHITE

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11/20/2023	866540	L N Curtis & Sons	Public Safety	$ 4,490.00	1044 CAIRNS HELMET - BLACK
11/20/2023	866540	L N Curtis & Sons	Public Safety	$ 1,796.00	1044 CAIRNS HELMET - RED
11/20/2023	866543	Lancer Systems	Public Safety	$ 196.32	Freight
11/20/2023	866543	Lancer Systems	Public Safety	$ 9,594.00	Lancer L15 Defense Rifle Package
11/20/2023	866545	LFG Specialties	Solid Waste	$ 203,865.64	WO 22-27 Landfill Gas Emissions Compliance
11/20/2023	866559	MFPE	Payroll Clearing	$ 2,788.92	Payroll Summary
11/20/2023	866551	Millipore	Water	$ 22,934.06	Services to replace existing Millipore pure water system
11/20/2023	866553	Montana CSED	Payroll Clearing	$ 5,117.36	Payroll Summary
11/20/2023	866563	Morrison Maierle	Airport	$ 608.40	Amendment #8 PFC Application
11/20/2023	866563	Morrison Maierle	Airport	$ 1,094.00	Amendment 11-On Call Services. Exhibits
11/20/2023	866563	Morrison Maierle	Airport	$ 2,406.70	Passenger Boarding Jet Bridges - Eligible Local Share
11/20/2023	866563	Morrison Maierle	Airport	$ 203.60	Passenger Boarding Jet Bridges - Ineligible Share
11/20/2023	866563	Morrison Maierle	Wastewater	$ 714.00	WO 23-35 Hesper Sanitary Sewer Extension
11/20/2023	866564	Motorola	Public Safety	$ 1,365.00	1411011765, V300 annual licenses
11/20/2023	866564	Motorola	Public Safety	$ 1,015.31	1411017560,evidence library annual licenses
11/20/2023	866564	Motorola	Public Safety	$ 1,950.00	8230403811, V300 annual license
11/20/2023	866564	Motorola	Public Safety	$ 3,225.00	8281582969, radar interface cable and V300 batteries
11/20/2023	866565	MPPA	Payroll Clearing	$ 3,859.94	Payroll Summary
11/20/2023	866562	MSU - Bozeman	Library	$ 4,468.81	24-098 TRAILS ProQuest Ancestry database 10/2023-9/2024
11/20/2023	866567	MT Dept of Rev-CGR2	Airport	$ 12,016.74	Reconstruction of Airport Commercial Aircraft Ramp -Federal
11/20/2023	866567	MT Dept of Rev-CGR2	Airport	$ 1,335.19	Reconstruction of Airport Commercial Aircraft Ramp - Local
11/20/2023	866567	MT Dept of Rev-CGR2	Airport	$ 744.19	Retainage Release
11/20/2023	866567	MT Dept of Rev-CGR2	Park Dist 1	$ 1,852.52	payment of invoices 0222186/0222185
11/20/2023	866567	MT Dept of Rev-CGR2	Park Dist 1	$ 551.72	payment of invoices 0222186/0222185
11/20/2023	866567	MT Dept of Rev-CGR2	SID Const	$ 58.50	SID 1419 Charles Street Council Action
11/20/2023	866567	MT Dept of Rev-CGR2	St Maint Dist	$ 1,211.30	SID 1419 Charles Street Council Action
11/20/2023	866567	MT Dept of Rev-CGR2	Storm Sewer	$ 38.07	change order #1
11/20/2023	866567	MT Dept of Rev-CGR2	Storm Sewer	$ 2,346.81	WO 21-32 Western Municipal Const Contract
11/20/2023	866567	MT Dept of Rev-CGR2	Storm Sewer	$ 1,863.01	WO 21-32 Western Municipal Const Contract
11/20/2023	866567	MT Dept of Rev-CGR2	Storm Sewer	$ 127.02	WO 22-25 CCTV City Storm Drain
11/20/2023	866567	MT Dept of Rev-CGR2	Trl Donate	$ 2,315.90	WO 21-38 Warren Trans_Weave Const Contract
11/20/2023	866567	MT Dept of Rev-CGR2	Wastewater	$ 1,284.15	Retainage Release
11/20/2023	866567	MT Dept of Rev-CGR2	Wastewater	$ 16.87	Retainage Release Final
11/20/2023	866567	MT Dept of Rev-CGR2	Wastewater	$ 315.10	SID 1419 Charles Street Council Action

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11/20/2023	866567	MT Dept of Rev-CGR2	Wastewater	$ 7,418.17	WO 23-07 Monad Sewer Extension
11/20/2023	866567	MT Dept of Rev-CGR2	Water	$ 679.33	Retainage Release
11/20/2023	866567	MT Dept of Rev-CGR2	Water	$ 24.00	SID 1419 Charles Street Council Action
11/20/2023	866567	MT Dept of Rev-CGR2	Water	$ 180.00	WO 22-45..Willett Pump Station Improvements
11/20/2023	866560	MT Peterbilt	Fleet	$ 374.93	81646BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 212.50	81658BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 576.41	81658BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 2,713.93	81686BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 198.40	81760BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 844.31	81900BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 17.43	81989BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 10.10	81989BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 250.00	82089BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 1,572.49	82089BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 389.01	82165BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 427.20	83295BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 88.32	83524BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 131.74	83524BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 203.84	83524BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 36.76	83524BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 120.24	83524BL
11/20/2023	866560	MT Peterbilt	Fleet	$ 106.80	83524BL
11/20/2023	866560	MT Peterbilt	Fleet	$ (212.50)	CM81658BL
11/20/2023	866560	MT Peterbilt	Fleet	$ (250.00)	CM82089BL
11/20/2023	866561	MT St Firemen	Payroll Clearing	$ 5,584.62	Payroll Summary
11/20/2023	ACH	Northwest Pipe	Street/Traffic	$ 180.00	723760 - STRAINER
11/20/2023	ACH	Northwest Pipe	Wastewater	$ 41.10	Parts for Engine Gen Removal
11/20/2023	ACH	Northwest Pipe	Wastewater	$ 71.43	Parts for Engine Gen Removal
11/20/2023	ACH	Northwest Pipe	Wastewater	$ 22.72	WWTP AHU's. parts
11/20/2023	ACH	Northwest Pipe	Wastewater	$ 925.09	WWTP Shop Supplies
11/20/2023	ACH	Northwest Pipe	Water	$ 2,422.80	1" E-CODER REGISTER HEAD P/N: RE2F31
11/20/2023	ACH	Northwest Pipe	Water	$ 22.30	-1/2 X CLOSE BRASS NIPPLE -
11/20/2023	ACH	Northwest Pipe	Water	$ 29.60	1/2" X 2" BRASS NIPPLE P/N: 111-275-00640
11/20/2023	ACH	Northwest Pipe	Water	$ 25.50	1/4 BRASS PLUG -

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11/20/2023	ACH	Northwest Pipe	Water	$ 25.76	1-1/2" TD T-10 STRAINERS N - 0-9084-001 P/N: 111-265-00020
11/20/2023	ACH	Northwest Pipe	Water	$ 500.88	2" TD METER FLANGES OVAL CI
11/20/2023	ACH	Northwest Pipe	Water	$ 56.49	2-1/2" LIQUID FILLED 0 TO 160 - 1/4" GAUGE (BOTTOM MOUNT)
11/20/2023	ACH	Northwest Pipe	Water	$ 4,075.84	3/4" E-CODER WALL CU/FT METER W/RECPT ED2C11REF7
11/20/2023	ACH	Northwest Pipe	Water	$ 509.48	3/4" E-CODER WALL CU/FT METER W/RECPT ED2C11REF7
11/20/2023	ACH	Northwest Pipe	Water	$ 4,585.32	3/4" E-CODER WALL CU/FT METER W/RECPT ED2C11REF7
11/20/2023	ACH	Northwest Pipe	Water	$ 9,170.64	3/4" E-CODER WALL CU/FT METER W/RECPT ED2C11REF7
11/20/2023	ACH	Northwest Pipe	Water	$ 9,170.64	3/4" E-CODER WALL CU/FT METER W/RECPT ED2C11REF7
11/20/2023	ACH	Northwest Pipe	Water	$ 8,984.00	5/8" PIT REGISTER HEAD E-CODER - 202NS90607 (RH2F11)
11/20/2023	ACH	Northwest Pipe	Water	$ 6,656.59	6" Mach 10 Meter
11/20/2023	ACH	Northwest Pipe	Water	$ 166.71	8 X 3/4 TAPPING SADDLE - FOR CAST IRON P/N: 333-095-00190
11/20/2023	ACH	Northwest Pipe	Water	$ 184.78	air vent, pump vent
11/20/2023	ACH	Northwest Pipe	Water	$ 41.30	BRASS COUPLING 1/2" P/N: 111-275-01310
11/20/2023	ACH	Northwest Pipe	Water	$ 155.04	HYDRANT ADJUSTABLE WRENCH - (377-5960)
11/20/2023	ACH	Northwest Pipe	Water	$ 480.04	parts for leak on sample pump (L-Structu
11/20/2023	ACH	Northwest Pipe	Water	$ 9,249.80	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
11/20/2023	ACH	Northwest Pipe	Water	$ 5,285.60	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
11/20/2023	ACH	Northwest Pipe	Water	$ 7,928.40	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
11/20/2023	ACH	Northwest Pipe	Water	$ 7,928.40	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
11/20/2023	ACH	Northwest Pipe	Water	$ 7,928.40	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
11/20/2023	ACH	Northwest Pipe	Water	$ 9,249.80	R-900 ENHANCED WALL RR - MIU 13341-200 (RF'S) (2030905)
11/20/2023	ACH	Northwest Pipe	Water	$ 5,682.60	R900 MIU W/6' WIRE 13442- - 200 ENHANCED PIT (2034600)
11/20/2023	ACH	Northwest Pipe	Water	$ 167.91	STRAIGHT COUPLING 3/4"XXS - LEAD X 110 CTS H15512 3/4
11/20/2023	ACH	Northwest Pipe	Water	$ 28.70	STREET ELL--3/8-INCH-90-D - EG--BRASS
11/20/2023	ACH	Northwest Pipe	Water	$ 77.42	valve for steamer
11/20/2023	866572	NorthWestern Energy	Airport	$ 201.24	1647695-4. De Icer. November 2023
11/20/2023	866572	NorthWestern Energy	CDBG	$ 14.66	930 Steffanich Dr / Account #4127173-5
11/20/2023	866572	NorthWestern Energy	General	$ 44.85	0712387-0
11/20/2023	866572	NorthWestern Energy	General	$ 118.96	0712536-2
11/20/2023	866572	NorthWestern Energy	General	$ 35.19	0720818-4
11/20/2023	866572	NorthWestern Energy	General	$ 506.01	0720821-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,274.98	SILMD 10 Acct# 0712546-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 2,431.55	SILMD 100 Acct# 0712559-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 2,106.55	SILMD 107 Acct# 0712560-2

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11/20/2023	866573	NorthWestern Energy	Light Maint	$ 5,283.08	SILMD 109 Acct# 0712561-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 229.75	SILMD 113 Acct# 0712562-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,136.87	SILMD 114 Acct# 0712563-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 267.50	SILMD 115 Acct# 0712564-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 702.17	SILMD 116 Acct# 0712565-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 3,780.35	SILMD 117 Acct# 0712566-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 237.66	SILMD 118 Acct# 0712567-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 141.70	SILMD 119 Acct# 0712568-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 3,009.36	SILMD 121 Acct# 0712570-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 225.10	SILMD 122 Acct# 0712571-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 401.26	SILMD 123 Acct# 0712572-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,170.32	SILMD 124 Acct# 0712573-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 468.12	SILMD 125 Acct# 0712574-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 234.07	SILMD 126 Acct# 0712575-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 844.12	SILMD 127 Acct# 0712576-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 590.87	SILMD 128 Acct# 0712577-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 401.26	SILMD 129 Acct# 0712578-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 5,169.60	SILMD 13 Acct# 0721276-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 141.60	SILMD 130 Acct# 0712579-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,036.55	SILMD 131 Acct# 0712580-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 262.94	SILMD 133 Acct# 0712581-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 606.84	SILMD 134 Acct# 0712582-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 619.00	SILMD 135 Acct# 0712583-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 568.44	SILMD 136 Acct# 0712584-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 433.96	SILMD 137 Acct# 0712585-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 902.81	SILMD 138 Acct# 0712586-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 300.95	SILMD 139 Acct# 0712587-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 2,562.33	SILMD 14 Acct# 0721277-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 702.17	SILMD 143 Acct# 0712588-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 33.42	SILMD 144 Acct# 0712589-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 562.74	SILMD 145 Acct# 0712590-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 434.67	SILMD 146 Acct# 0712591-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 524.66	SILMD 147 Acct# 0712592-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,780.11	SILMD 149 Acct# 0712593-3

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11/20/2023	866573	NorthWestern Energy	Light Maint	$ 900.37	SILMD 150 Acct# 0712594-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 769.05	SILMD 151 Acct# 0712595-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 5,187.54	SILMD 152 Acct# 0712596-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 647.15	SILMD 153 Acct# 0712597-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,463.14	SILMD 154 Acct# 0712598-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 601.88	SILMD 155 Acct# 0712599-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,097.34	SILMD 157 Acct# 0712600-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 969.69	SILMD 158 Acct# 0712601-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,152.42	SILMD 159 Acct# 0712602-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 869.37	SILMD 160 Acct# 0712603-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,266.19	SILMD 161 Acct# 0712604-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 53.47	SILMD 162 Acct# 0712605-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 841.40	SILMD 163 Acct# 0712606-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 450.19	SILMD 164 Acct# 0712607-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,069.97	SILMD 165 Acct# 0712608-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 281.38	SILMD 167 Acct# 0712609-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,355.82	SILMD 17 Acct# 0712553-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 675.30	SILMD 171 Acct# 0712610-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 606.82	SILMD 172 Acct# 0712611-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,406.84	SILMD 173 Acct# 0712612-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,181.77	SILMD 174 Acct# 0712613-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 393.92	SILMD 175 Acct# 0712614-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 38.19	SILMD 176 Acct# 0712615-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 309.52	SILMD 178 Acct# 0712616-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 619.00	SILMD 179 Acct# 0712617-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 112.12	SILMD 18 Acct# 0712554-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 422.08	SILMD 180 Acct# 0712618-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 2,039.66	SILMD 181 Acct# 0712619-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 703.43	SILMD 182 Acct# 0712620-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,406.84	SILMD 183 Acct# 0712621-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 450.19	SILMD 184 Acct# 0712622-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 168.82	SILMD 185 Acct# 0712623-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 761.25	SILMD 186 Acct# 0712624-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 281.38	SILMD 187 Acct# 0712625-3

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11/20/2023	866573	NorthWestern Energy	Light Maint	$ 337.66	SILMD 188 Acct# 0712626-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 281.38	SILMD 189 Acct# 0712627-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,463.14	SILMD 190 Acct# 0712628-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 502.08	SILMD 191 Acct# 0712629-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 365.77	SILMD 192 Acct# 0712630-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 900.37	SILMD 193 Acct# 0712631-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 339.85	SILMD 194 Acct# 0712632-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 271.90	SILMD 195 Acct# 0712633-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 86.91	SILMD 196 Acct# 0712634-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 86.91	SILMD 197 Acct# 0712635-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 140.69	SILMD 198 Acct# 0712636-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 107.36	SILMD 200 Acct# 0712637-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 590.87	SILMD 201 Acct# 0712638-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 833.37	SILMD 202 Acct# 0712639-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 23.18	SILMD 203 Acct# 0712640-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 483.29	SILMD 204 Acct# 0712641-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 30.56	SILMD 205 Acct# 0712642-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 393.92	SILMD 206 Acct# 0712643-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 450.19	SILMD 207 Acct# 0712644-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 295.52	SILMD 208 Acct# 0712645-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 647.15	SILMD 209 Acct# 0712646-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 104.30	SILMD 210 Acct# 0712647-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 57.93	SILMD 211 Acct# 0712648-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 57.93	SILMD 212 Acct# 0712649-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 34.78	SILMD 213 Acct# 0712650-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 452.84	SILMD 214 Acct# 0712651-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 168.82	SILMD 216 Acct# 0712652-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 441.31	SILMD 217 Acct# 0712653-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 318.21	SILMD 220 Acct# 0712654-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 7.65	SILMD 221 Acct# 0712655-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 91.85	SILMD 222 Acct# 0712656-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 139.05	SILMD 223 Acct# 0712657-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,682.78	SILMD 224 Acct# 0712658-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 457.08	SILMD 225 Acct# 0712659-2

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11/20/2023	866573	NorthWestern Energy	Light Maint	$ 256.04	SILMD 226 Acct# 0712660-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 746.94	SILMD 227 Acct# 0712661-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 969.69	SILMD 228 Acct# 0712662-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 501.58	SILMD 229 Acct# 0712663-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,170.32	SILMD 230 Acct# 0712664-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 702.17	SILMD 231 Acct# 0712665-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 3,042.78	SILMD 232 Acct# 0712666-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,014.66	SILMD 233 Acct# 0712667-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 551.65	SILMD 234 Acct# 0712668-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 641.66	SILMD 235 Acct# 0712669-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 203.89	SILMD 236 Acct# 0712670-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 478.33	SILMD 237 Acct# 0712671-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 15.28	SILMD 238 Acct# 0712672-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 112.56	SILMD 239 Acct# 0712673-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 489.37	SILMD 240 Acct# 0712674-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 699.83	SILMD 241 Acct# 0712675-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 100.33	SILMD 242 Acct# 0712676-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 133.76	SILMD 244 Acct# 0712677-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 88.27	SILMD 245 Acct# 0712678-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 401.26	SILMD 246 Acct# 0712679-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,169.34	SILMD 247 Acct# 0712680-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 3,310.27	SILMD 249 Acct# 0718734-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 244.67	SILMD 250 Acct# 0719001-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 4,682.12	SILMD 251 Acct# 0718801-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 668.74	SILMD 252 Acct# 0719162-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 2,187.32	SILMD 253 Acct# 0719644-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 183.67	SILMD 254 Acct# 0719763-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 190.49	SILMD 255 Acct# 0720813-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,091.66	SILMD 257 Acct# 0720360-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 3,141.18	SILMD 258 Acct# 0720606-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,689.83	SILMD 259 Acct# 0720810-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 601.88	SILMD 261 Acct# 0720705-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 3,736.21	SILMD 262 Acct# 0720937-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,160.17	SILMD 263 Acct# 0720716-0

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11/20/2023	866573	NorthWestern Energy	Light Maint	$ 200.37	SILMD 264 Acct# 0721427-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 440.77	SILMD 265 Acct# 0721556-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 59.91	SILMD 266 Acct# 0721684-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 534.55	SILMD 270 Acct# 0906944-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,152.65	SILMD 271 Acct# 0995095-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 3,441.93	SILMD 272 Acct# 0905005-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 248.39	SILMD 273 Acct# 0926386-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 582.37	SILMD 276 Acct# 0961926-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,039.14	SILMD 277 Acct# 1058710-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 258.26	SILMD 278 Acct# 1087619-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 71.23	SILMD 279 Acct# 1124127-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 706.87	SILMD 280 Acct# 1045653-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 540.93	SILMD 283 Acct# 1172743-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 394.37	SILMD 285 Acct# 1206985-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 296.09	SILMD 286 Acct# 1296582-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 2,262.44	SILMD 288 Acct# 1303978-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 272.77	SILMD 289 Acct# 1685375-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 152.25	SILMD 290 Acct# 1433921-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 735.60	SILMD 292 Acct# 1481532-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 281.38	SILMD 293 Acct# 1481534-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 562.74	SILMD 294 Acct# 1481535-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 133.76	SILMD 295 Acct# 1481536-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,491.27	SILMD 296 Acct# 1481537-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 253.25	SILMD 297 Acct# 1481539-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 225.10	SILMD 298 Acct# 1481540-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 496.78	SILMD 300 Acct# 1662840-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 6,557.13	SILMD 301 Acct# 1687005-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 334.33	SILMD 302 Acct# 1607534-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,225.08	SILMD 305 Acct# 1695873-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 238.52	SILMD 306 Acct# 1740353-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 3,360.89	SILMD 307 Acct# 2049005-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 329.14	SILMD 308 Acct# 2072459-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 407.22	SILMD 309 Acct# 2001311-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 162.36	SILMD 310 Acct# 2060519-2

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11/20/2023	866573	NorthWestern Energy	Light Maint	$ 292.16	SILMD 311 Acct# 3014475-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 302.13	SILMD 312 Acct# 3146127-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 557.93	SILMD 315 Acct# 3305804-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,473.85	SILMD 316 Acct# 3291842-7
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 84.48	SILMD 317 Acct# 3253826-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 988.79	SILMD 318 Acct# 3372018-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 66.87	SILMD 320 Acct# 0712569-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 543.66	SILMD 321 Acct# 3338917-2
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 99.20	SILMD 322 Acct# 3402033-9
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 858.71	SILMD 323 Acct# 3597170-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 384.70	SILMD 324 Acct# 1246537-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 321.65	SILMD 325 Acct# 3587598-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 130.43	SILMD 326 Acct# 3840455-4
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 225.27	SILMD 327 Acct# 3810801-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 753.68	SILMD 328 Acct# 3894879-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 96.92	SILMD 329 Acct# 3939032-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 287.44	SILMD 330 Acct# 3951594-5
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 54.99	SILMD 332 Acct# 4093467-1
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 445.88	SILMD 8 Acct# 0712544-6
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 414.77	SILMD 9 Acct# 0712545-3
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 585.43	SILMD 95 Acct# 0712556-0
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 11,477.30	SILMD 97 Acct# 0712557-8
11/20/2023	866573	NorthWestern Energy	Light Maint	$ 1,284.73	SILMD 99 Acct# 0712558-6
11/20/2023	866572	NorthWestern Energy	Park Dist 1	$ 34.37	0722287-0
11/20/2023	866572	NorthWestern Energy	Park Dist 1	$ 62.29	0723045-1
11/20/2023	866572	NorthWestern Energy	Park Dist 1	$ 39.71	0813489-2
11/20/2023	866572	NorthWestern Energy	Park Dist 1	$ 11.61	1836666-6
11/20/2023	866572	NorthWestern Energy	Park Dist 1	$ 12.98	1849408-8
11/20/2023	866572	NorthWestern Energy	Park Dist 1	$ 34.91	1904944-4
11/20/2023	866572	NorthWestern Energy	Parks Maint	$ 0.53	1029192-0
11/20/2023	866572	NorthWestern Energy	Parks Maint	$ 0.67	1265177-4
11/20/2023	866572	NorthWestern Energy	Parks Maint	$ 0.67	1948667-9
11/20/2023	866572	NorthWestern Energy	Parks Maint	$ 4.73	2055817-7
11/20/2023	866572	NorthWestern Energy	Public Safety	$ 456.97	0720817-6

Check Date	Check #	Name	Fund Name	Amount	Item Desc
11/20/2023	866572	NorthWestern Energy	Public Safety	$ 630.88	0871546-8
11/20/2023	866572	NorthWestern Energy	Street/Traffic	$ 0.27	1740357-7
11/20/2023	866572	NorthWestern Energy	Street/Traffic	$ 0.67	1748896-6
11/20/2023	866573	NorthWestern Energy	Street/Traffic	$ 14,061.29	Signal Bills- October
11/20/2023	866572	NorthWestern Energy	Transit	$ 2,536.08	0100473-8. Metroplex November 2023
11/20/2023	866572	NorthWestern Energy	Transit	$ 415.36	0719225-5
11/20/2023	866572	NorthWestern Energy	Wastewater	$ 74,057.16	0100591-7
11/20/2023	866572	NorthWestern Energy	Wastewater	$ 192.65	389 62nd St Lift Entrance - October 2023
11/20/2023	866572	NorthWestern Energy	Wastewater	$ 279.47	822 Shiloh Crossing BLVD Lift
11/20/2023	866572	NorthWestern Energy	Water	$ 1,304.71	0100485-2
11/20/2023	866572	NorthWestern Energy	Water	$ 4,166.77	0722264-9
11/20/2023	866572	NorthWestern Energy	Water	$ 4,872.06	0723040-2
11/20/2023	866572	NorthWestern Energy	Water	$ 6.00	0723059-2
11/20/2023	866572	NorthWestern Energy	Water	$ 439.33	1116452-2
11/20/2023	866572	NorthWestern Energy	Water	$ 161.73	1142253-2
11/20/2023	866572	NorthWestern Energy	Water	$ 1,546.61	5809 Canyonwoods Dr... Oct 2023
11/20/2023	866580	Ratco	Park Dist 1	$ 6,615.99	installed plow for amend park - 129282
11/20/2023	866584	Rhithron Assoc	Wastewater	$ 3,320.00	Periphyton Sample Analysis, Yellowstone
11/20/2023	866588	Rocky Mtn Scale Works	Solid Waste	$ 4,590.00	WO 23-16 Landfill Scale Addition
11/20/2023	866594	S Blgs Urban Renewal	Tax Incrmnt S	$ 46,500.00	Annual SBURA Operating Agreement FY 2024
11/20/2023	866590	Sanderson Stewart	Tax Incrmnt S	$ 18,000.69	Retainage Release # 2
11/20/2023	866595	Stahly Engineering	Facilities	$ 2,718.25	Invoice #3 Billings Operations Center Pavement Assessment
11/20/2023	866596	Staples	PD Program	$ 10,667.79	Office FurnitureSourcewell Contract # 012320-SCC
11/20/2023	866599	Superior Concrete	Planning	$ 6,590.00	Invoice 3513 for PLNMOB labor & materials for sculptures
11/20/2023	866603	TK Elevator	Facilities	$ 3,536.88	Inv. 3007570590 Gold Maintenance - Stillwater Building
11/20/2023	866603	TK Elevator	Facilities	$ 2,054.40	Inv. 5002292898 Extra Labor at Stillwater Outside Contract
11/20/2023	ACH	Town & Co Supply	Fleet	$ 6,299.75	441086
11/20/2023	ACH	Town & Co Supply	Fleet	$ 13,422.96	441086
11/20/2023	ACH	Town & Co Supply	Fleet	$ 5,241.34	441086
11/20/2023	ACH	Town & Co Supply	Fleet	$ 6,442.25	441086
11/20/2023	ACH	Town & Co Supply	Fleet	$ 3.13	441086
11/20/2023	ACH	Town & Co Supply	Public Safety	$ 663.34	439943 FIRE 5 = DIESEL
11/20/2023	ACH	Town & Co Supply	Public Safety	$ 639.80	439943 FIRE 5 = UNLEADED
11/20/2023	ACH	Town & Co Supply	Public Safety	$ 663.34	439944 FIRE 3

Check Date	Check #	Name	Fund Name	Amount	Item Desc
11/20/2023	ACH	Town & Co Supply	Public Safety	$ 862.34	439945 FIRE 1 - DIESEL
11/20/2023	ACH	Town & Co Supply	Public Safety	$ 639.80	439945 FIRE 1 - UNLEADED
11/20/2023	ACH	Town & Co Supply	Public Safety	$ 411.27	439946 FIRE 6 - DIESEL
11/20/2023	ACH	Town & Co Supply	Solid Waste	$ 7,551.18	439933
11/20/2023	ACH	Town & Co Supply	Solid Waste	$ 14,884.24	439933
11/20/2023	ACH	Town & Co Supply	Water	$ 11,377.99	Dyed Diesel Fuel
11/20/2023	ACH	Town & Co Supply	Water	$ 777.00	Propane for FOX Pump Station
11/20/2023	ACH	Town & Co Supply	Water	$ 11,409.95	Unleaded Gasoline
11/20/2023	866606	Tru Pipe	Storm Sewer	$ 3,767.74	change order #1
11/20/2023	866606	Tru Pipe	Storm Sewer	$ 12,575.69	WO2225 CCTV City Storm Drain Contract
11/20/2023	866606	Tru Pipe	Wastewater	$ 2,256.00	2151 - CAMERA BOARD AND SEAL- unit #7995
11/20/2023	866608	Tyler Tech	Public Safety	$ 4,851.11	130-1441157 maintenance and license fees
11/20/2023	866612	Voegele Acquisitions	Street/Traffic	$ 3,900.00	inv#464242winterizer fertilizer
11/20/2023	866613	Warren Transport	Trl Donate	$ 229,274.06	WO 21-38 Schedule II Skyline Trail (Marathan Loop)
11/20/2023	866616	Western Municipal Const	Storm Sewer	$ 232,333.83	WO 21-32 Wicks Lane & Bitterroot Drive Storm Drain
11/20/2023	866616	Western Municipal Const	Storm Sewer	$ 184,437.65	WO 21-32 Wicks Lane & Bitterroot Drive Storm Drain
11/20/2023	866616	Western Municipal Const	Wastewater	$ 127,130.01	Retainage Release
11/20/2023	866616	Western Municipal Const	Water	$ 67,254.39	Retainage Release
11/20/2023	866622	Ywlstn Co Weed District	Park Dist 1	$ 340.69	WEED CONTOL - 7039
11/20/2023	866622	Ywlstn Co Weed District	Park Dist 1	$ 473.00	WEED CONTROL - 7010
11/20/2023	866622	Ywlstn Co Weed District	Park Dist 1	$ 493.00	WEED CONTROL - 7011
11/20/2023	866622	Ywlstn Co Weed District	Park Dist 1	$ 511.84	WEED CONTROL - 7106
11/20/2023	866622	Ywlstn Co Weed District	Park Dist 1	$ 383.00	WEED CONTROL - 7360
11/20/2023	866622	Ywlstn Co Weed District	Park Dist 1	$ 1,010.78	WEED CONTROL - 7364
11/20/2023	866622	Ywlstn Co Weed District	Park Dist 1	$ 525.39	WEED CONTROL - 7366
11/20/2023	866622	Ywlstn Co Weed District	Park Dist 1	$ 379.05	WEED CONTROL - 7367
11/20/2023	866622	Ywlstn Co Weed District	Park Dist 1	$ 280.87	WEED CONTROL -7038
11/20/2023	866622	Ywlstn Co Weed District	Park Dist 1	$ 493.00	WEED CONTROL-7009
11/20/2023	866625	Zee Creative Inc	Public Safety	$ 1,540.00	47304 X2 BATTATION TRUCK KITS
11/20/2023	866625	Zee Creative Inc	Public Safety	$ 1,286.00	47513 FIRE VEHICLE GRAPHICS FOR BRUSH TRUCKS

City Council Regular

Date:	12/18/2023
Title:	Public Hearing : MET Transit Section 5307 Program of Projects FFY22 and FFY23
Presented by:	Rusty Logan
Department:	Transit
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends that the City of Billings, after holding a public hearing and considering public comment, authorize Billings MET Transit to adopt and execute the amended Program of Projects.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Each year, the City of Billings MET Transit system is awarded an annual apportionment of funding from the Federal Transit Administration under 49 USC 5307. As required by Federal regulation, these apportionment amounts and the intended expenditure of the funds must be reflected within a Program of Projects (POP) which is approved in a process that includes the opportunity for public input. Further, Section 5307 programs also require annual expenditure on security supportive capital or operations unless MET Transit can show it is reasonably fulfilling security related needs with other funding sources. In past years, MET Transit has fulfilled these requirements by the inclusion and approval of projects in the Transportation Improvement Plan (TIP) process with the local Metropolitan Planning Organization (MPO). As MET Transit regularly utilizes section 5307 funding to support transit operations and capital projects in the City fiscal year following the year of award, MET is amending the previously adopted Federal Fiscal Year 2022 and 2023 POPs to more fully leverage the allowable federal and local match rates for FY23 and FY23 expenses. Typically, operating expenses are eligible for a 50/50 federal to local match rate, but categories within operating expenses do allow for higher match rates; these include an 80/20 match rate for ADA Paratransit operations (up to 20% of the total apportionment amount) and an 80/20 match rate for preventative maintenance of equipment and facilities (which is not limited by percentage of total apportionment). As the current update to the area TIP is delayed at the State of Montana level, Billings MET Transit has opted to publish an updated POP directly and is holding a public hearing with City Council to provide for adoption of the amended POP; this will subsequently allow MET Transit to draw down grant reimbursements on recent operating expenses. This information will be reflected in the area TIP once that document begins moving through the approval process. The amended POP for the applicable Federal Fiscal Years (FFY) is as follows:

FFY 2022

EXPENSE TYPE	FEDERAL SHARE	LOCAL SHARE	TOTALS
Fixed Route Operating (50/50 match)	$1,316,830	$1,316,830	$2,633,660
Paratransit ADA (80/20 match)	$486,730	$121,685	$608,415
Preventative Maintenance (80/20 match)	$621,677	$155,420	$777,097
Security Related Capital (80/20 match - Secured Lot Gate Upgrade)	$8,414	$2,104	$10,518
TOTALS	**$2,433,651**	**$1,596,039**	**$4,029,690**

FFY2023

EXPENSE TYPE	FEDERAL SHARE	LOCAL SHARE	TOTALS
Fixed Route Operating (50/50 match)	$1,368,052	$1,368,052	$2,736,104

EXPENSE TYPE	FEDERAL SHARE	LOCAL SHARE	TOTALS
Paratransit ADA (80/20 match)	$498,013	$124,504	$622,517
Preventative Maintenance (80/20 match)	$624,000	$156,000	$780,000
TOTALS	**$2,490,065**	**$1,648,556**	**$4,138,621**

*FY2023 does not include security related capital as MET intends to utilize other capital funding to complete security camera upgrades.

ALTERNATIVES

City Council may:

- Approve the adoption and execution of the amended Program of Projects by Billings MET Transit; or,
- Not Approve the adoption and execution of the Program of Projects, significantly reducing MET Transit's ability to fund and execute transit operations.

FISCAL EFFECTS

As reflected in the Programs of Projects, section 5307 apportionments account for $2,433,651 of FY23 transit operations funding and $2,490,065 of FY24 transit operations funding. Respectively, these account for revenues that cover approximately 39% of MET's FY23 operating budget and 36% of MET's FY24 operating budget.

Attachments

FFY22 & 23 POP

Pursuant to Federal Transit Administration Circular Number 9030.1E, the purpose of this public notice and public hearing is to solicit comment on the Program of Projects proposed by the City of Billings MET Transit Division for which Federal operating and capital assistance under Section 5307 of the Federal Transit Act (49 U.S.C. 5307) is being sought. This Program of Projects is the final program unless otherwise amended.

1. Section 5307 of the Federal Transit Act apportioned $2,433,651 to the Billings, Montana Urbanized Area for FFY2022 and $2,490,065 for FFY2023.
2. To receive Section 5307 funds, the City of Billings, Montana, in its capacity as the Designated Recipient, is hereby publishing its Program of Projects as required by the Act.
3. Program of Projects for Billings, Montana Urbanized Area is generally described as follows:
    a. Description of Program of Projects/Scope of Grants
        i. Section 5307 - Eligible MET Transit Operating Assistance
            1. Project Period: July 1, 2022, through June 30, 2024
            2. Applicant: City of Billings, Montana
            3. Mass Transportation Operator to be assisted: City of Billings MET Transit
            4. Transit Service Area of Project: Billings Urbanized Area
            5. Estimated Project Costs as follows:

FFY2022	**FEDERAL**	**LOCAL**	**TOTAL**
Fixed Route Operating Expenses (50/50)	$1,316,830	$1,316,830	$2,633,660
Paratransit (ADA) Expenses (20% of apportionment allowed for 80/20 match)	$486,730	$121,685	$608,415
Preventive Maintenance (80/20) *Fleet & Facility*	$621,677	$155,420	$777,097
Secured Lot Gate Upgrade (80/20) *Capital Project*	$8,414	$2,104	$10,518
TOTAL:	**$2,433,651**	**$1,596,039**	**$4,029,690**
FFY2023			
Fixed Route Operating Expenses (50/50)	$1,368,052	$1,368,052	$2,736,104
Paratransit (ADA) Expenses (80/20)	$498,013	$124,504	$622,517
Preventive Maintenance (80/20) *Fleet & Facility*	$624,000	$156,000	$780,000
TOTAL:	**$2,490,065**	**$1,648,556**	**$4,138,621**

**FFY 2023 Program of Projects does not include 1% security-related project requirement, as MET will be completing a large security camera project utilized other capital eligible funding.*

6. Anticipated sources of local funds identified above: Property Tax Revenue, Advertising Revenue, and State Revenues.
7. Anticipated source of Federal funds identified above: Section 5307 of the Federal Transit Act.

ii. Total Projects by Source of Funds:
Federal Transit Administration
Section 5307 funds - $4,923,716
City of Billings Transit fund - $3,244,595
Total funds - $8,168,311

b. No persons, families, or businesses will be displaced by these projects.
c. Environment - These projects will not have a significant environmental impact upon the Transit service area.
d. Comprehensive Planning - These projects are in conformance with the comprehensive land use and transportation planning for the area and are consistent with the anticipated programming of projects in the upcoming Transportation Improvement Program (TIP) for the Billings Urbanized Area.
e. Elderly and Disabled - This project takes into consideration the special transportation needs of the seniors and individuals with disabilities through the adopted Human Services Coordinated Transportation Plan (paratransit) within the urban transportation area.
f. Charter Bus Operation - MET Transit does agree to abide by Federal Regulation 49 CFR-Part 604 concerning charter operation.
g. School Bus Operations - MET Transit does not engage in school bus operations exclusively for the purpose of transporting students or school personnel.
h. Private Enterprise - The City of Billings has and will continue to follow their adopted policy and procedures regarding private sector participation.

City Council Regular

Date:	12/18/2023
Title:	Agreement with YWCA to fund a Family Justice Center Coordinator Position
Presented by:	Chris Kukulski, City Administrator
Department:	City Hall Administration
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

City Council approve the attached agreement between the City and YWCA to fund a position to coordinate the planning for a Family Justice Center.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Ellie Stanton's one year of VISTA service will unfortunately come to an end in February 2024. Ellie has done a tremendous job working with the police and legal departments and countless community organizations to determine if Billings will benefit from a Family Justice Center (FJC). Ellie's full-time work with detective Nash, domestic violence prosecutor Halverson, the community and Council resulted in a completed community assessment and draft strategic plan to open a FJC in partnership with the FJC Alliance. In order to continue building on this momentum, recommendation 5 of the draft FJC Strategic Plan calls for a full-time FJC Coordinator position to be created. We have determined that a partnership between the YWCA and City allows us to accomplish this before Ellie's service ends February 13.

Highlights of the agreement include:

1. The City contributes not more than $55,000 annually to the YWCA.
2. The contract period is for two years with one, two-year extension.
3. The FJC Coordinator's responsibilities include implementing the FJC Strategic Plan.
4. The FJC Coordinator will be employed by the YWCA

STAKEHOLDERS

Domestic Violence victims, City, County and all service providers for children and family members.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

The Agreement will cost not more than $110,000 over two years ($55,000/year) with one possible two-year extension with the same annual, not to exceed cost of $55,000. The current fiscal year budget includes an appropriation of $200,000 out of our crime prevention fund, to launch the FJC.

SUMMARY

The agreement between the City and YWCA is to fund a full-time Family Justice Center Coordinator position for up to 4 years.

Attachments

Agreement

AGREEMENT

This Agreement (the "Agreement") is effective February 1, 2024, between YWCA Billings, 909 Wyoming Avenue, Billings, Montana ("YWCA"), and City of Billings, Montana ("City"). YWCA and Billings may be referred to herein individually as a "Party" and collectively as the "Parties". The purpose of this partnership is to outline the roles, activities, and reimbursement between Parties for the employment of one (1) full-time position to coordinate the planning process for a potential Family Justice Center (FJC) in Billings.

RECITALS

1. A family justice center is a concept that co-locates government and community-based organizations under one roof to provide coordinated services to survivors of family violence, including domestic violence, sexual assault, child abuse, elder abuse, and human trafficking.

2. In February 2023, the City began hosting an AmeriCorps VISTA volunteer to serve for one year to research the funding and planning process of an FJC as well as network with community partner agencies and to evaluate community support for the concept.

3. In June 2023, the City contracted with the Family Justice Center Alliance ("Alliance") to assess community readiness for and assist in the development of an FJC to serve victims of domestic violence and sexual assault and their children.

4. After studying the community and conducting a study tour, focus groups, and strategic planning meetings, the Alliance provided a strategic planning report which included several recommendations to move forward with planning an FJC to serve Yellowstone County. Among the recommendations, the Alliance identified the need for a coordinator to be hired to work full-time to continue the planning process to replace the VISTA volunteer in February 2024.

5. YWCA is a 501(c)(3) non-profit organization that provides vital support and services to survivors of domestic violence, sexual assault, and human trafficking to assist them towards a brighter, violence-free future.

6. YWCA has a vacant building as a result of the construction of a new shelter and housing units for individuals experiencing domestic violence, sexual assault, and human trafficking and is willing to provide an initial location to house an FJC on its campus.

7. YWCA is also willing to employ a full-time position to serve as coordinator of planning the planning process for an FJC in partnership with the City.

8. The City and YWCA share an interest in mitigating the factors leading to public safety issues in our community, including supporting families in creating stable, caring, and safe environments in which to raise children by partnering to fund a full-time position to coordinate the planning for an FJC in Billings.

AGREEMENT

IT IS HEREBY AGREED AS FOLLOWS:

1. **Incorporation of Recitals.** The recitals are incorporated into this Agreement by this reference.

2. **Term.** The Agreement is effective February 1, 2024, through January 31, 2026. The parties may extend this Agreement by mutual concurrence for one (1) additional two-year period, in writing, prior to termination of the term.

3. **Amount.** The City agrees to pay YWCA an amount not to exceed $55,000 per year for the funding of a full-time employee of the YWCA to coordinate the planning for an FJC in Billings.

4. **YWCA Rights and Duties.**

   a. YWCA agrees to employ a full-time position ("Coordinator") to coordinate the planning for an FJC in Billings in accordance with the strategic plan provided by the Alliance, attached as **Exhibit A**, by:
      i. regularly convening Steering Committee and Work Group meetings;
      ii. reviewing and following recommendations of the Alliance, prioritizing and implementing necessary changes;
      iii. creating an awareness video for the FJC model to build buy-in;
      iv. launching a VOICES Survivor Advocacy Committee;
      v. keep sharing the vision for the Billings FJC;
      vi. staying engaged with the Alliance; and
      vii. working toward creating a funding and sustainability plan.

   b. The Coordinator will provide a report on the progress of the planning to the Billings City Council on a semi-annual basis, once in August or September and once in February or March. This report shall be in writing and include a presentation to Council, if requested by the City.

   c. YWCA will submit an invoice for payment upon hiring the Coordinator and every six (6) months thereafter that includes the salary or hourly wage and hours worked for the previous six (6) months.

5. **City's Rights and Duties.**

   a. The City agrees to pay $55,000 in two (2) payments of approximately $25,000, not to exceed $55,000 per year.

b. The first payment shall be made upon receipt of the invoice from YWCA requesting payment but no earlier than February 1, 2024.

c. Unless otherwise agreed by the Parties, all subsequent payments shall be made on a semi-annual basis upon receipt of invoice requesting payment if the position has been filled and is working full time for a majority of the previous six (6) months.

6. **Default and Termination.** Default shall be deemed to have occurred upon either party's failure or refusal to perform any term or condition of this agreement, provided thirty (30) days' notice of default is given to the defaulting party and the defaulting party fails or refuses to either cure or commence curing such default and diligently pursuing curation efforts to conclusion within ninety (90) days after having been provided written notice of such default. If such default is not cured within such period, either party may terminate this Agreement as of the expiration of such cure period or on such later date as may be specified in such notice.

Either party may terminate this Agreement at any time upon not less than ninety (90) days written notice.

In the event the City terminates this Agreement, the YWCA shall be paid for the amount of work performed or services rendered to date of termination per the Agreement.

7. **Relationship of Parties.** The parties agree that YWCA and the City shall at all times be acting and performing as independent contractors. The City shall neither have nor exercise any control or direction over the methods by which YWCA or its personnel, including the Coordinator position described herein, perform services, nor shall YWCA or its personnel, including the Coordinator position described herein, be deemed employees of the City for any purpose whatsoever. Nothing herein shall be construed to create a joint venture or partnership between the parties or to authorize any party to act as an agent for any other party.

8. **Permits, laws, and taxes.** YWCA shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to its performance under this Agreement. All actions taken by the YWCA under this Agreement shall comply with all applicable statutes, ordinances, rules and regulations. The YWCA shall pay all taxes pertaining to its performance under this Agreement.

9. **Nonwaiver.** The failure of either party at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provision, nor in any way affect the validity of this Agreement or any part hereof, or the right of such party thereafter to enforce each and every provision hereof.

10. **Attorney's Fees And Costs.** In the event it becomes necessary for either Party to this Agreement to retain an attorney to enforce any of the terms or conditions of the Agreement or to give any notice required herein, then the prevailing Party or the Party giving notice shall be entitled to reasonable attorney's fees and costs.

11. **Litigation Location.** The parties agree that this Agreement shall be governed in all respects by the laws of the state of Montana, and the parties expressly agree that venue shall be in the Montana Thirteenth Judicial District County for Yellowstone County and there shall be no other venue for resolution of disputes arising from the Agreement or the performance of its terms.

12. **Indemnity.**

YWCA shall:

a. Indemnify and hold the City, its officers, agents, and employees harmless from any and all losses, damage and liability to the extent caused by any intentional or negligent act on the part of YWCA or its agents or employees.

b. Not indemnify and hold the City harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or reasonable attorneys' fees and costs to the extent caused by the wrongful or negligent acts, error or omission of the City occurring during or as a result of the performance of the Agreement.

c. Where claims, lawsuits or liability, including reasonable attorneys' fees and costs arise from any wrongful or negligent act of both the City and YWCA, YWCA shall indemnify and hold the City harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including reasonable attorneys' fees and costs, to the extent caused by the YWCA's or any subcontractor's wrongful or negligent acts occurring as a result from the YWCA's performance pursuant to this Agreement.

The City shall:

d. Indemnify and hold YWCA, its officers, agents, and employees harmless from any and all losses, damage and liability to the extent caused by any intentional or negligent act on the part of the City or its agents or employees.

e. Not indemnify and hold the YWCA harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or reasonable attorneys' fees and costs to the extent caused by the wrongful or negligent acts, error or omission of the YWCA occurring during or as a result of the performance of the Agreement.

f. Where claims, lawsuits or liability, including reasonable attorneys' fees and costs arise from any wrongful or negligent act of both the YWCA and the City, the City shall indemnify and hold the YWCA harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees and costs, to the extent caused by the City's or any subcontractor's wrongful or negligent acts occurring as a result from the City's performance pursuant to this Agreement.

13. **Insurance.** YWCA shall maintain in good standing the insurance described in this Section. Before rendering any services under this Agreement, YWCA shall furnish the City with proof of insurance in accordance with this Section.

a. YWCA shall provide the following insurance:

i. Workers' compensation and employer's liability coverage as required by Montana law.

ii. Commercial general liability, including contractual liability assumed under an insured agreement and personal injury coverage in the amount of $750,000 per claim and $1,500,000 per occurrence.

iii. Automobile liability in the amount of $1,500,000 per accident.

iv. Professional liability in the amount of $1,500,000 per claim.

Each policy of insurance required by this Section shall provide for no less than 30 days' advance written notice to the City prior to cancellation.

The City shall be listed as an additional insured on all policies except Professional Liability and Worker's Compensation Policies.

YWCA shall comply with the applicable requirements of the Workers' Compensation Act, Title 39, Chapter 71, MCA, and the Occupational Disease Act of Montana, Title 39, Chapter 71, MCA. YWCA shall maintain workers' compensation insurance coverage for all members and employees of YWCA's business, except for those members who are exempted as independent contractors under the provisions of §39-71-401, MCA.

YWCA shall furnish the City with copies showing one of the following: (1) proof of registration as a registered contractor under Title 39, Chapter 9, MCA; (2) a binder for workers' compensation coverage by an insurer licensed and authorized to provide workers' compensation insurance in the State of Montana; or (3) proof of exemption from workers' compensation granted by law for independent contractors.

14. **Notice.** Any notice required or permitted to be given under or relating to this Agreement shall be in writing and shall be personally delivered or sent by certified mail, return receipt requested, postage prepaid, or by overnight courier to the other party as follows:

YWCA
ATTN: Erin Lambert, CEO
909 Wyoming Ave.
Billings, MT 59101

City of Billings
ATTN: Chris Kukulski, City Administrator
210 North 27th Street
P.O. Box 1178
Billings, MT 59103-1178

Notices shall be deemed effective as of three (3) business days after the date of mailing (in case of notice given by mail) or on the date of delivery if hand delivered, including delivery by overnight courier. Either party may at any time change its address for notification purposes by mailing or delivering a notice as required hereinabove stating the change and setting forth the new address.

15. **Entire Agreement.** This Agreement, including any exhibits hereto, contains the entire understanding of the parties with respect to its subject matter. This Agreement supersedes all prior and contemporaneous agreements and understandings between the parties, written or oral, with respect to its subject matter, and there are no restrictions, agreements, promises, warranties, covenants, or undertakings between the parties with respect to the subject matter hereof other than those expressly set forth herein.

16. **Amendments.** In the event that the services provided under this Agreement require the parties to revise this Agreement to assure compliance with new laws and regulations, YWCA and the City agree to negotiate in good faith to establish appropriate policies and procedures and to amend this Agreement. If the parties are unable to amend or revise this Agreement to assure compliance, either party may terminate this Agreement prior to the implementation date of any relevant law or regulation. Only a written instrument duly executed by the parties may amend this Agreement.

17. **Assignment.** Except as otherwise provided in this Agreement, neither party may assign, delegate, transfer, or otherwise dispose of any of its rights, duties, or obligations hereunder without the prior written consent of all parties hereto.

18. **Severability.** In the event that any provision of this Agreement or the application thereof to any person in any circumstance is held by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such holding shall not affect any other provision of this Agreement, or the application thereof in any other circumstance.

19. **Advertising and Publicity.** The City and YWCA each reserve the right to use and control the use of its name and all symbols, trademarks, and service marks presently existing or later established by it. Neither the City nor YWCA shall use the other party's name, symbols, trademarks, or service marks in advertising or promotional materials or otherwise without the prior written consent of that party and shall cease any such use immediately upon written notice from the other party or termination of this Agreement, whichever is sooner.

20. **No Third-Party Beneficiaries.** Nothing in this Agreement, expressed or implied, is intended or shall be construed to confer upon any person, firm, or corporation other than the parties hereto and their respective successors or assigns, any remedy or claim under or by reason

of this Agreement or any term, covenant, or condition hereof, as a third party beneficiary or otherwise, and all of the terms, covenants, and conditions hereof shall be for the sole and exclusive benefit of the parties hereto and their successors and assigns.

21. **Contract Modifications for Prospective Legal Events.** In the event any state or federal laws or regulations, now existing or enacted or promulgated after the effective date of this Agreement, are interpreted by judicial decision, a regulatory agency or legal counsel in such a manner as to indicate that the structure of this Agreement may be in violation of such laws or regulations, YWCA and the City shall amend this Agreement as necessary. To the maximum extent possible, any such amendment shall preserve the underlying economic and financial arrangements between YWCA and the City.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year as below written.

CITY OF BILLINGS, MONTANA

_____

William A. Cole, Mayor Date

ATTEST:

By: _____
City Clerk

YWCA BILLINGS

_____

Erin Lambert, CEO Date

City Council Regular

Date:	12/18/2023
Title:	SBBURD TIF Assistance for Rimrock Hospitality Billings, LLC - 4750 King Ave East
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	No
Project Number:	NA

RECOMMENDATION

The South Billings Urban Renewal Association (SBURA) Board has reviewed this application for tax increment assistance and recommends the City Council approve up to a maximum reimbursement of $346,201 of funds from the South Billings Boulevard Tax Increment Finance District (TIFD) to Rimrock Hospitality Billings, LLC for improvements associated with construction of a new hotel in Miller Crossing off King Avenue East. Actual reimbursement will be based upon 100% of the actual costs incurred for qualified expenses for the Improvements made to the property at 4720 King Ave East subject to the following conditions:

1. The Applicant shall sign a development agreement with the City of Billings and SBURA within 180 days of City Council's approval.
2. This TIFD reimbursement is the maximum that can be received pending satisfactory submission of all paid invoices showing the completion of expenditures related to this project.
3. If funds are not available, reimbursement can be carried over to the next fiscal year

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The SBURA board considered Rimrock Hospitality Billings, LLC application for tax increment assistance at its October meeting and then brought it back for action at its November 7 meeting. The SBURA Board recommended approval to City Council of this TIF request on a 5-1 vote. Rimrock Hospitality Billings, LLC had initially requested up to $502,370 in reimbursement for its project, but the SBURA Board reduced the request in its recommendation to be consistent with similar past requests and focus on more specific private improvements with public benefit. The $346,201 is 2.9% of the total estimated cost of the project. One concern with the timing of this request is that while the application came to the SBURA Board and staff for review prior to breaking ground, Rimrock Hospitality Billings, LLC did begin excavation for the project before the SBURA Board voted on the application in November. The CIty's TIF Policy in **Section 2 Financial Assistance Through TIF** states that "Financial assistance should be requested prior to beginning construction." This was pointed out by City staff during the SBURA Board discussion and the Board decided that since the application had come to them prior to ground breaking that it would move forward with the application and recommendation for funding. It is ultimately the Council's perogative per its TIF Policy as to how it wishes to apply the Policy.

The hotel project involves a 122 room hotel on the property at 4750 Kings Ave East. The hotel will provide 10-16 permanent FTE jobs and approximately 75 FTE construction jobs during completion of the hotel. This request is similar to one by Ole Rentals LLC for a new Taco John's Restaurant at 4720 King Avenue East in November 2021 that was ultimately approved by City Council for $123,898.00 in TIF funds. This hotel project is recommended for TIF reimbursement for construction of sidewalks ($110,503), curb and gutter ($61,300), and landscaping ($129,398) and irrigation ($45,000) associated with its development. The SBURA Board supports the project and found it was a match for accessing urban renewal funds because:

- The private improvements with public benefit proposed for reimbursement for the overall project exceeds the 5:1 private to public matching fund recommendation of the City's TIF Policy. The project total is estimated at $11.9 million (including land purchase) so the ratio for the project is about 34:1 private to public funding. Without the land purchase included, the project totals $10.7 million and the ratio is 32:1.
- The payback for this investment of TIF funds to be recouped in taxes is estimated at about 2.7 years.
- The application aligns with City TIF Policy, MCA, and the SBBURD Urban Renewal Plan (See Table 1 below).

Table 1. Alignment of Proposed Improvements with City TIF Policy, SBBURD Urban Renewal Plan, and MT Code.

		Urban Renewal Plan	MT Code Annotated

Qualified Improvements	City TIF Policy		
Sidewalks	Section 1(b)	Section 13	7-15-4288(4)
Curbs	Section 1(b)	Section 13	7-15-4288(4)
Landscaping/Irrigation	Section 1(b)	Section 4	7-15-4288(4)

This process and action of the SBURA is under its authority per the Memorandum of Understanding between the City of Billings and the SBURA approved by the City Council on May 13, 2019.

ALTERNATIVES

City Council may:

- Approve the recommendation from the SBURA board or the expenditure of these tax increment finance (TIF) funds that are consistent with elements of the South Billings Boulevard Urban Renewal Plan, or;
- Modify the recommendation from the SBURA board for the expenditure of these TIF before taking action, or;
- Disapprove the recommendations from the SBURA board for these expenditures of these TIF funds. If the Council chooses not to approve the TIF application, specific reasoning for the denial is helpful to provide further direction to the SBURA board and City Staff for future applications.

FISCAL EFFECTS

The recommendation is for a maximum of $346,201 to be reimbursed to Rimrock Hospitality Billings, LLC for the identified work. The estimated total project cost is approximately $11,909,278, making the private to public investment ratio for this project about 34:1. The funds are payable per the conditions of approval outlined in the SBURA recommendation and pending satisfactory submission of all paid invoices showing actual cost incurred for the project. Currently, the project is estimated for completion in late fall 2024 (FY25) so this expense would need to be reflected in the FY25 SBBURD budget as payments would be made during FY25. SBBURD's annual revenue position can accommodate this expenditure while supporting other projects and obligations.

Attachments

Rimrock Hospitality TIF Application
Hotel Project Supporting Documentation
City TIF Policy
SBBURD Urban Renewal Plan

SOUTH BILLINGS URBAN RENEWAL ASSOCIATION

City of Billings South Billings Boulevard
Urban Renewal District

Tax Increment Finance Assistance Application

For Public/Private Development Projects

Information & Application

Please return to:
South Billings Urban Renewal Association
PO Box 21271
Billings, MT 59104

Tax Increment Finance (TIF) assistance application process for public infrastructure assistance

IMPORTANT: The material below outlines the Tax Increment Finance Assistance application process and the responsibilities of the Applicant and the South Billings Urban Renewal Association, Inc. (SBURA). Please review this information carefully before submitting the application or finalizing your development plans.

Failure to receive approval of a completed application **BEFORE** construction begins may affect the Applicant's eligibility for Public Infrastructure Tax Increment Financing assistance from the City of Billings.

INTRODUCTION

In May 2019, City of Billings and the SBURA executed a Memorandum of Understanding pertaining to SBURA's management of the South Billings Boulevard District ("the District'), pursuant to Montana Urban Renewal Law Title 7 Chapter 15 Part 42 Montana Code Annotated, (MCA) "Urban Renewal.". This Memorandum of Understanding is incorporated by reference to this application. Tax Increment Financing (TIF) is an important element in facilitating public urban renewal activities that assist and enhance private development opportunities within the District. A TIF program operates by first establishing a base year taxable value for all properties within the urban renewal district. Property taxes continue to be paid to all taxing jurisdictions based on the base year valuation. All increases in property taxes above this base valuation due to new development or reappraisals are assigned to the TIF District. These funds are then used for district revitalization activities.

The SBURA offers tax increment financing assistance for public infrastructure components of projects developed within the boundaries of the South Billings Boulevard TIFD.

TAX INCREMENT FINANCING ASSISTANCE PARAMETERS

Each project is unique. TIF assistance shall be based upon criteria outlined in the Criteria for Review section. TIF assistance may be awarded for eligible costs as defined in 2019 Montana Code Annotated Title 7, Chapter 15, Part 42. Generally, awards are limited to 20% of eligible costs (see Memorandum of Understanding) which reflects a 5 to 1 private-to-public dollar matching ratio.

ELIGIBLE ACTIVITIES

As specified by 2019 Montana Code Annotated Title 7, Chapter 15, Part 42, TIF funds may be used to complete certain urban renewal activities. The SBURA will place special emphasis on those projects that implement the South Billings Boulevard Urban Renewal Plan, particularly mixed-use developments.

APPLICATION PROCESS AND TIMELINE

Anyone seeking TIF assistance from the SBURA must submit a written application for each TIF-assisted project. The following procedure has been developed to expedite the review of TIF funding requests.

1. Initial Contact. Contact the SBURA Representative, Jim Tevlin at 406-670-5883 or via email at jtev1960@gmail.com, to discuss the project and determine preliminary eligibility for TIF assistance.

2. Prepare a Written Application. The Applicant must prepare a written application for each project assistance request. For all TIF requests, the Applicant must complete a "Developer's Statement of Qualification and Financial Responsibility" which includes submittal of personal financial statements.

3. SBURA Staff Review. Upon submittal of all necessary information, SBURA staff will review the project and the need for funding. At any point in the review process the staff may request more information of the Applicant or solicit comment on the project from other public agencies. Items included in personal financial statements will not be subject to public review or presentation to or comment by other public entities.

4. SBURA Board Review. The SBURA Board will review the application and staff recommendations. The Board reserves the right to seek additional project review from other public agencies. The Board will issue preliminary approval/disapproval of the assistance request or any part thereof and will make a recommendation to the City Council.

5. City Council Review. Projects receiving approval by the SBURA Board will be forwarded to the Billings City Council through the City of Billings Planning and Community Services Department for final approval and consideration of a Development Agreement that will clearly describe the public investment required to be applied towards public infrastructure and/or development improvements within the public right of way. City Council approval is required before the City will enter a Development Agreement with the Applicant.

6. Development Agreement. The City and the Applicant must execute a mutual agreeable legally binding Development Agreement which establishes the terms and conditions of TIF assistance. Sample Development Agreements are available at the City/County Planning Division office for reference. The Development Agreement may include, but is not limited to, the following:

   - Complete architectural design specifications and site plan
   - Time frame for project development, construction and completion
   - Specifications for release of funds related to public infrastructure
   - Cash flow and pro forma statements for a minimum of five years of the development
   - Terms and conditions of the various financings
   - Commitment letters and loan documents related to the various financings
   - Ownership of completed development
   - Events of default; remedies
   - Zoning approval
   - Tenant commitments
   - Non-liability of city officials
   - Cause for termination

7. Timing. SBURA staff will expedite processing of fully completed applications when received.

COMMITMENT OF FUNDS

Upon City Council approval of a project, the approved funds will be budgeted. Budgeted funds will be encumbered for a grace period of 180 days, by which time construction must have commenced. Commencement of construction means the date on which the first building permit is issued. Projects that have not commenced construction within 180 days are at risk for losing the committed funds.

Funds will be released as specified by the Development Agreement. Depending on the nature of each individual project, funds may be released as a lump sum payment or multiple payments made over subsequent fiscal years. The Development Agreement will specify the payment terms. Funds may be released according to one of the following methods.

1. Release of funds following project completion. Funds will be released upon the project's receipt of a Certificate of Occupancy from the City of Billings' Building

Division. If necessary, the City will encumber funds for additional fiscal years to accommodate construction schedules.

2. Release of funds over a multi-year repayment schedule. Prior to a project receiving a TIF assistance payment, a Certificate of Occupancy shall be provided to the project by the City of Billings Building Division. Subject to payment amounts and funding availability, multiple payments may be required. TIF assistance payments may be made according to an agreed upon payment schedule. This schedule will be contained within the Development Agreement.

Funds will be released only if the project is developed and constructed essentially as presented in the Development Agreement.

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SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE APPLICATION

Project Name: WOODSPRING SUITES Date Submitted: _____

APPLICANT INFORMATION

1. Name: RIMROCK HOSPITALITY BILLINGS, LLC
2. Address: 343 NW COLE TERRACE, SUITE 201 LAKE CITY, FL 32055
3. Telephone Number: (904) 240-1388

PROJECT INFORMATION

1. Building Address: 4750 KING AVE. E BILLINGS, MT
2. Legal Description: LOT 1, BLOCK 1, MILLER CROSSING SUBDIV. 4TH FILING
3. Ownership: RIMROCK HOSPITALITY BILLINGS, LLC
4. Address: 343 NW COLE TERRACE, SUITE 201 LAKE CITY, FL 32055
5. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)

   Lessor's Name: _____

   Lessor's Address: _____
6. Existing/Proposed Businesses: HOTEL (122 ROOMS)
7. Business Description: HOSPITALITY
8. Employment: Existing FTE jobs 0
9. New Permanent FTE jobs created by project 10 Construction FTE jobs 75
10. Architectural Firm: BRR ARCHITECTURE

    Address: 8131 METCALF AVE. OVERLAND PARK, KS 66204

Representative: CULIN THOMPSON

8. Description of Project: (Attach narrative explanation.)

9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)

10. Project Schedule: (Attach time line or schedule through completion.)

CRITERIA FOR REVIEW

Materials contained in TIF Assistance applications are used to assess the merits of projects in relation to the goals and objectives of the South Billings Urban Renewal Master Plan and in relation to other District development and urban renewal projects. Projects will be evaluated based on the following criteria.

1. **Relevance to the South Billings Urban Renewal Master Plan** – This document is available on SBURA's website (www.southbillings.org).

2. **Economic Stimulus** – The amount of economic activity to be generated by the project.

3. **Tax Generation** – The increase in taxable value due to new construction/rehabilitation as estimated by the County Assessor's office.

4. **Employment Generation** – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.

5. **Elimination of Blight** – The project's direct and indirect impact on the physical and fiscal condition within the District.

6. **Special or Unique Opportunities** – The extent to which the project represents a unique opportunity, meets a special need, or addresses community goals. The provision of public space or workforce housing are examples of special and unique opportunities.

7. **Impact Assessment** – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.

8. **Financial Assistance** – Other forms of financing available to the Applicant i.e. lender participation and state and federal grant monies,

9. **Project Feasibility** – Demonstration of market demand for the project

10. **Developer's Ability to Perform** – Applicant's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

11. **Timely Completion** – The feasibility of completing the project according to the Applicant's project schedule.

PROJECT COSTS

Land and Site Improvements (Itemized)

1. Equity in Land and Buildings	$ 974,313
2.	$
3.	$
4.	$
Subtotal	$ 974,313

Construction/Rehabilitation Costs (or attach separate statement)

1.	$ 10,687,337
2.	$
3.	$
4.	$
5.	$
6.	$
7.	$
8.	$
Subtotal	$ 10,687,337

Fees

1. Architectural design/Supervision	$ 250,000
2. Permits Building & Site	$ 280,000

3. Other fees Impact Fees $ 107,450

Subtotal $ 637,450

Total Project Development Costs $ 12,299,100

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested $ 4,961,962

Land & Buildings $ _____

Other (Specify) _____ $ _____

_____ $ _____

Subtotal $ 4,961,962

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
Stockman Bank	$ 10,600,000	6.77 %	20 yrs	$ 60,000 /Month
_____	$ _____	_____ %	____ yrs	$ _____ /Month

Total Loan Amount $ _____

DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Applicant

1. Name: RIMROCK HOSPITALITY BILLINGS, LLC

   Address: 343 NW COLE TERRACE, SUITE 201 LAKE CITY, FL 32055

2. If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of _____.

3. The applicant is:

   _____ A corporation.

   _____ A nonprofit or charitable institution or corporation

   _____ A partnership known as _____

   X Other (explain): LIMITED LIABILITY COMPANY

   Date of organization: _____

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the applicant.

Name and Address	Nature and Extent of Interest
MICAH LINTON	MANAGING MEMBER

Financial Condition

1. Provide a current financial statement for each private entity involved in the project. Documentation of financial capacity may include net worth statements, balance sheets, or profit and loss statements.

2. Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten years?
   No X Yes _____ If yes, give date, place, and under what name:

   _____

3. Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:
   No X Yes _____ If yes, give date, charge, place, court and action taken for each case.

   _____

   _____

CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

   Name: _____

   Address: _____

2. Has such contractor of builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?
   No X Yes _____ If yes, explain.

   _____

CERTIFICATION

I (we), _____ (please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief.

Signature _____ Signature _____

Title _____ Title _____

Address _____ Address _____

_____ _____

Date _____ Date _____

JOB NAME: Woodspring Suites **Bldg SF: 48,660**
LOCATION: Billings, MT
BID DATE:

ITEM	QTY	LABOR	MAT	LABOR	MAT	SALES TAX	SUB	OTHER	TOTAL	DIV. TOTALS
DIVISION 1 - GENERAL CONDITIONS:										$ 598,583
GENERAL CONDITIONS	-			$ -	$ -		$ -	$ -	$ 598,583	
project supervision	-			$ -	$ -		$ -	$ -	$ -	
temporary facilities and utilities	-			$ -	$ -		$ -	$ -	$ -	
material handling	-			$ -	$ -		$ -	$ -	$ -	
misc tool + expendables	-			$ -	$ -		$ -	$ -	$ -	
dumpsters	-			$ -	$ -		$ -	$ -	$ -	
progress cleaning	-			$ -	$ -		$ -	$ -	$ -	
final cleaning	-			$ -	$ -		$ -	$ -	$ -	
warranty	-			$ -	$ -		$ -	$ -	$ -	
printing + postage	-			$ -	$ -		$ -	$ -	$ -	
aerial progress photos	-			$ -	$ -		$ -	$ -	$ -	
safety + signage	-			$ -	$ -		$ -	$ -	$ -	
on-site job progress camera	-			$ -	$ -		$ -	$ -	$ -	
procore project management software	-			$ -	$ -		$ -	$ -	$ -	
DIVISION 2 - SITEWORK:										$ 1,133,673
Survery	-			$ -	$ -		$ -	$ 7,500	$ 7,500	
SITEWORK	-			$ -	$ -		$ 879,075	$ -	$ 879,075	
paving	-			$ -	$ -		$ -	$ -	$ -	
wheel stops	-			$ -	$ -		$ -	$ 1,200	$ 1,200	
transformer pad	-			$ -	$ -		$ -	$ -	$ -	
Subsurface Remediation	-			$ -	$ -		$ 64,000	$ -	$ 64,000	
Pier Surveying	-			$ -	$ -		$ -	$ 5,000	$ 5,000	
Pier Spoils	-			$ -	$ -		$ -	$ 2,500	$ 2,500	
SITE CONCRETE	-			$ -	$ -		$ -	$ -	$ -	
Dumpster Enclosure	-			$ -	$ -		$ -	$ -	$ -	
Bike Rack	-			$ -	$ -		incl below	$ -	$ -	
Landscaping	-			$ -	$ -		$ 174,398	$ -	$ 174,398	
DIVISION 3 - CONCRETE:										$ 215,829
CONCRETE	-			$ -	$ -		$ 199,829	$ -	$ 199,829	
foundation and slab	-			$ -	$ -		$ -	$ -	$ -	
perimeter insulation	-			$ -	$ -		$ -	$ 15,000	$ 15,000	
6 mil vapor barrier + WWM	-			$ -	$ -		$ -	$ -	$ -	
elevator pit	-			$ -	$ -		$ -	$ -	$ -	
j-bolts @ 4' OC for walls	-			$ -	$ -		$ -	$ 1,000	$ 1,000	
sawcuts as scheduled	-			$ -	$ -		$ -	$ -	$ -	
rebar and accessories as required	-			$ -	$ -		$ -	$ -	$ -	
depressed slab for roll-in showers	-			$ -	$ -		$ -	$ -	$ -	
equipment pads in MEP 107	-			$ -	$ -		$ -	$ -	$ -	
waterproofing at elevator	-			$ -	$ -		$ -	$ -	$ -	
TESTING BY OWNER	-			$ -	$ -		$ -	$ -	$ -	
SOIL POISONING	-			$ -	$ -		excluded	$ -	$ -	
DIVISION 4 - MASONRY:										$ 60,340
MASONRY	-			$ -	$ -		$ 56,840	$ -	$ 56,840	
foundation block	-			$ -	$ -		$ -	$ -	$ -	
elevator block	-			$ -	$ -		$ -	$ -	$ -	
rebar	-			$ -	$ 3,500		$ -	$ -	$ 3,500	
bond beams as req'd on elevator shaft	-			$ -	$ -		$ -	$ -	$ -	
#5 @ 2'8 OC grouted solid	-			$ -	$ -		$ -	$ -	$ -	
reduce from 8" to 6" at top of stem wall	-			$ -	$ -		$ -	$ -	$ -	
exterior brick	-			$ -	$ -		$ -	$ -	$ -	
6" wedge anchors 2' OC for 2x10 ledger	-			$ -	$ -		$ -	$ -	$ -	
dumpster enclosure	-			$ -	$ -		incl above	$ -	$ -	
stone veneer cap	-			$ -	$ -		$ -	$ -	$ -	
DIVISION 5 - METALS:										$ 41,690
STRUCTURAL STEEL	-			$ -	$ -		$ 40,190	$ -	$ 40,190	
installation	-			$ -	$ -		$ -	$ 1,500	$ 1,500	
structural steel	-			$ -	$ -		$ -	$ -	$ -	
bollards - material (8 included in sub price)	-			$ -	$ -		$ -	$ -	$ -	
lintels at elevator openings (W8x24 w/ bearing plate)	-			$ -	$ -		$ -	$ -	$ -	
roof ladder	-			$ -	$ -		$ -	$ -	$ -	
parapet pipe bracing	-			$ -	$ -		$ -	$ -	$ -	
stair handrails	-			$ -	$ -		$ -	$ -	$ -	
hoist beam at elevator - supply only	-			$ -	$ -		$ -	$ -	$ -	
elevator pit ladder	-			$ -	$ -		$ -	$ -	$ -	
dumpster gates	-			$ -	$ -		$ -	$ -	$ -	
DIVISION 6 - WOOD & PLASTICS:										$ 1,386,984
ROUGH CARPENTRY	-			$ -	$ -		$ -	$ -	$ -	
lumber package	-			$ -	$ 361,063		$ -	$ -	$ 361,063	
wood stair treads in lumber package	-			$ -	$ -		$ -	$ -	$ -	
wood i-joists	-			$ -	$ -		$ -	incl above	$ -	
truss package	-			$ -	$ 45,200		$ -	$ -	$ 45,200	
all sheating, incl walls, roof and exterior gyp at ext ceilings	-			$ -	$ -		$ -	$ -	$ -	
post-installed anchors in concrete for wood framing	-			$ -	$ -		$ -	$ -	$ -	
threaded rod or post-tension system for load bearing walls	-			$ -	$ 18,832		$ -	$ 5,000	$ 23,832	
powder coated connectors	-			$ -	$ -		$ -	$ 5,000	$ 5,000	
all framing connectors / acc simpson ties, wall strapping	-			$ -	$ -		$ -	$ -	$ -	
wood columns and beams	-			$ -	$ -		$ -	$ -	$ -	
fasteners	-			$ -	$ -		$ -	$ -	$ -	
cement backer board at all exterior stone (NEED TAKEOFF HERE)	-			$ -	$ -		$ -	$ -	$ -	
C-H studs and shaft liner at laundry chute shaft	-			$ -	$ -		$ -	$ -	$ -	
densglass takeoff at sandwiched drywall areas in fire rated walls	-			$ -	$ -		$ -	$ -	$ -	
framing labor	-			$ -	$ -		$ 588,000	$ -	$ 588,000	
winter months framing adder	-			$ -	$ -		$ 25,000	$ -	$ 25,000	
framing equipment	-			$ -	$ -		$ -	$ -	$ -	
install windows	-			$ -	$ -		$ -	$ 25,000	$ 25,000	
install cable system	-			$ -	$ -		$ -	$ -	$ -	
FINISH/ROUGH CARPENTRY	-			$ -	$ -		$ -	$ -	$ -	
white pvc window sills	-			$ -	$ -		$ -	$ -	$ -	
WP-001 ceiling wood panels	-			$ -	$ -		$ -	$ -	$ -	
accent trim in guest corridors	-			$ -	$ -		$ -	$ -	$ -	

lobby archways	-			$ -	$ -		$ -	$ -	$ -		
T+G behind reception desk	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
CABINETS + COUNTERTOPS	-			$ -	$ -		$ -	$ -	$ -		
cabinets	-			$ -	$ 165,409		$ -	$ -	$ 165,409		
MillEx Freight Estimate	-			$ -	$ 34,500		$ -	$ -	$ 34,500		
caulk at cabinets to wall if gap >1/8" 39/G002	-			$ -	$ -		$ -	$ -	$ -		
quartz countertop	-			$ -	$ -		$ -	$ -	$ -		
PLAM countertops	-			$ -	$ -		$ -	$ -	$ -		
cabinet install	-			$ -	$ -		$ 103,980	$ 10,000	$ 113,980		
DIVISION 7 - THERMAL & MOISTURE PROTECTION:											$ 333,147
CAULKING	-			$ -	$ -		$ -	$ -	$ -		
applied waterproofing to elevator pit walls	-			$ -	$ -		$ 4,500	$ -	$ 4,500		
INSULATION	-			$ -	$ -		$ 125,425	$ -	$ 125,425		
batt insulation, w/ "Tiger Teeth" as required (7/A060)	-			$ -	$ -		$ -	$ -	$ -		
foam sealing at walls, windows, outlets before batt insulation	-			$ -	$ -		$ -	$ -	$ -		
fill truss cavity per "HA2" - 3/A501	-			$ -	$ -		$ -	$ -	$ -		
cellulous insulation blown full in "attic"	-			$ -	$ -		$ (16,975)	$ -	$ (16,975)		
ROOFING	-			$ -	$ -		$ -	$ -	$ -		
TPO - fully adhered 60 mil	-			$ -	$ -		$ 156,842	$ -	$ 156,842		
flashing at all tpo pipe penetrations - water heater flues, mech curbs, etc.	-			$ -	$ -		$ -	$ -	$ -		
roofing insulation	-			$ -	$ -		$ -	$ -	$ -		
scuppers, collectors and downspouts	-			$ -	$ -		$ -	$ -	$ -		
drip edge at elevator	-			$ -	$ -		$ -	$ -	$ -		
includes roofing and downspouts of wood framed canopies	-			$ -	$ -		$ -	$ -	$ -		
pre-finished metal coping + gravel stops	-			$ -	$ -		$ -	$ -	$ -		
GYPSUM UNDERLAYMENT	-			$ -	$ -		$ 59,855	$ -	$ 59,855		
gypsum underlayment	-			$ -	$ -		$ -	$ -	$ -		
acoustical mat at all hard surfaces	-			$ -	$ -		excluded	$ -	$ -		
waterproofing membrane over gypcrete @ rr floors	-			$ -	$ -		$ -	$ -	$ -		
2nd mobilization for tub pour first	-			$ -	$ -		$ -	$ 3,500	$ 3,500		
MOISTURE + MOLD	-			$ -	$ -		excluded	$ -	$ -		
moisture consultant inspections	-			$ -	$ -		$ -	$ -	$ -		
mold prevention application and testing	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 8 - DOORS & WINDOWS:											$ 402,166
HM DOORS/FRAMES/FINISH HARDWARE	-			$ -	$ 173,289		$ -	$ -	$ 173,289		
hollow metal doors + frames	-			$ -	$ -		$ -	$ -	$ -		
int door frames pre-finished	-			$ -	$ -		$ -	$ -	$ -		
finish hardware	-			$ -	$ -		$ -	$ -	$ -		
make sure thresholds, sweeps + gaskets are scheduled	-			$ -	$ -		$ -	$ -	$ -		
keying of doors	-			$ -	$ -		$ -	$ -	$ -		
2" jamb extension on reception door	-			$ -	$ -		$ -	$ -	$ -		
mag door hold opens	-			$ -	$ -		$ -	$ -	$ -		
DOOR/HARDWARE INSTALLATION	-			$ -	$ -		$ -	$ -	$ -		
Door install	-			$ -	$ -		$ 75,000	$ -	$ 75,000		
Bath accessories Install	-			$ -	$ -		$ -	$ -	$ -		
Lift / Place at each floor	-			$ -	$ -		$ 6,500	$ -	$ 6,500		
OTHER DOORS	-			$ -	$ -		$ -	$ -	$ -		
Access Doors - 18x18 plumbing access doors	-			$ -	$ -		$ -	$ -	$ -		
Access Doors - 22x36 ceiling access doors	-			$ -	$ -		$ -	$ -	$ -		
overhead door	-			$ -	$ -		$ 22,500	$ -	$ 22,500		
WINDOWS	-			$ -	$ -		$ -	$ -	$ -		
exterior windows	-			$ -	$ 35,377		$ -	$ -	$ 35,377		
fire rated windows at stairwell	-			$ -	$ -		$ -	$ -	$ -		
broken window allowance	-			$ -	$ -		$ -	$ 3,500	$ 3,500		
window install	-			$ -	$ -		$ -	$ -	$ -		
window stops	-			$ -	$ -		$ -	$ 2,500	$ 2,500		
STOREFRONT / GLAZING	-			$ -	$ -		$ 80,000	$ -	$ 80,000		
mirrors in fitness	-			$ -	$ -		$ -	$ 3,500	$ 3,500		
glass doors	-			$ -	$ -		$ -	$ -	$ -		
glazing for lite kit in door type C and L	-			$ -	$ -		$ -	$ -	$ -		
fire rated glazing as called out	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 9 - FINISHES:											$ 1,520,008
DRYWALL	-			$ -	$ -		$ 645,000	$ -	$ 645,000		
gyp, exterior sheathing	-			$ -	$ -		$ -	$ -	$ -		
shaft walls	-			$ -	$ -		$ -	$ -	$ -		
acoustical sealant / fire sealant as required	-			$ -	$ -		$ -	$ -	$ -		
shaft wall assembly at chases	-			$ -	$ -		$ -	$ -	$ -		
label / stencil of concealed spaces	-			$ -	$ -		$ -	$ -	$ -		
resilient channel	-			$ -	$ -		$ -	$ -	$ -		
lvl 5 in lobby	-			$ -	$ -		$ -	$ -	$ -		
suspended gyp ceiling on first floor	-			$ -	$ -		$ -	$ -	$ -		
1/2" cement board behind all tile	-			$ -	$ -		$ -	$ -	$ -		
5/8" greenboard + 12" cement board in bathrooms, toilets, lockers, food	-			$ -	$ -		$ -	$ -	$ -		
service, pool/pool equipment and housekeeping	-			$ -	$ -		$ -	$ -	$ -		
drywall control joints at 30' OC	-			$ -	$ -		$ -	$ -	$ -		
2 layers of 5/8 in corridors	-			$ -	$ -		$ -	$ -	$ -		
knock-down finish on all walls other than lvl 5	-			$ -	$ -		$ -	$ -	$ -		
drywall work after dryer install	-			$ -	$ -		$ -	$ -	$ -		
extra layer of drywall @ fitness for STC A401	-			$ -	$ -		$ -	$ -	$ -		
ACT	-			$ -	$ -		$ 55,000	$ -	$ 55,000		
	-			$ -	$ -		$ -	$ -	$ -		
FRP	-			$ -	$ -		$ 62,250	$ -	$ 62,250		
BOH laundry to 8' AFF	-			$ -	$ -		$ -	$ -	$ -		
FLOORING	-			$ -	$ -		$ -	$ -	$ -		
Carpet, VCT, LVT	-			$ -	$ 211,850		$ 73,500	$ -	$ 285,350		
rubber stair treads and riser	-			$ -	$ -		$ -	$ -	$ -		
rubber base	-			$ -	$ -		$ -	$ -	$ -		
transition strips - inclu stone transition at guest rooms	-			$ -	$ -		$ -	$ -	$ -		
Ceramic tile + all acc / trims / schluter, etc	-			$ -	$ -		$ -	$ -	$ -		
gypcrete sealing	-			$ -	$ 6,550		$ 8,075	$ -	$ 14,625		
sealed concrete	-			$ -	$ -		$ -	$ -	$ -		
cultured marble thresholds	-			$ -	$ -		$ -	$ -	$ -		
4x8 masonite floor protection	-			$ -	$ -		$ -	$ 8,500	$ 8,500		
20 mil kraft paper floor protection at all LVT and other flooring	-			$ -	$ -		$ -	$ -	$ -		
wall tile in public rr	-			$ -	$ -		$ -	$ -	$ -		
moisture testing - **EXCLUDED**	-			$ -	$ -		$ -	$ -	$ -		

EXCLUDE MOISTURE MITIGATION IF TOO HIGH	-			$ -	$ -		$ -	$ -	$ -		
PAINTING - EXTERIOR	-			$ -	$ -		incl below	$ -	$ -		
caulking of fiber cement board	-			$ -	$ -		incl below	$ -	$ -		
PAINTING: INTERIOR	-			$ -	$ -		$ 179,842	$ -	$ 179,842		
all painted areas, including trim, doors, etc.	-			$ -	$ -		$ -	$ -	$ -		
FIBER CEMENT BOARD	-			$ -	$ -		$ -	$ -	$ -		
fiber cement board	-			$ -	$ -		$ 234,441	$ -	$ 234,441		
soffit included?	-			$ -	$ -		$ -	$ -	$ -		
EXTERIOR	-			$ -	$ -		$ -	$ -	$ -		
breakmetal wrapped accent band	-			$ -	$ -		$ 35,000	$ -	$ 35,000		
pre-finished sheetmetal flashing at bottom to below grade	-			$ -	$ -		$ -	$ -	$ -		
aluminum break metal fascia at canopies	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 10 - SPECIALTIES:											$ 56,982
FIRE EXTINGUISHERS + CABINETS	-			$ -	$ 4,063		$ -	$ -	$ 4,063		
hanging FE's	-			$ -	$ -		$ -	$ -	$ -		
cabinet FE's	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
TOILET ACCESSORIES	-			$ -	$ 8,636		$ -	$ -	$ 8,636		
Toilet Paper Holder	-			$ -	$ -		$ -	$ -	$ -		
Soap Dispenser	-			$ -	$ -		$ -	$ -	$ -		
sanitary napkin disposal	-			$ -	$ -		$ -	$ -	$ -		
Paper Towel Dispenser	-			$ -	$ -		$ -	$ -	$ -		
18" Grab Bar	-			$ -	$ -		$ -	$ -	$ -		
36" Grab Bar	-			$ -	$ -		$ -	$ -	$ -		
42" Grab Bar	-			$ -	$ -		$ -	$ -	$ -		
Towel bar	-			$ -	$ -		$ -	$ -	$ -		
Shower curtain rod	-			$ -	$ -		$ -	$ -	$ -		
Robe hook	-			$ -	$ -		$ -	$ -	$ -		
corner guards	-			$ -	$ 2,898		$ 2,400	$ -	$ 5,298		
chair rail	-			$ -	$ 1,500		$ -	$ -	$ 1,500		
toilet accessories install (includes corner guards)	-			$ -	$ -		$ 36,000	$ -	$ 36,000		
Knox Box	-			$ -	$ 600		$ -	$ -	$ 600		
Door Signage / interior signage	-			$ -	$ -	excluded	$ -	$ -	$ -		
window shades	-			$ -	$ -	excluded	$ -	$ -	$ -		
access panels	-			$ -	$ 885		$ -	$ -	$ 885		
CANOPIES, AWNINGS	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 11 - EQUIPMENT:											$ 388,249
ELEVATOR	-			$ -	$ -		$ 145,000	$ 7,500	$ 152,500		
3500# elevator - holeless hydraulic	-			$ -	$ -		$ -	$ -	$ -		
glass panels, SS wall panels, rigidized wall panels, mtl ceiling (5.6/A4.22)	-			$ -	$ -		$ -	$ -	$ -		
1-1/2" handrail	-			$ -	$ -		$ -	$ -	$ -		
APPLIANCES	-			$ -	$ -		$ -	$ -	$ -		
Whirlpool	-			$ -	$ 168,000		$ -	$ -	$ 168,000		
Kenyon	-			$ -	$ 32,749		$ -	$ -	$ 32,749		
Install	-			$ -	$ -		$ 35,000	$ -	$ 35,000		
	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 12 - FURNISHINGS:											$ -
DIVISION 13 - SPECIAL CONSTRUCTION:											$ -
DIVISION 14 - CONVEYING SYSTEMS:											$ -
DIVISION 15 - MECHANICAL:											$ 2,470,500
FIRE SPRINKLER	-			$ -	$ -		$ 180,500	$ -	$ 180,500		
start at flange 1' AFF	-			$ -	$ -		$ -	$ -	$ -		
complete wet system of all heated space and covered areas per NFPA13	-			$ -	$ -		$ -	$ -	$ -		
dry system in attic / canopies	-			$ -	$ -		$ -	$ -	$ -		
coverage of interstitial areas	-			$ -	$ -		$ -	$ -	$ -		
engineering and design	-			$ -	$ -		$ -	$ -	$ -		
all heads concealed	-			$ -	$ -		$ -	$ -	$ -		
all penetrations through rated walls to be fire caulked	-			$ -	$ -		$ -	$ -	$ -		
NFPA13 - fully sprinkled	-			$ -	$ -		$ -	$ -	$ -		
PLUMBING	-			$ -	$ -		$ 1,600,000	$ -	$ 1,600,000		
all penetrations through rated walls to be fire caulked	-			$ -	$ -		$ -	$ -	$ -		
elevator pit sump pump, recirc pumps, booster pumps	-			$ -	$ -		$ -	$ -	$ -		
washer trench drain	-			$ -	$ -		$ -	$ -	$ -		
grease interceptor	-			$ -	$ -		$ -	$ -	$ -		
water softener	-			$ -	$ -		$ -	$ -	$ -		
ptac drains	-			$ -	$ -		$ -	$ -	$ -		
curbs for vent stacks	-			$ -	$ -		$ -	$ -	$ -		
copper u/g, cpvc above ground	-			$ -	$ -		$ -	$ -	$ -		
gas piping	-			$ -	$ -		$ -	$ -	$ -		
make sure showers have the pre-manned walled pieces	-			$ -	$ -		$ -	$ -	$ -		
INCLUDED WET VENT SYSTEM ($70K savings)	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
HVAC - SUBCONTRACTOR	-			$ -	$ -		$ 690,000	$ -	$ 690,000		
all penetrations through rated walls to be fire caulked	-			$ -	$ -		$ -	$ -	$ -		
certified test and balance	-			$ -	$ -		$ -	$ -	$ -		
condensate piping/supports	-			$ -	$ -		$ -	$ -	$ -		
ductwork/air distribution devices	-			$ -	$ -		$ -	$ -	$ -		
fire and smoke dampers	-			$ -	$ -		$ -	$ -	$ -		
protection of ductwork / equipment opening during construction	-			$ -	$ -		$ -	$ -	$ -		
smoke detectors in RTUs	-			$ -	$ -		$ -	$ -	$ -		
RTU's	-			$ -	$ -		$ -	$ -	$ -		
PTACs	-			$ -	$ -		$ -	$ -	$ -		
Split systems	-			$ -	$ -		$ -	$ -	$ -		
Exhaust fans	-			$ -	$ -		$ -	$ -	$ -		
Installation of kitchen hoods at guest rooms	-			$ -	$ -		$ -	$ -	$ -		
Mini-splits	-			$ -	$ -		$ -	$ -	$ -		
dryer venting	-			$ -	$ -		$ -	$ -	$ -		
water heater exhaust venting	-			$ -	$ -		$ -	$ -	$ -		
ptac grill to match adj surface	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 16 - ELECTRICAL:											$ 872,184
ELECTRIC	-			$ -	$ -		$ 830,900	$ -	$ 830,900		
light fixtures/lamps - incl ceiling fans, chandeliers, etc.	-			$ -	$ -		$ -	$ -	$ -		
fire rated enclosure assembly in recessed lights	-			$ -	$ -		$ -	$ -	$ -		
electrical switchgear	-			$ -	$ -		$ -	$ -	$ -		

receptacle faceplate labeling	-			$ -	$ -		$ -	$ -	$ -		
lighting control system	-			$ -	$ -		$ -	$ -	$ -		
comms for hearing impaired rooms	-			$ -	$ -		$ -	$ -	$ -		
add alt - lightning protection system	-			$ -	$ -		$ -	$ -	$ -		
conduit to ptac for control wiring	-			$ -	$ -		$ -	$ -	$ -		
power for building signage	-			$ -	$ -		$ -	$ -	$ -		
secondary conduit and wiring based off plan, additional footage $375/lf	-			$ -	$ -		$ -	$ -	$ -		
telephone conduit from pedestal to building (50LF allowance)	-			$ -	$ -		$ -	$ -	$ -		
illuminated mirrors	-			$ -	$ -		$ -	$ -	$ -		
excludes transformer pad and primary conduit	-			$ -	$ -		$ -	$ -	$ -		
light pole bases	-			$ -	$ -		$ -	$ -	$ -		
low voltage raceways	-			$ -	$ -		$ -	$ -	$ -		
excludes low voltage other than fire alarm	-			$ -	$ -		$ -	$ -	$ -		
temporary power and lighting	-			$ -	$ -		$ -	$ -	$ -		
hearing impaired doorbell	-			$ -	$ -		$ -	$ -	$ -		
future EV charging station conduit A100	-			$ -	$ -		$ -	$ -	$ -		
under cabinet lights	-			$ -	$ -		$ -	$ -	$ -		
FIRE ALARM	-			$ -	$ -		incl above	$ -	$ -		
hold open devices tied into fire alarm system	-			$ -	$ -		$ -	$ -	$ -		
Firelite 9600 ULDS	-			$ -	$ -		$ -	$ -	$ -		
hearing impaired FA devices	-			$ -	$ -		$ -	$ -	$ -		
LOW VOLTAGE	-			$ -	$ -		$ -	$ -	$ -		
AssaAbloy RFID Door Locks	-			$ -	$ -		$ 41,284	$ -	$ 41,284		
Low voltage	-			$ -	$ -		$ -	$ -	$ -		
low voltage for house phones	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 18 - CONTINGENCY:											$ 100,000
Contractor Contingency	-			$ -	$ -		$ -	$ 100,000	$ 100,000		

SUBTOTALS				$ -	$ 1,274,901	$ -	$ 7,499,151	$ 207,700	$ 9,580,335	$ 9,580,335
									GL	$ 71,853
									OH&P	$ 574,820
									BLDRS RISK	$ 31,707
Bid $/SF									TAX (6.75%)	$ 38,800
$211.62	**SUBTOTAL**									$ 10,297,515

10/03/2023

RIMROCK HOSPITALITY BILLILNGS, LLC

WOODSPRING SUITES

INFOEMATION SHEET:

NEW HOTEL AT 4750 KING AVENUE EAST, BILLINGS, MT 59101

$11,909,278 TOTAL ESTIMATED COST OF PROJECT

122 ROOMS

16 NEW JOBS APPROXIMATELY

NOVEMBER 2024 EXPECTED OPENING DATE

CONTACTS GREG GASTINEAU

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MICHAEL KIRKLAND

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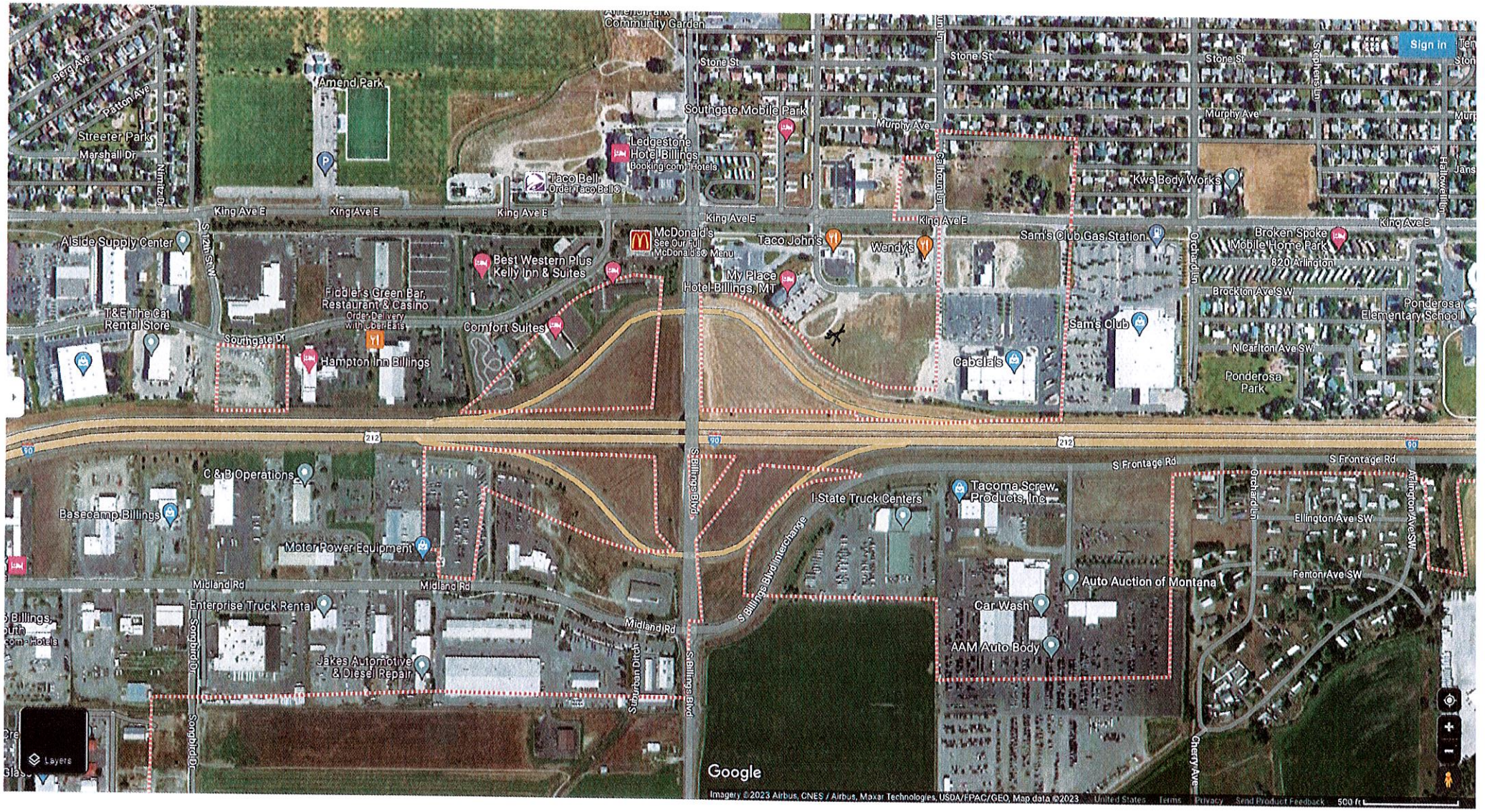
Community Garden
Amend Park
Streeter Park
Marshall Dr
Patton Ave
Berg Ave
Nimitz Dr
King Ave E
Stone St
Southgate Mobile Park
Murphy Ave
Ledgestone Hotel Billings
Booking.com · Hotels
Taco Bell
Order Taco Bell
Stephens Ln
Hallowell Ln
Kws Body Works
Alside Supply Center
S 12th St W
McDonald's
See Our Full McDonald's Menu
Taco John's
Wendy's
Best Western Plus Kelly Inn & Suites
My Place Hotel-Billings, MT
Sam's Club Gas Station
Orchard Ln
Broken Spoke Mobile Home Park
820 Arlington
Brockton Ave SW
Ponderosa Elementary School
Fiddlers Green Bar, Restaurant & Casino
Order Delivery with Uber Eats
Comfort Suites
Sam's Club
T&E The Cat Rental Store
Southgate Dr
Hampton Inn Billings
Cabela's
N Carlton Ave SW
Ponderosa Park
212
90
S Billings Blvd
S Frontage Rd
C & B Operations
Tacoma Screw Products, Inc
I-State Truck Centers
Basecamp Billings
Motor Power Equipment
Ellington Ave SW
Arlington Ave SW
Fenton Ave SW
Midland Rd
Enterprise Truck Rental
S Billings Blvd Interchange
Auto Auction of Montana
Car Wash
AAM Auto Body
Songbird Dr
Jakes Automotive & Diesel Repair
Suburban Ditch
Cherry Ave
Layers
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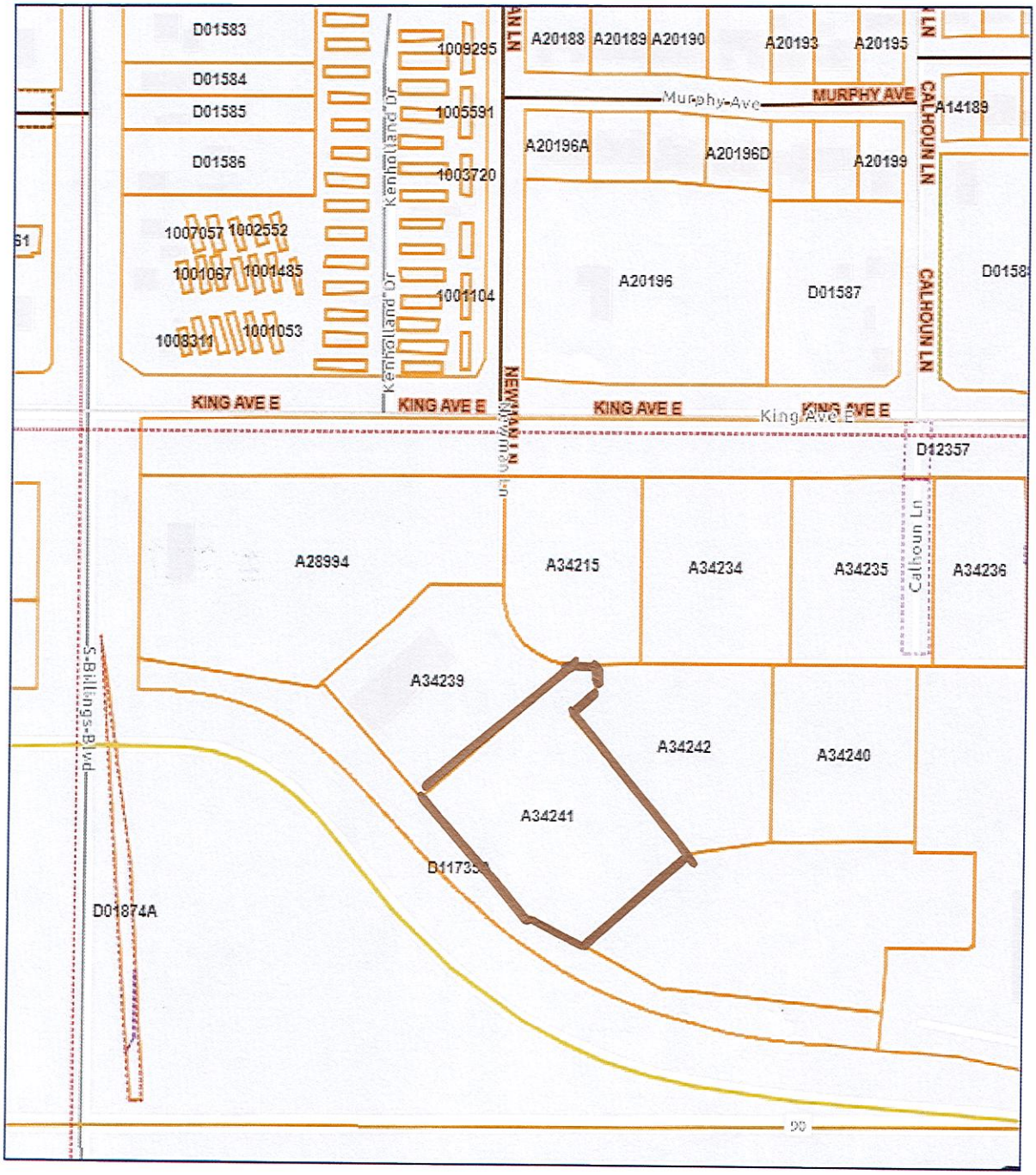
500 ft
Sign In


D01583
D01584
D01585
D01586
1009295
1005591
1003720
1001104
1007057
1002552
1001067
1001485
1003311
1001053
Kenholland Dr
Kenholland Dr
A20188
A20189
A20190
A20193
A20195
Murphy Ave
MURPHY AVE
A14189
A20196A
A20196D
A20199
A20196
D01587
CALHOUN LN
CALHOUN LN
D0158
KING AVE E
KING AVE E
KING AVE E
King Ave E
KING AVE E
NEWMAN LN
D12357
A28994
A34215
A34234
A34235
A34236
Calhoun Ln
A34239
A34242
A34240
A34241
D11735
D01874A
S Billings Blvd
90

taco john's
Breakfast
Exit
taco john's

MY PLACE

PLAT OF

MILLER CROSSING SUBDIVISION, 4TH FILING

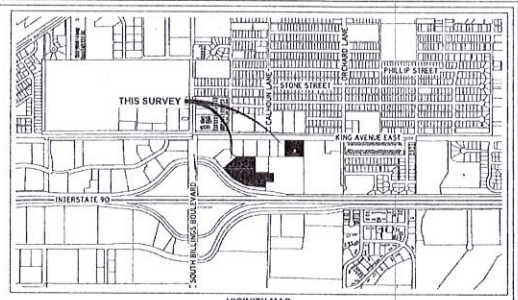
BEING LOT 6A OF THE AMENDED PLAT OF LOTS 3, 4, 5, & 6, BLOCK 1 OF MILLER CROSSING SUBDIVISION, 2ND FILING AND LOTS 9A-1 AND 10A-1 OF THE THIRD AMENDED MILLER CROSSING SUBDIVISION, 2ND FILING LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SQUARE 106, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

TOTAL ACRES IN SUBDIVISION : ± 8.84 ACRES

JULY 2023



VICINITY MAP
NOT TO SCALE

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
:ss
County of Yellowstone)

KNOW ALL BY THESE PRESENTS: That the undersigned owners of the following described tract of land, do hereby certify that they have caused to be surveyed, subdivided and platted into lots, blocks, and streets as shown on the annexed plat, said tract being situated in the NW 1/4 of Section 16, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 6A of the Amended Plat of Lots 3, 4, 5, & 6, Block 1 of Miller Crossing Subdivision, 2nd Filing (Document No. 3512189) and Lots 9A-1 and 10A-1 of the 3rd Amended Miller Crossing Subdivision, 2nd Filing (Document No. 3684842), containing a gross and net area of 8.84 acres, more or less.

Said tract to be known and designated as MILLER CROSSING SUBDIVISION, 4TH FILING.

Pursuant to 76-3-621(3)(b), there is no parkland dedication as all created parcels will be nonresidential.

Square 106, LLC

Title MEMBER

STATE OF Montana)
:ss
County of Yellowstone)

On this 1st day of August, 2023 before me, a Notary Public in and for the State of Montana, personally appeared Preston Lees the Member of Square 106, LLC, known to me to be the persons who signed the foregoing instrument and who acknowledged to me that they executed the same. Witness my hand and seal the day and year herein above written.

Notary Public in and for the State of MT
Printed Name TAMARA FRANK
Residing at Laurel MT
My commission expires 12-02-2026

TAMARA FRANK NOTARY PUBLIC for the State of Montana Residing at Laurel, Montana My Commission Expires December 2, 2026

NOTICE OF APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

This plat has been approved for filing by the Yellowstone County Board of Planning and conforms to the recommendations of this board.

8/7/2023 Date — President

Executive Secretary

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

8/17/2023 Date — Reviewed By

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting.

Dated this 17th day of AUGUST, 20 23.

Reviewed by 17513 LS

CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that the foregoing plat conforms with Section 76-4-125(1)(d), MCA for the removal of sanitary restrictions since the plat and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

Dated this 17th day of AUGUST, 20 23.

Reviewed By
City Engineer's Office

CERTIFICATE OF APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify that we have examined the plat of MILLER CROSSING SUBDIVISION, 4TH FILING and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of the Yellowstone County Board of Planning. It is therefore approved and the dedication to public use any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA this 28th day of August, 2023.

CITY OF BILLINGS, MONTANA

By William A Cole
Mayor

Attest Denise P. Bohlman
City Clerk

CERTIFICATE OF COUNTY TREASURER

I hereby certify, pursuant to Section 76-3-611 MCA, that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.

Dated this 30 day of August, 20 23.

Yellowstone County Treasurer/Deputy

CERTIFICATE OF SURVEYOR

I, the undersigned Mark W. Kadrmas, Registered Land Surveyor, do hereby certify that this survey was done under by direct supervision of a tract of land located in the NW 1/4 of Section 16, Township 01 South, Range 26 East, P.M.M., City of Billings, Yellowstone County, Montana, said tract being more particularly described as Lot 6A of the Amended Plat of Lots 3, 4, 5, & 6, Block 1 of Miller Crossing Subdivision, 2nd Filing (Document No. 3512189) and Lots 9A-1 and 10A-1 of the 3rd Amended Miller Crossing Subdivision, 2nd Filing (Document No. 3684842).

Said tract containing a gross and net area of 8.84 acres, more or less.

Said tract is subject to all easements and right-of-ways of record or apparent on the ground.

This survey was conducted in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, MCA.

08-31-23
Mark W. Kadrmas, PLS 51414LS
Registered Land Surveyor
State of Montana

MONTANA MARK W. KADRMAS No. 51414 LS LICENSED LAND SURVEYOR

BASIS OF BEARINGS

Bearings are based on a low distortion Lambert Conformal Conic single parallel projection with parameters as follows:

Latitude of Origin : 45° 47' 00" N
Longitude of Origin : 108° 25' 00" W
Mapping Scale Factor : 1.0001515

Distances are ground.

SURVEYOR'S NOTE

Unless otherwise noted, record distances between found monuments shown hereon are within local accepted practice.

SUBDIVISION IMPROVEMENTS AGREEMENT
Document No. 4056917

CONSENT TO PLATTING
Document No. 4056918

CLERK AND RECORDER FILING INFORMATION

SP 4056916
08/31/2023 01:01 Pages: 1 of 2 Fees: 27.00

SHEET 1 OF 2

C:\Users\Kristen\Desktop\PEC Billings Dropbox\Square 106 LLC\2022-043 Miller Crossing Minor Sub\CAD\DWG\Plat\22-043 MC Minor Plat.dwg
8/17/2023 12:45:20 PM
PEC SUNDAHO BW 1:1

PLAT OF

MILLER CROSSING SUBDIVISION, 4TH FILING

BEING LOT 6A OF THE AMENDED PLAT OF LOTS 3, 4, 5 & 6, BLOCK 1 OF MILLER CROSSING SUBDIVISION, 2ND FILING AND LOTS 9A-1 AND 10A-1 OF THE THIRD AMENDED MILLER CROSSING SUBDIVISION, 2ND FILING LOCATED IN THE NW 1/4 OF SECTION 16, TOWNSHIP 01 SOUTH, RANGE 26 EAST, P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : SQUARE 106, LLC

PREPARED BY : PERFORMANCE ENGINEERING, LLC

CLERK AND RECORDER FILING INFORMATON

TOTAL ACRES IN SUBDIVISION : ± 8.84 ACRES

JULY 2023

LEGEND

- FOUND PROPERTY CORNER, AS DESCRIBED
- SET PROPERTY CORNER, 5/8" REBAR W/ PEC CAP
- SURVEY BOUNDARY
- PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY LINE

KING AVENUE EAST

PRIVATE ROAD

PRIVATE ROAD

PRIVATE ROAD

LOT 1, BLOCK 1 ~ MILLER CROSSING SUBDIVISION ~

LOT 1

LOT 2 ~ MILLER CROSSING SUBDIVISION, 2ND FILING ~

LOT 3A

LOT 4A

LOT 5A

~ MILLER CROSSING SUBDIVISION, 2ND FILING ~

LOT 7A-1 ~ 3rd AMENDED MILLER CROSSING SUBDIVISION, 2ND FILING ~

LOT 8A-1 ~ 3rd AMENDED MILLER CROSSING SUBDIVISION, 2ND FILING ~

LOT 2A-3A ~ MILLER CROSSING SUBDIVISION ~

LOT 2A-4 ~ MILLER CROSSING SUBDIVISION ~

~ BLOCK 1 ~

~ BLOCK 2 ~

Lot : 1
94202 SQ FT
2.163 ACRES

Lot : 2
71423 SQ FT
1.640 ACRES

Lot : 3
119973 SQ FT
2.754 ACRES

Lot : 1
43604 SQ FT
1.001 ACRES

Lot : 2
55967 SQ FT
1.285 ACRES

EXISTING 40' WIDE RECIPROCAL ACCESS EASEMENT (DOC. NO. 3441225)

EXISTING 40' WIDE UTILITY EASEMENT (DOC. NO. 3441217)

EXISTING 40' WIDE RECIPROCAL ACCESS EASEMENT (DOC. NO. 3475747)

EXISTING 10' WIDE PRIVATE UTILITY EASEMENT (DOC. NO. 3475747)

EXISTING 10' WIDE PRIVATE UTILITY EASEMENT (DOC. NO. 3441217)

EXISTING 15' WIDE SIDEWALK EASEMENT (DOC. NO. 3475747)

EXISTING 15' WIDE OIL PIPELINE EASEMENT (DOC. NO. 3441217)

EXISTING 20' WIDE RECIPROCAL ACCESS EASEMENT (DOC. NO. 3475747)

EXISTING 40' WIDE RECIPROCAL ACCESS EASEMENT (DOC. NO. 3441225)

EXISTING 15' WIDE STORM DRAIN EASEMENT (DOC. NO. 3684842)

EXISTING 40' WIDE ACCESS ROAD APPARENT INGRESS/EGRESS PROVIDED PER DOC. NO. 1889133

EXISTING 40' WIDE UTILITY EASEMENT (DOC. NO. 3441217)

EXISTING 12' WIDE PRIVATE UTILITY EASEMENT (DOC. NO. 3450780)

INTERSTATE 90 RAMP

TRACT 1 ~ COS 2655 ~

Parcel Line Table

Line #	Length	Direction
L1	14.49	S00° 02' 22"W
L2	15.91	N00° 00' 04"W
L3	43.39	S19° 00' 04"E
L4	54.20	S48° 46' 42"W

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	18.85	12.00	090° 00' 00"	S44° 57' 30"W	16.97
C2	17.16	122.81	008° 00' 15"	S85° 30' 59"E	17.14

SP 4056916

SHEET 2 OF 2

Rimrock Hospitality LLC.			**Allow ability**		
			MT Code	**MT Code**	**Total**
			7-15-4233	7-15-4288	
Curb & Gutter	$61,300			$61,300	$61,300
Sidewalk	$110,503			$110,503	$110,503
Landscaping	$129,398		$129,398		$129,398
Irrigation	$45,000		$45,000		$45,000
Aggregate Piers	$64,000			$64,000	$64,000
Geogrid for Site Stabilazation	$42,231			$42,231	$42,231
Water Extension to Building	$25,701			$25,701	$25,701
Sewer Extension to Building	$24,237			$24,237	$24,237
	$502,370		$174,398.00	$327,972	$502,370
				$502,370.00	
Total Project Cost					
Toatl Project Cost	$11,909,278				
Maximum TIF Assistance (16.67%) of Total Project Cost)	$1,985,277				
Requested TIF Assitance	$502,370				
Payback Period					
Expectated Increase in Taxable Value (80% of Project Cost)	$9,527,422				
Comercial Tax Rate (1.89%)	$180,068				
Annual Tax Increment (69 Mills)	$124,247				
Payback Period (years)	4.04				

MARLIN
CONSTRUCTION

September 7, 2023

Michael Kirkland
Rimrock Companies
1301 Riverplace Blvd Suite 2150
Jacksonville, FL 32207

Project: Woodspring Suites, Billings, MT

RE: TIF Costs

Michael,

Please find below the requested broken out cost items for this project.

Curb & Gutter	$ 61,300
Sidewalk	$ 110,503
Landscaping	$ 129,398
Irrigation	$ 45,000
Aggregate Piers	$ 64,000
Geogrid for Site Stabilization	$ 42,231
Water Extension to Building	$ 25,701
Sewer Extension to Building	$ 24,237

Let me know if you have any more questions.

Sincerely,

Todd Smith
Marlin Construction Partners, Inc.

Rim rock Hospitality, LLC.
Construction Costs 4750 King Ave E

General Conditions	$598,583	
Sitework	$1,133,673	
Concrete	$215,829	
Masonry	$60,340	
Metals	$41,690	
Wood and Plastic	$1,386,984	
Thema and Moisture Protection	$333,147	
Doors and Windows	$402,166	
Finishes	$1,520,008	
Specialties	$56,982	
Equipment	$388,249	
Mechanical	$2,470,500	
Electric	$872,184	
Contingency	$100,000	
	$9,580,335	
General Liability Insurance	$71,853	
Overhead and Profit	$574,820	
Building Risk Insurance	$31,707	
Tax Rate (6.75%)	$38,800	
	$717,180	
		$10,297,515
Equity in Land Buildings	$974,313	
Architectual and Design	$250,000	
Permits and Building Site	$280,000	
Impact Fees	$107,450	
	$1,611,763	
		$11,909,278

lobby archways	-			$ -	$ -		$ -	$ -	$ -			
T+G behind reception desk	-			$ -	$ -		$ -	$ -	$ -			
	-			$ -	$ -		$ -	$ -	$ -			
CABINETS + COUNTERTOPS	-			$ -	$ -		$ -	$ -	$ -			
cabinets	-			$ -	$ 165,409		$ -	$ -	$ 165,409			
MillEx Freight Estimate	-			$ -	$ 34,500		$ -	$ -	$ 34,500			
caulk at cabinets to wall if gap >1/8" 39/G002	-			$ -	$ -		$ -	$ -	$ -			
quartz countertop	-			$ -	$ -		$ -	$ -	$ -			
PLAM countertops	-			$ -	$ -		$ -	$ -	$ -			
cabinet install	-			$ -	$ -		$ 103,980	$ 10,000	$ 113,980			
DIVISION 7 - THERMAL & MOISTURE PROTECTION:											$	333,147
CAULKING	-			$ -	$ -		$ -	$ -	$ -			
applied waterproofing to elevator pit walls	-			$ -	$ -		$ 4,500	$ -	$ 4,500			
INSULATION	-			$ -	$ -		$ 125,425	$ -	$ 125,425			
batt insulation, w/ "Tiger Teeth" as required (7/A060)	-			$ -	$ -		$ -	$ -	$ -			
foam sealing at walls, windows, outlets before batt insulation	-			$ -	$ -		$ -	$ -	$ -			
fill truss cavity per "HA2" - 3/A501	-			$ -	$ -		$ -	$ -	$ -			
cellulous insulation blown full in "attic"	-			$ -	$ -		$ (16,975)	$ -	$ (16,975)			
ROOFING	-			$ -	$ -		$ -	$ -	$ -			
TPO - fully adhered 60 mil	-			$ -	$ -		$ 156,842	$ -	$ 156,842			
flashing at all tpo pipe penetrations - water heater flues, mech curbs, etc.	-			$ -	$ -		$ -	$ -	$ -			
roofing insulation	-			$ -	$ -		$ -	$ -	$ -			
scuppers, collectors and downspouts	-			$ -	$ -		$ -	$ -	$ -			
drip edge at elevator	-			$ -	$ -		$ -	$ -	$ -			
includes roofing and downspouts of wood framed canopies	-			$ -	$ -		$ -	$ -	$ -			
pre-finished metal coping + gravel stops	-			$ -	$ -		$ -	$ -	$ -			
GYPSUM UNDERLAYMENT	-			$ -	$ -		$ 59,855	$ -	$ 59,855			
gypsum underlayment	-			$ -	$ -		$ -	$ -	$ -			
acoustical mat at all hard surfaces	-			$ -	$ -		excluded	$ -	$ -			
waterproofing membrane over gypcrete @ rr floors	-			$ -	$ -		$ -	$ -	$ -			
2nd mobilization for tub pour first	-			$ -	$ -		$ -	$ 3,500	$ 3,500			
MOISTURE + MOLD	-			$ -	$ -		excluded	$ -	$ -			
moisture consultant inspections	-			$ -	$ -		$ -	$ -	$ -			
mold prevention application and testing	-			$ -	$ -		$ -	$ -	$ -			
DIVISION 8 - DOORS & WINDOWS:											$	402,166
HM DOORS/FRAMES/FINISH HARDWARE	-			$ -	$ 173,289		$ -	$ -	$ 173,289			
hollow metal doors + frames	-			$ -	$ -		$ -	$ -	$ -			
int door frames pre-finished	-			$ -	$ -		$ -	$ -	$ -			
finish hardware	-			$ -	$ -		$ -	$ -	$ -			
make sure thresholds, sweeps + gaskets are scheduled	-			$ -	$ -		$ -	$ -	$ -			
keying of doors	-			$ -	$ -		$ -	$ -	$ -			
2" jamb extension on reception door	-			$ -	$ -		$ -	$ -	$ -			
mag door hold opens	-			$ -	$ -		$ -	$ -	$ -			
DOOR/HARDWARE INSTALLATION	-			$ -	$ -		$ -	$ -	$ -			
Door install	-			$ -	$ -		$ 75,000	$ -	$ 75,000			
Bath accessories Install	-			$ -	$ -		$ -	$ -	$ -			
Lift / Place at each floor	-			$ -	$ -		$ 6,500	$ -	$ 6,500			
OTHER DOORS	-			$ -	$ -		$ -	$ -	$ -			
Access Doors - 18x18 plumbing access doors	-			$ -	$ -		$ -	$ -	$ -			
Access Doors - 22x36 ceiling access doors	-			$ -	$ -		$ -	$ -	$ -			
overhead door	-			$ -	$ -		$ 22,500	$ -	$ 22,500			
WINDOWS	-			$ -	$ -		$ -	$ -	$ -			
exterior windows	-			$ -	$ 35,377		$ -	$ -	$ 35,377			
fire rated windows at stairwell	-			$ -	$ -		$ -	$ -	$ -			
broken window allowance	-			$ -	$ -		$ -	$ 3,500	$ 3,500			
window install	-			$ -	$ -		$ -	$ -	$ -			
window stops	-			$ -	$ -		$ -	$ 2,500	$ 2,500			
STOREFRONT / GLAZING	-			$ -	$ -		$ 80,000	$ -	$ 80,000			
mirrors in fitness	-			$ -	$ -		$ -	$ 3,500	$ 3,500			
glass doors	-			$ -	$ -		$ -	$ -	$ -			
glazing for lite kit in door type C and L	-			$ -	$ -		$ -	$ -	$ -			
fire rated glazing as called out	-			$ -	$ -		$ -	$ -	$ -			
DIVISION 9 - FINISHES:											$	1,520,008
DRYWALL	-			$ -	$ -		$ 645,000	$ -	$ 645,000			
gyp. exterior sheathing	-			$ -	$ -		$ -	$ -	$ -			
shaft walls	-			$ -	$ -		$ -	$ -	$ -			
acoustical sealant / fire sealant as required	-			$ -	$ -		$ -	$ -	$ -			
shaft wall assembly at chases	-			$ -	$ -		$ -	$ -	$ -			
label / stencil of concealed spaces	-			$ -	$ -		$ -	$ -	$ -			
resilient channel	-			$ -	$ -		$ -	$ -	$ -			
lvl 5 in lobby	-			$ -	$ -		$ -	$ -	$ -			
suspended gyp ceiling on first floor	-			$ -	$ -		$ -	$ -	$ -			
1/2" cement board behind all tile	-			$ -	$ -		$ -	$ -	$ -			
5/8" greenboard + 12" cement board in bathrooms, toilets, lockers, food service, pool/pool equipment and housekeeping	-			$ -	$ -		$ -	$ -	$ -			
drywall control joints at 30' OC	-			$ -	$ -		$ -	$ -	$ -			
2 layers of 5/8 in corridors	-			$ -	$ -		$ -	$ -	$ -			
knock-down finish on all walls other than lvl 5	-			$ -	$ -		$ -	$ -	$ -			
drywall work after dryer install	-			$ -	$ -		$ -	$ -	$ -			
extra layer of drywall @ fitness for STC A401	-			$ -	$ -		$ -	$ -	$ -			
ACT	-			$ -	$ -		$ 55,000	$ -	$ 55,000			
	-			$ -	$ -		$ -	$ -	$ -			
FRP	-			$ -	$ -		$ 62,250	$ -	$ 62,250			
BOH laundry to 8' AFF	-			$ -	$ -		$ -	$ -	$ -			
FLOORING	-			$ -	$ -		$ -	$ -	$ -			
Carpet, VCT, LVT	-			$ -	$ 211,850		$ 73,500	$ -	$ 285,350			
rubber stair treads and riser	-			$ -	$ -		$ -	$ -	$ -			
rubber base	-			$ -	$ -		$ -	$ -	$ -			
transition strips - inclu stone transition at guest rooms	-			$ -	$ -		$ -	$ -	$ -			
Ceramic tile + all acc / trims / schluter, etc	-			$ -	$ -		$ -	$ -	$ -			
gypcrete sealing	-			$ -	$ 6,550		$ 8,075	$ -	$ 14,625			
sealed concrete	-			$ -	$ -		$ -	$ -	$ -			
cultured marble thresholds	-			$ -	$ -		$ -	$ -	$ -			
4x8 masonite floor protection	-			$ -	$ -		$ -	$ 8,500	$ 8,500			
20 mil kraft paper floor protection at all LVT and other flooring	-			$ -	$ -		$ -	$ -	$ -			
wall tile in public rr	-			$ -	$ -		$ -	$ -	$ -			
moisture testing - **EXCLUDED**	-			$ -	$ -		$ -	$ -	$ -			

JOB NAME: Woodspring Suites Bldg SF: 48,660
LOCATION: Billings, MT
BID DATE:

ITEM	QTY	LABOR	MAT	LABOR	MAT	SALES TAX	SUB	OTHER	TOTAL	DIV. TOTALS
DIVISION 1 - GENERAL CONDITIONS:										$ 598,583
GENERAL CONDITIONS	-			$ -	$ -		$ -	$ -	$ 598,583	
project supervision	-			$ -	$ -		$ -	$ -	$ -	
temporary facilities and utilities	-			$ -	$ -		$ -	$ -	$ -	
material handling	-			$ -	$ -		$ -	$ -	$ -	
misc tool + expendables	-			$ -	$ -		$ -	$ -	$ -	
dumpsters	-			$ -	$ -		$ -	$ -	$ -	
progress cleaning	-			$ -	$ -		$ -	$ -	$ -	
final cleaning	-			$ -	$ -		$ -	$ -	$ -	
warranty	-			$ -	$ -		$ -	$ -	$ -	
printing + postage	-			$ -	$ -		$ -	$ -	$ -	
aerial progress photos	-			$ -	$ -		$ -	$ -	$ -	
safety + signage	-			$ -	$ -		$ -	$ -	$ -	
on-site job progress camera	-			$ -	$ -		$ -	$ -	$ -	
procore project management software	-			$ -	$ -		$ -	$ -	$ -	
DIVISION 2 - SITEWORK:										$ 1,133,673
Survey	-			$ -	$ -		$ -	$ 7,500	$ 7,500	
SITEWORK	-			$ -	$ -		$ 879,075	$ -	$ 879,075	
paving	-			$ -	$ -		$ -	$ -	$ -	
wheel stops	-			$ -	$ -		$ -	$ 1,200	$ 1,200	
transformer pad	-			$ -	$ -		$ -	$ -	$ -	
Subsurface Remediation	-			$ -	$ -		$ 64,000	$ -	$ 64,000	
Pier Surveying	-			$ -	$ -		$ -	$ 5,000	$ 5,000	
Pier Spoils	-			$ -	$ -		$ -	$ 2,500	$ 2,500	
SITE CONCRETE	-			$ -	$ -		$ -	$ -	$ -	
Dumpster Enclosure	-			$ -	$ -		$ -	$ -	$ -	
Bike Rack	-			$ -	$ -		incl below	$ -	$ -	
Landscaping	-			$ -	$ -		$ 174,398	$ -	$ 174,398	
DIVISION 3 - CONCRETE:										$ 215,829
CONCRETE	-			$ -	$ -		$ 199,829	$ -	$ 199,829	
foundation and slab	-			$ -	$ -		$ -	$ -	$ -	
perimeter insulation	-			$ -	$ -		$ -	$ 15,000	$ 15,000	
6 mil vapor barrier + WWM	-			$ -	$ -		$ -	$ -	$ -	
elevator pit	-			$ -	$ -		$ -	$ -	$ -	
j-bolts @ 4' OC for walls	-			$ -	$ -		$ -	$ 1,000	$ 1,000	
sawcuts as scheduled	-			$ -	$ -		$ -	$ -	$ -	
rebar and accessories as required	-			$ -	$ -		$ -	$ -	$ -	
depressed slab for roll-in showers	-			$ -	$ -		$ -	$ -	$ -	
equipment pads in MEP 107	-			$ -	$ -		$ -	$ -	$ -	
waterproofing at elevator	-			$ -	$ -		$ -	$ -	$ -	
TESTING BY OWNER	-			$ -	$ -		$ -	$ -	$ -	
SOIL POISONING	-			$ -	$ -		excluded	$ -	$ -	
DIVISION 4 - MASONRY:										$ 60,340
MASONRY	-			$ -	$ -		$ 56,840	$ -	$ 56,840	
foundation block	-			$ -	$ -		$ -	$ -	$ -	
elevator block	-			$ -	$ -		$ -	$ -	$ -	
rebar	-			$ -	$ 3,500		$ -	$ -	$ 3,500	
bond beams as req'd on elevator shaft	-			$ -	$ -		$ -	$ -	$ -	
#5 @ 2'8 OC grouted solid	-			$ -	$ -		$ -	$ -	$ -	
reduce from 8" to 6" at top of stem wall	-			$ -	$ -		$ -	$ -	$ -	
exterior brick	-			$ -	$ -		$ -	$ -	$ -	
6" wedge anchors 2' OC for 2x10 ledger	-			$ -	$ -		$ -	$ -	$ -	
dumpster enclosure	-			$ -	$ -		incl above	$ -	$ -	
stone veneer cap	-			$ -	$ -		$ -	$ -	$ -	
DIVISION 5 - METALS:										$ 41,690
STRUCTURAL STEEL	-			$ -	$ -		$ 40,190	$ -	$ 40,190	
installation	-			$ -	$ -		$ -	$ 1,500	$ 1,500	
structural steel	-			$ -	$ -		$ -	$ -	$ -	
bollards - material (8 included in sub price)	-			$ -	$ -		$ -	$ -	$ -	
lintels at elevator openings (W8x24 w/ bearing plate)	-			$ -	$ -		$ -	$ -	$ -	
roof ladder	-			$ -	$ -		$ -	$ -	$ -	
parapet pipe bracing	-			$ -	$ -		$ -	$ -	$ -	
stair handrails	-			$ -	$ -		$ -	$ -	$ -	
hoist beam at elevator - supply only	-			$ -	$ -		$ -	$ -	$ -	
elevator pit ladder	-			$ -	$ -		$ -	$ -	$ -	
dumpster gates	-			$ -	$ -		$ -	$ -	$ -	
DIVISION 6 - WOOD & PLASTICS:										$ 1,386,984
ROUGH CARPENTRY	-			$ -	$ -		$ -	$ -	$ -	
lumber package	-			$ -	$ 361,063		$ -	$ -	$ 361,063	
wood stair treads in lumber package	-			$ -	$ -		$ -	$ -	$ -	
wood i-joists	-			$ -	$ -		$ -	incl above	$ -	
truss package	-			$ -	$ 45,200		$ -	$ -	$ 45,200	
all sheating, incl walls, roof and exterior gyp at ext ceilings	-			$ -	$ -		$ -	$ -	$ -	
post-installed anchors in concrete for wood framing	-			$ -	$ -		$ -	$ -	$ -	
threaded rod or post-tension system for load bearing walls	-			$ -	$ 18,832		$ -	$ 5,000	$ 23,832	
powder coated connectors	-			$ -	$ -		$ -	$ 5,000	$ 5,000	
all framing connectors / acc simpson ties, wall strapping	-			$ -	$ -		$ -	$ -	$ -	
wood columns and beams	-			$ -	$ -		$ -	$ -	$ -	
fasteners	-			$ -	$ -		$ -	$ -	$ -	
cement backer board at all exterior stone (NEED TAKEOFF HERE)	-			$ -	$ -		$ -	$ -	$ -	
C-H studs and shaft liner at laundry chute shaft	-			$ -	$ -		$ -	$ -	$ -	
densglass takeoff at sandwiched drywall areas in fire rated walls	-			$ -	$ -		$ -	$ -	$ -	
framing labor	-			$ -	$ -		$ 588,000	$ -	$ 588,000	
winter months framing adder	-			$ -	$ -		$ 25,000	$ -	$ 25,000	
framing equipment	-			$ -	$ -		$ -	$ -	$ -	
install windows	-			$ -	$ -		$ -	$ 25,000	$ 25,000	
install cable system	-			$ -	$ -		$ -	$ -	$ -	
FINISH/ROUGH CARPENTRY	-			$ -	$ -		$ -	$ -	$ -	
white pvc window sills	-			$ -	$ -		$ -	$ -	$ -	
WP-001 ceiling wood panels	-			$ -	$ -		$ -	$ -	$ -	
accent trim in guest corridors	-			$ -	$ -		$ -	$ -	$ -	

EXCLUDE MOISTURE MITIGATION IF TOO HIGH	-			$ -	$ -		$ -	$ -	$ -		
PAINTING - EXTERIOR	-			$ -	$ -		incl below	$ -	$ -		
caulking of fiber cement board	-			$ -	$ -		incl below	$ -	$ -		
PAINTING: INTERIOR	-			$ -	$ -		$ 179,842	$ -	$ 179,842		
all painted areas, including trim, doors, etc.	-			$ -	$ -		$ -	$ -	$ -		
FIBER CEMENT BOARD	-			$ -	$ -		$ -	$ -	$ -		
fiber cement board	-			$ -	$ -		$ 234,441	$ -	$ 234,441		
soffit included?	-			$ -	$ -		$ -	$ -	$ -		
EXTERIOR	-			$ -	$ -		$ -	$ -	$ -		
breakmetal wrapped accent band	-			$ -	$ -		$ 35,000	$ -	$ 35,000		
pre-finished sheetmetal flashing at bottom to below grade	-			$ -	$ -		$ -	$ -	$ -		
aluminum break metal fascia at canopies	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 10 - SPECIALTIES:											$ 56,982
FIRE EXTINGUISHERS + CABINETS	-			$ -	$ 4,063		$ -	$ -	$ 4,063		
hanging FE's	-			$ -	$ -		$ -	$ -	$ -		
cabinet FE's	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
TOILET ACCESSORIES	-			$ -	$ 8,636		$ -	$ -	$ 8,636		
Toilet Paper Holder	-			$ -	$ -		$ -	$ -	$ -		
Soap Dispenser	-			$ -	$ -		$ -	$ -	$ -		
sanitary napkin disposal	-			$ -	$ -		$ -	$ -	$ -		
Paper Towel Dispenser	-			$ -	$ -		$ -	$ -	$ -		
18" Grab Bar	-			$ -	$ -		$ -	$ -	$ -		
36" Grab Bar	-			$ -	$ -		$ -	$ -	$ -		
42" Grab Bar	-			$ -	$ -		$ -	$ -	$ -		
Towel bar	-			$ -	$ -		$ -	$ -	$ -		
Shower curtain rod	-			$ -	$ -		$ -	$ -	$ -		
Robe hook	-			$ -	$ -		$ -	$ -	$ -		
corner guards	-			$ -	$ 2,898		$ 2,400	$ -	$ 5,298		
chair rail	-			$ -	$ 1,500		$ -	$ -	$ 1,500		
toilet accessories install (includes corner guards)	-			$ -	$ -		$ 36,000	$ -	$ 36,000		
Knox Box	-			$ -	$ 600		$ -	$ -	$ 600		
Door Signage / interior signage	-			$ -	$ -	excluded	$ -	$ -	$ -		
window shades	-			$ -	$ -	excluded	$ -	$ -	$ -		
access panels	-			$ -	$ 885		$ -	$ -	$ 885		
CANOPIES, AWNINGS	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 11 - EQUIPMENT:											$ 388,249
ELEVATOR	-			$ -	$ -		$ 145,000	$ 7,500	$ 152,500		
3500# elevator - holeless hydraulic	-			$ -	$ -		$ -	$ -	$ -		
glass panels, SS wall panels, rigidized wall panels, mtl ceiling (5.6/A4.22)	-			$ -	$ -		$ -	$ -	$ -		
1-1/2" handrail	-			$ -	$ -		$ -	$ -	$ -		
APPLIANCES	-			$ -	$ -		$ -	$ -	$ -		
Whirlpool	-			$ -	$ 168,000		$ -	$ -	$ 168,000		
Kenyon	-			$ -	$ 32,749		$ -	$ -	$ 32,749		
Install	-			$ -	$ -		$ 35,000	$ -	$ 35,000		
	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 12 - FURNISHINGS:											
DIVISION 13 - SPECIAL CONSTRUCTION:											$ -
DIVISION 14 - CONVEYING SYSTEMS:											$ -
DIVISION 15 - MECHANICAL:											$ -
FIRE SPRINKLER	-			$ -	$ -		$ 180,500	$ -	$ 180,500		$ 2,470,500
start at flange 1' AFF	-			$ -	$ -		$ -	$ -	$ -		
complete wet system of all heated space and covered areas per NFPA13	-			$ -	$ -		$ -	$ -	$ -		
dry system in attic / canopies	-			$ -	$ -		$ -	$ -	$ -		
coverage of interstitial areas	-			$ -	$ -		$ -	$ -	$ -		
engineering and design	-			$ -	$ -		$ -	$ -	$ -		
all heads concealed	-			$ -	$ -		$ -	$ -	$ -		
all penetrations through rated walls to be fire caulked	-			$ -	$ -		$ -	$ -	$ -		
NFPA13 - fully sprinkled	-			$ -	$ -		$ -	$ -	$ -		
PLUMBING	-			$ -	$ -		$ 1,600,000	$ -	$ 1,600,000		
all penetrations through rated walls to be fire caulked	-			$ -	$ -		$ -	$ -	$ -		
elevator pit sump pump, recirc pumps, booster pumps	-			$ -	$ -		$ -	$ -	$ -		
washer trench drain	-			$ -	$ -		$ -	$ -	$ -		
grease interceptor	-			$ -	$ -		$ -	$ -	$ -		
water softener	-			$ -	$ -		$ -	$ -	$ -		
ptac drains	-			$ -	$ -		$ -	$ -	$ -		
curbs for vent stacks	-			$ -	$ -		$ -	$ -	$ -		
copper u/g, cpvc above ground	-			$ -	$ -		$ -	$ -	$ -		
gas piping	-			$ -	$ -		$ -	$ -	$ -		
make sure showers have the pre-manned walled pieces	-			$ -	$ -		$ -	$ -	$ -		
INCLUDED WET VENT SYSTEM ($70K savings)	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
HVAC - SUBCONTRACTOR	-			$ -	$ -		$ -	$ -	$ -		
all penetrations through rated walls to be fire caulked	-			$ -	$ -		$ 690,000	$ -	$ 690,000		
certified test and balance	-			$ -	$ -		$ -	$ -	$ -		
condensate piping/supports	-			$ -	$ -		$ -	$ -	$ -		
ductwork/air distribution devices	-			$ -	$ -		$ -	$ -	$ -		
fire and smoke dampers	-			$ -	$ -		$ -	$ -	$ -		
protection of ductwork / equipment opening during construction	-			$ -	$ -		$ -	$ -	$ -		
smoke detectors in RTUs	-			$ -	$ -		$ -	$ -	$ -		
RTU's	-			$ -	$ -		$ -	$ -	$ -		
PTACs	-			$ -	$ -		$ -	$ -	$ -		
Split systems	-			$ -	$ -		$ -	$ -	$ -		
Exhaust fans	-			$ -	$ -		$ -	$ -	$ -		
Installation of kitchen hoods at guest rooms	-			$ -	$ -		$ -	$ -	$ -		
Mini-splits	-			$ -	$ -		$ -	$ -	$ -		
dryer venting	-			$ -	$ -		$ -	$ -	$ -		
water heater exhaust venting	-			$ -	$ -		$ -	$ -	$ -		
ptac grill to match adj surface	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 16 - ELECTRICAL:											
ELECTRIC	-			$ -	$ -		$ 830,900	$ -	$ 830,900		$ 872,184
light fixtures/lamps - incl ceiling fans, chandeliers, etc.	-			$ -	$ -		$ -	$ -	$ -		
fire rated enclosure assembly in recessed lights	-			$ -	$ -		$ -	$ -	$ -		
electrical switchgear	-			$ -	$ -		$ -	$ -	$ -		

receptacle faceplate labeling	-			$ -	$ -		$ -	$ -	$ -		
lighting control system	-			$ -	$ -		$ -	$ -	$ -		
comms for hearing impaired rooms	-			$ -	$ -		$ -	$ -	$ -		
add alt - lightning protection system	-			$ -	$ -		$ -	$ -	$ -		
conduit to ptac for control wiring	-			$ -	$ -		$ -	$ -	$ -		
power for building signage	-			$ -	$ -		$ -	$ -	$ -		
secondary conduit and wiring based off plan, additional footage $375/lf	-			$ -	$ -		$ -	$ -	$ -		
telephone conduit from pedestal to building (50LF allowance)	-			$ -	$ -		$ -	$ -	$ -		
illuminated mirrors	-			$ -	$ -		$ -	$ -	$ -		
excludes transformer pad and primary conduit	-			$ -	$ -		$ -	$ -	$ -		
light pole bases	-			$ -	$ -		$ -	$ -	$ -		
low voltage raceways	-			$ -	$ -		$ -	$ -	$ -		
excludes low voltage other than fire alarm	-			$ -	$ -		$ -	$ -	$ -		
temporary power and lighting	-			$ -	$ -		$ -	$ -	$ -		
hearing impaired doorbell	-			$ -	$ -		$ -	$ -	$ -		
future EV charging station conduit A100	-			$ -	$ -		$ -	$ -	$ -		
under cabinet lights	-			$ -	$ -		$ -	$ -	$ -		
FIRE ALARM	-			$ -	$ -		incl above	$ -	$ -		
hold open devices tied into fire alarm system	-			$ -	$ -		$ -	$ -	$ -		
Firelite 9600 ULDS	-			$ -	$ -		$ -	$ -	$ -		
hearing impaired FA devices	-			$ -	$ -		$ -	$ -	$ -		
LOW VOLTAGE	-			$ -	$ -		$ -	$ -	$ -		
AssaAbloy RFID Door Locks	-			$ -	$ -		$ 41,284	$ -	$ 41,284		
Low voltage	-			$ -	$ -		$ -	$ -	$ -		
low voltage for house phones	-			$ -	$ -		$ -	$ -	$ -		
DIVISION 18 - CONTINGENCY:											$ 100,000
Contractor Contingency	-			$ -	$ -		$ -	$ 100,000	$ 100,000		

SUBTOTALS				$ -	$ 1,274,901	$ -	$ 7,499,151	$ 207,700	$ 9,580,335	$	9,580,335
									GL	$	71,853
									OH&P	$	574,820
									BLDRS RISK	$	31,707
Bid $/SF									TAX (6.75%)	$	38,800
$211.62	**SUBTOTAL**									**$**	**10,297,515**

RESOLUTION NO. 18-10750

A RESOLUTION OF THE CITY OF BILLINGS FORMING A POLICY FOR THE ADMINISTRATION OF URBAN RENEWAL AREAS OR DISTRICTS (URD) IN THE CITY.

WHEREAS, MCA, Title 7, Chapter 15, Part 42, Section 51 declares: General powers of municipalities in connection with urban renewal. Every municipality shall have all the power necessary or convenient:

(1) To carry out and effectuate the purposes and provisions of this part and part 43;

(2) To undertake and carry out urban renewal projects within the municipality, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part and part 43, and to disseminate blight clearance and urban renewal information;

(3) To organize, coordinate, and direct, within the municipality, the administration of the provisions of this part and part 43 as they apply to such municipality in order that the objective of remedying blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved and to establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively;

(4) To exercise all or any part or combination of powers granted in this part or part 43; and

WHEREAS, the City of Billings reviews and adopts Urban Renewal Plans for each of its Urban Renewal Districts, and those Plans specify goals for each Urban Renewal District; and

WHEREAS, the City of Billings may establish local policies that guide the establishment, operations, funding and governance of urban renewal districts; and

WHEREAS, development of TIF (Tax Increment Financing) Policies would be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

That the City Council now makes and adopts the following TIF Policy:

CITY OF BILLINGS TAX INCREMENT FINANCE POLICY

1. PERMITTED USES OF TIF FUNDS. TIF funds may be used for costs outlined in MCA, Title 7, Chapter 15, Part 42, Section 88. Urban Renewal Plans adopted by the City may limit what TIF funds may be spent on in any Urban Renewal District. Eligible costs may include, but are not limited to:
   a. Land acquisition and assemblage, demolition and removal of structures, relocation of occupants, analysis to determine needs of an urban renewal area, administrative cost for redevelopment activities.
   b. Public infrastructure, including, but not limited to: streets, storm drains, parking, public buildings, water and sewer lines, sidewalks, utility connections.
   c. Private infrastructure with public benefit, including, but not limited to, building façades, windows, doors, fire suppression or alarm systems, storm drainage, environmental remediation, parking, and ADA access.

2. FINANCIAL ASSISTANCE THROUGH TIF. All financial assistance must be approved by the City Council prior to any activity receiving funding. Financial assistance should be requested prior to beginning construction. All activity (design and construction) must be completed prior to issuance of TIF funds from the City Finance Department. Financial thresholds and assistance tools are as follows:
   a. A minimum of $\geq$ $5 of private investment for every $1 of public investment is the preferred threshold to be met for each TIF application. The City Council reserves the right to approve any application that does not meet this minimum. The City Council also may make exceptions for projects of less than $100,000, and for publicly owned projects, properties or facilities.
   b. Grants may be made for uses listed in Part 1 above benefitting any government owned-land or buildings and for profit and non-profit businesses.
   c. Bonding may be available at the discretion of the City Council.
   d. All TIF grants will be formalized by a development agreement that must be signed by the grantee before the City will reimburse eligible expenses.

3. URD MANAGEMENT. Each URD in the City of Billings will be managed as follows:
   a. Each URD should maintain a non-profit advisory board to make recommendations to the City Council regarding TIF expenditures. Unless specifically authorized by a Memorandum of Understanding (MOU) referenced in 3(b) below, a majority of board members must own or lease property within the district, or must represent such owner or lessee, and may include representation from residential or commercial property owners or lessees. Advisory Boards must carry insurance for their members and provide proof of insurance to the City.
   b. A MOU must be executed between the advisory board and the City Council that defines the board's roles, responsibilities, authority, and processes, including for hiring and maintaining board support staff. The MOU must

contain language addressing conflict of interest situations for board members whose property may directly benefit from a TIF expenditure and for board support staff. The MOU also must include language that if there is the appearance of a conflict of interest the issue will be reviewed by City legal staff before moving forward.

c. Training for all URD advisory boards will be conducted biannually in coordination with City staff and URD support staff. The training must include, but is not limited to: review of URD and TIF laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

d. URD financial reporting will be consistent across all URDs and be set by coordination between the City Finance Director and the Planning and Community Services Director, and URD support staff.

e. TIF application review and City Council staff report preparation will be conducted by the Planning and Community Services Department Director, in coordination with the Assistant City Administrator, Finance Director, and URD support staff.

PASSED by the City Council and APPROVED this 9th day of July, 2018.

CITY OF BILLINGS

BY: William A Cole
William A. Cole, Mayor

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

ATTEST

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

Urban Renewal Plan for the South Billings Boulevard Urban Renewal District

Prepared by the Planning & Community Services Department
Adopted by the Billings City Council on December 8, 2008
Amended by the Billings City Council on July 22, 2019
Amended by the Billings City Council on July 26, 2021

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Acknowledgements

2008 Participants and Stakeholders

City of Billings

Ron Tussing, Mayor

City Council Members:

- Richard (Dick) Clark
- Mark Astle
- Peggie Denney Gaghen
- Jim Ronquillo
- Vince Ruegamer
- Chris "Shoots" Veis
- Ed Ulledalen
- Jani McCall
- Denis Pitman
- Larry Brewster

Planning and Community Services Department

Southwest Corridor Task Force Officers

- Tom Ruschkewicz, Chair
- Floyd Martin, Vice Chair
- Alan Pomick, Treasurer
- Debbie Rowe, Secretary

Big Sky Economic Development Authority

Downtown Billings Partnership

Stakeholders

Alene Malloy	Casey Ryan	Edyth Davis
Allen Krenz	Charles Deunow	Elanor Aukshun
Alta Dean	Cindy Linse	Elissa Linse
Arlene Bierwagen	Cindy Reid	Elsie Arntzen
Barbara Kipp	Clarence Perkins	Floyd Martin
Barbara Prewett	Clifton Burns	Gary Cooper
Barry Wilson	Coleen Apps	Gary Tipton
Beth Kirkwood	Connie Wagner	Gene Frank
Betty Hofstad	Connie Wittman	Gerald Apps
Betty Kegley	Cris Ruckman	Georgia Kembel
Beverly Bennetts	Dale Kiel	Glen Kibbee
Bob Franks	Daryle Young	Gloria Krenz
Brandy Pmter	David Mora	Greg Sennett
Brenda Estill	Dean Haley	Harriet Conklin
Brenda Ryan	Dean Miller	Ida Stuart
Brian Reid	Dennis Randall	Irene Aure
Bruce Burrows	Don Pell	James Lasater
Candice Reinschmidt	Dorothy Plouffe	Jay Hanson
Carl Howard	Doug Toomey	Jean Randall
Carol Atchley	Duane Bender	Jeannine Swoboda

Stakeholders Continued

Carol Dale
Jerald Mohr
Jerry Driscoll
Jimmie Frasch
Joan Dosch
JoAnne Moffet
Joe Morin
John Hoffman
John Hurless
Jon Gowan
Jon Rupprecht
Joyce Kenney
Joyce Pirrie
Judy Coles
Judy Mmiin
Julie Bender
Karen Hergett
Katherine Gowan
Kathy Doty
Kathy Wilkinson
Kelly Handley
Kerri Tallerico
Paul Hendershot
Richard Ruff
Robert Neal
Roger Mollett
Ron Kirkwood
Sammy Handley
Shanna Fredrickson
Ed Gabbo
Kevin Nelson
Lany Estill
Leonard Bierwagen
Linda Furlong
Linda Hayworth
Linda Pettengill
Linda Vansky
Loren Bice
Louis Plouffe
Lynn Toomey
Marc Swoboda
Margaret Schantz
Margo Allen
Margo Smith
Marian Leligdowizc
Marjorie Bishop
Marlene Anderson
Marlis Boadsack
Marlis Bufford
Martha Sheldon
Marvin Forquer
Rebekah Wales
Rick Leuthold
Robert Propelka
Ron Herget
Ronald Schultz
Sandra Fiscus
Sharon Franks
Jed Porter
Mary Ann Kraske
Mary Duenow
Maurice Muth
Mavis Schultz
Mavis Wilkinson
Mel Maier
Michele Johnson
Michelle Grasswick
Mike Kenney
Mike Vinton
Neal Armfield
Nelda Reimschmidt
Paige Tipton
Patrice Schuman
Pat Jensen
Pat Morin
Pat Newbury
Pat Perkins
Patsy Kahler
Patty Nordlund
Paul Hartman
Richard Deis
Robbin Ostrum
Robyn Rupprect
Ron Kaneski
Roy Linse
Shane Keehn
Sharon Young

2019 Participants and Stakeholders

City of Billings
- Bill Cole, Mayor

City Council Members:
- Brent Cromley
- Mike Yakawich
- Frank Ewalt
- Roy Neese
- Denise Joy
- Chris Friedel
- Reg Gibbs

Penny Ronning
Richard Clark
Shaun Brown

South Billings Urban Renewal Association
Carolyn Rukstad
Scott Hanser
Debbie Keller
Chuck Barrett
Sam Hadley
Mike Mayott
Jeff Muri
Zeier Consulting
City Administration
City Finance Department
Planning and Community Services Department
Billings Police Department

2021 Participants and Stakeholders
City of Billings
Bill Cole, Mayor

City Council Members:
Kendra Shaw
Mike Yakawich
Frank Ewalt
Roy Neese
Denise Joy
Danny Choriki
Pam Purinton
Penny Ronning
Mike Boyett
Shaun Brown

South Billings Urban Renewal Association
Carolyn Rukstad
Scott Hanser
Debbie Keller
Andrew Houlihan
Dick Zier
Mike Mayott
Jeff Muri
Tevlin Consulting
City Administration
Planning and Community Services Department

Section 1 – Introduction

On May 12, 2008, the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (SBBURD) and established a Tax Increment Finance District. As part of this ordinance, an urban renewal plan and the boundaries of the tax increment finance district were adopted. Public participation for preparing the urban renewal plan involved public meetings and participation with the City of Billings, the Southwest Corridor Neighborhood Task Force, residents and property owners, Downtown Billings Partnership, and Big Sky Economic Development Authority.

In October of 2008, the City began a modification of the SBBURD to include three additional properties. Two of these properties were recently annexed and contiguous to the existing SBBURD; therefore, the properties are now eligible to be included within the SBBURD. The third property is contiguous and requested an expansion of the district boundary. The modification of the urban renewal plan will reflect the addition of those properties.

The December 2008 modification of the urban renewal plan:

- Served as a framework for the official urban renewal plan.
- Fulfilled Montana state law.
- Updated and define district boundaries.
- Classified blight
- Set forth the protocol for its authorization, execution, and management.
- Illustrated the development opportunities.
- Documented baseline taxable property values and potential areas for redevelopment

The July 2019 amendment of the urban renewal plan:

- Identified future projects and programs.
- Ensured the City has the option to bond future projects.
- Updated the 2008 Plan to reflect the 2019 amendment process.

The July 2021 amendment of the urban renewal plan expands the boundary of the SBBURD to add five new properties to the District (see Appendix I).

Section 2 - Definitions

The following terms have the following meanings unless a different meaning is clearly indicated by the context:

1. "Agency" or "urban renewal agency" means a public agency created by Section 7-15-4232 of the Montana Code Annotated.
2. "Blighted area" means an area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

a. The substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
b. Inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
c. Inappropriate or mixed uses of land or buildings;
d. High density of population and overcrowding;
e. Defective or inadequate street layout;
f. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
g. Excessive landcoverage;
h. Unsanitary or unsafe conditions;
1. Deterioration of site;
J. Diversity of ownership;
k. Tax or special assessment delinquency exceeding the fair value of the land;
I. Defective or unusual conditions of title;
m. Improper subdivision or obsolete platting;
n. The existence of conditions that endanger life or property by fire or other causes; or
o. Any combination of the factors listed in the subsection (2).

3. "Bonds" means any bonds, notes, or debentures (including refunding obligations) authorized to be issued pursuant to Section 7-15-4300 MCA.
4. "Clerk" means the clerk or other official of the municipality who is the custodian of the official records of the municipality.
5. "Local governing body" means the council or other legislative body charged with governing the municipality.
6. "Mayor" means the chief executive of a city or town.
7. "Municipality" means any incorporated city or town in the state.
8. "Redevelopment" may include:
   a. acquisition of a blighted area or portion of the area;
   b. demolition and removal of buildings and improvements;
   c. installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban renewal provisions in accordance with the urban renewal plan; and
   d. making the land available for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan. If the property is condemned pursuant to Title 70, chapter 30, the private enterprise or public agencies may not develop the condemned area in a way that is not for a public use.
9. "Urban renewal area" means a blighted area that the local governing body designates as appropriate for an urban renewal project or projects.
10. "Urban renewal plan" means a plan for one or more urban renewal areas or for an urban renewal project. The plan:
    a. must conform to the growth policy if one has been adopted pursuant to Title 76, chapter 1; and;
    b. must be sufficiently complete to indicate, on a yearly basis or otherwise:
       i. any land acquisition, demolition, and removal of structures; redevelopment;

improvements; and rehabilitation that is proposed to be carried out in the urban renewal area;

ii. zoning and planning changes, if any, including changes to the growth policy if one has been adopted pursuant to Title 76, Chapter 1;

iii. land uses, maximum densities, building requirements; and

iv. the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

Section 3 – Background

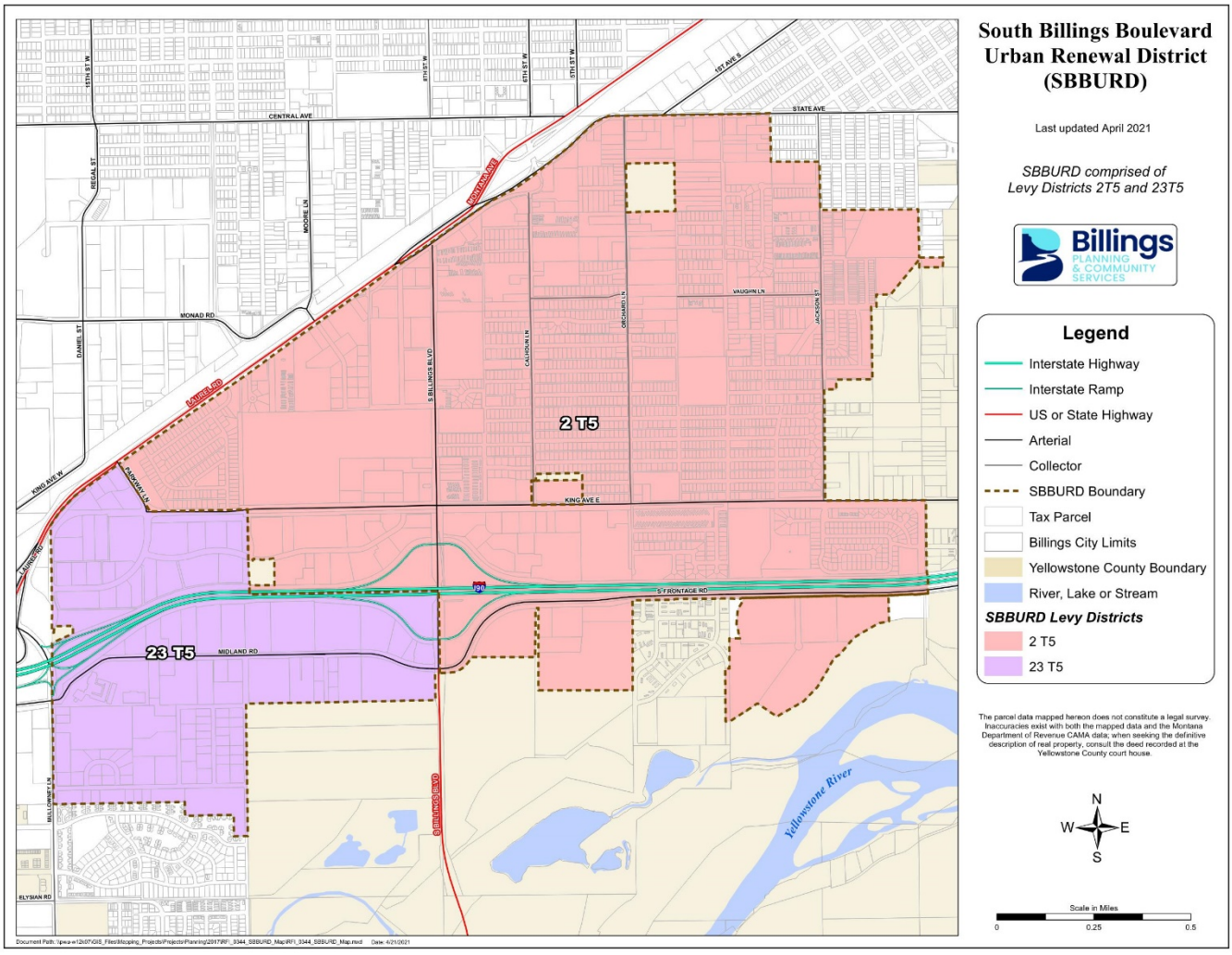
The South Billings Boulevard Urban Renewal District (the "District") lies within the City of Billings (the "City'), is situated between major transportation routes, and stretches from the east side of the King Avenue Overpass east to Washington Street and from State Avenue South to the city limit boundaries. Located within the district is Interstate Highway 90 and the major railway line through the city. Map 1 shows the boundary of the SBBURD.

The District lies within the Southwest Corridor Neighborhood Task Force. The task force was created in the early 1990's in response to the growing problem with the roadway interchanges and associated issues. For a while, the Task Force was a more diverse body that handled many issues for the Southwest Billings community. The Task Force has not been active for the past several years (2019-2021). Existing land uses and current zoning are shown on Maps 2 and 3.

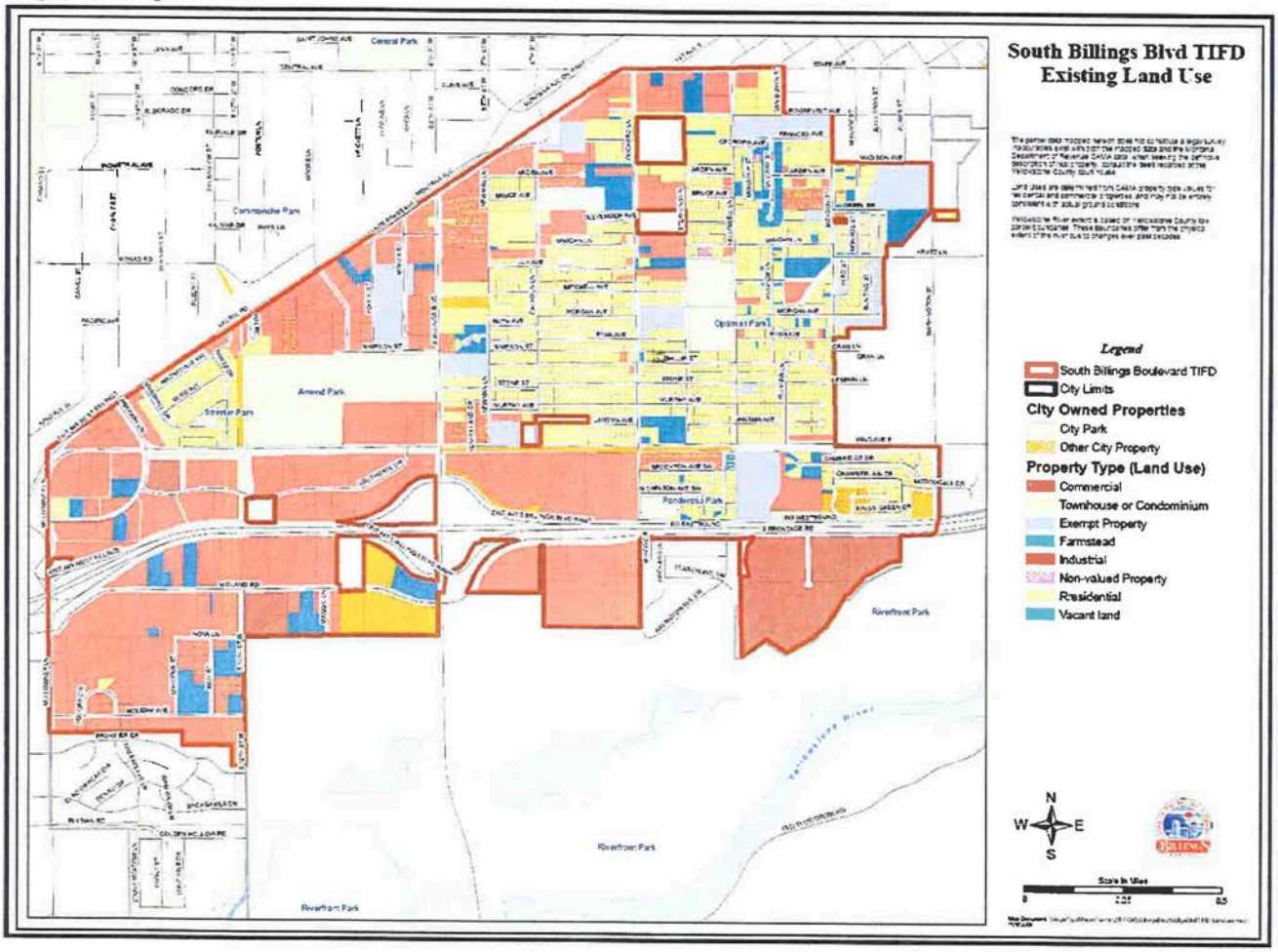
A closer look at this neighborhood shows an established area of mixed residential and commercial uses. This area also includes three elementary schools and one middle school. Some areas include unimproved streets with no sidewalk, curb, or gutter. In addition, many areas were not served by municipal water and sewer or there was old, inadequate water and sewer infrastructure. Many of the concerns raised by residents within the district center around routes for children to get to school, including bus routes that run on unimproved streets and children walking down the street instead of sidewalks to get to school. Many of these infrastructure deficits have been addressed as evidenced by the project list updates in Section 13 of this Plan.

Due to the location, the South Billings Boulevard Urban Renewal District has a tremendous amount of potential to become a major economic force. With the interstate corridor located in this district, the potential exists for this area to become a major destination place for retail, goods and services, manufacturing, and entertainment.

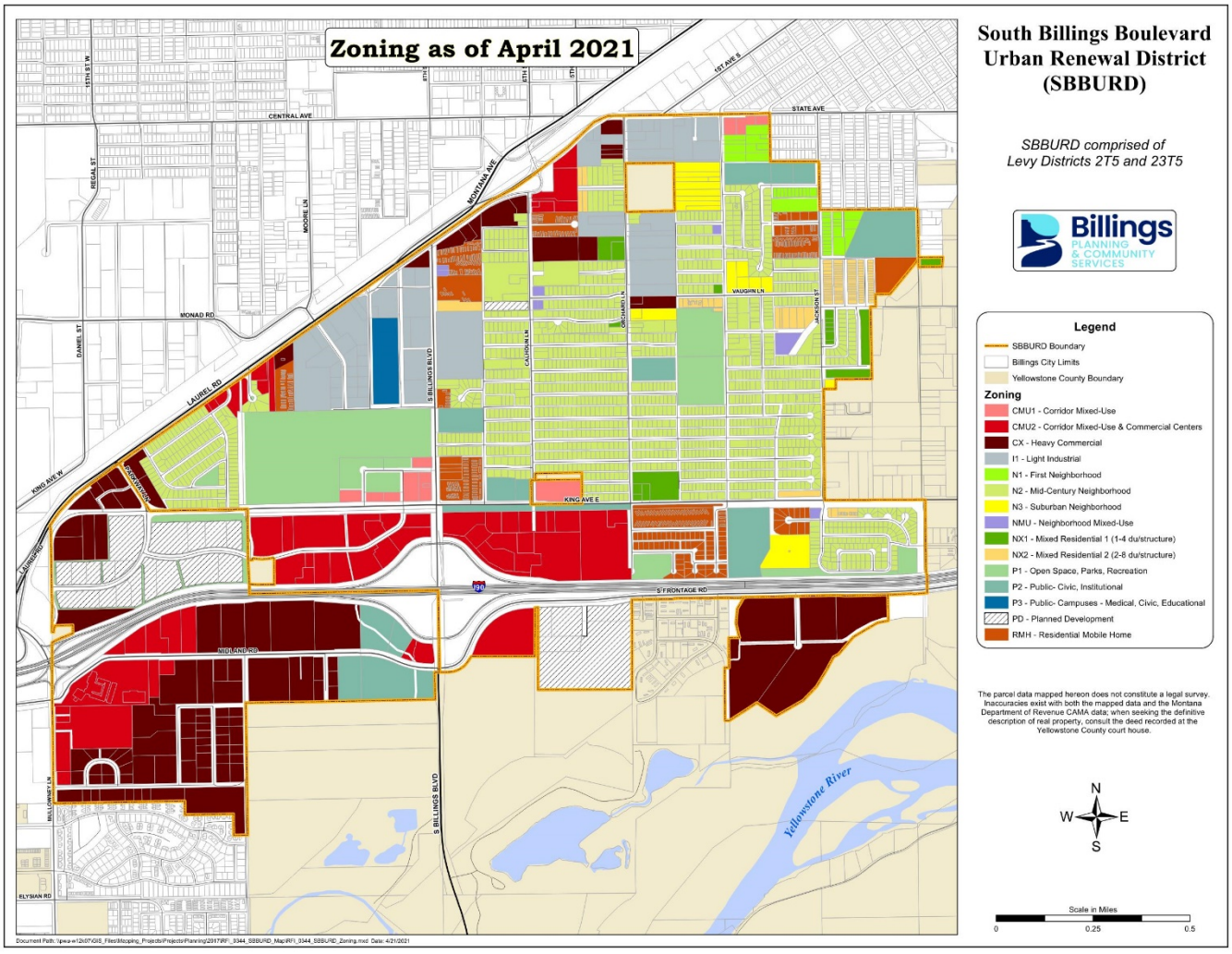
Map 1. South Billings Boulevard Urban Renewal District



Map 2 – Existing Land Uses



Map 3. South Billings Boulevard Urban Renewal District Existing Zoning



Section 4 - Description of Blight

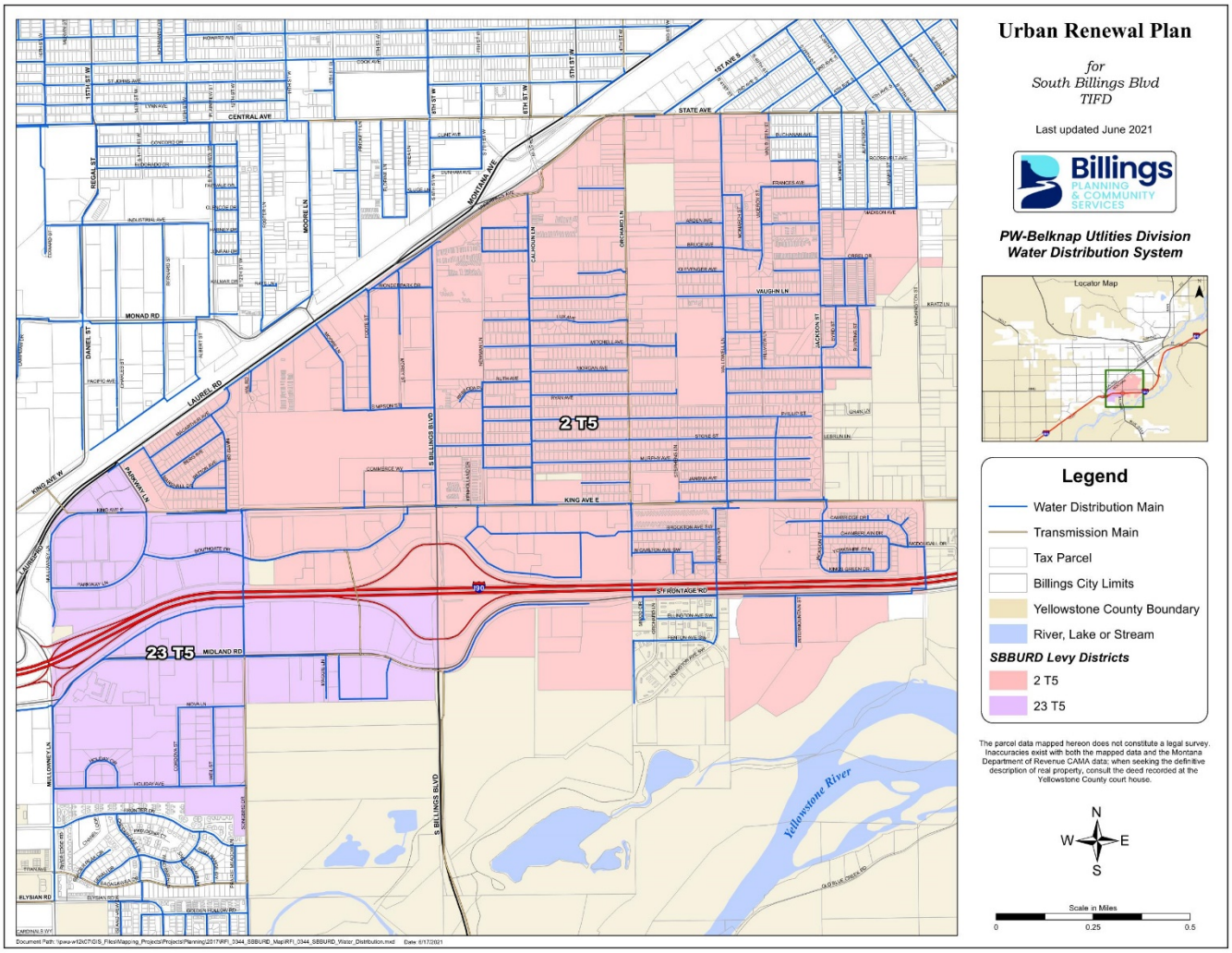
A requirement of Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, is to justify an urban renewal plan supported through a tax increment finance district through the determination of blight. Blight is defined as an area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs the sound growth of the city or its environs; retards the provision of housing accommodation; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

- the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
- inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
- inappropriate or mixed uses of land or buildings;
- high density of population and overcrowding;
- defective or inadequate street layout;
- faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- excessive land coverage;
- unsanitary or unsafe conditions;
- deterioration of site;
- diversity of ownership
- tax or special assessment delinquency exceeding the fair value of the land;
- defective or unusual conditions of title;
- improper subdivision or obsolete platting;
- the existence of conditions that endanger life or property by fire or other causes;
- any combination of the factors listed

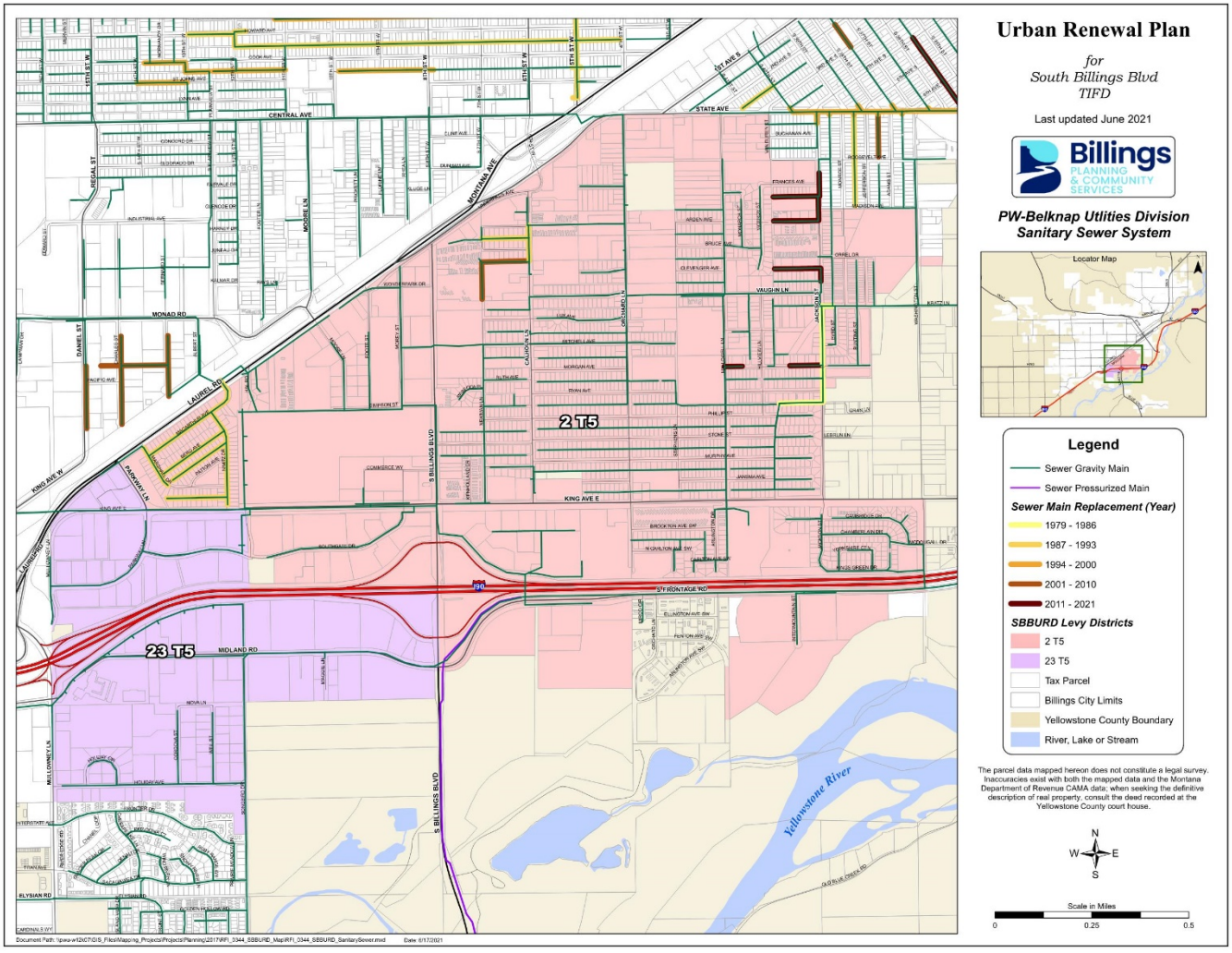
Section 5 - Summary of Blight

The area in the proposed district contains a great deal of blight. Within the district there is substantial structural deterioration, long-term land vacancy, and significant infrastructure needs. Several of the commercial buildings in the district are vacant or deteriorated and need demolition. Many of the sidewalks are cracked or nonexistent, alleys are deteriorated, and, in general, much of the area is below City standards. In contrast to the above, there are certain properties within the District in good repair but included in the District to allow for a contiguous block of land within the district; and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without continued managed urban renewal, even these success stories will once again decline in taxable value. Portions of the District fall into the blighted, neglected, and under-utilized categories. Maps 4 and 5 show the past infrastructure conditions within the district.

Map 4. Water Distribution System.



Map 5. Sewer System



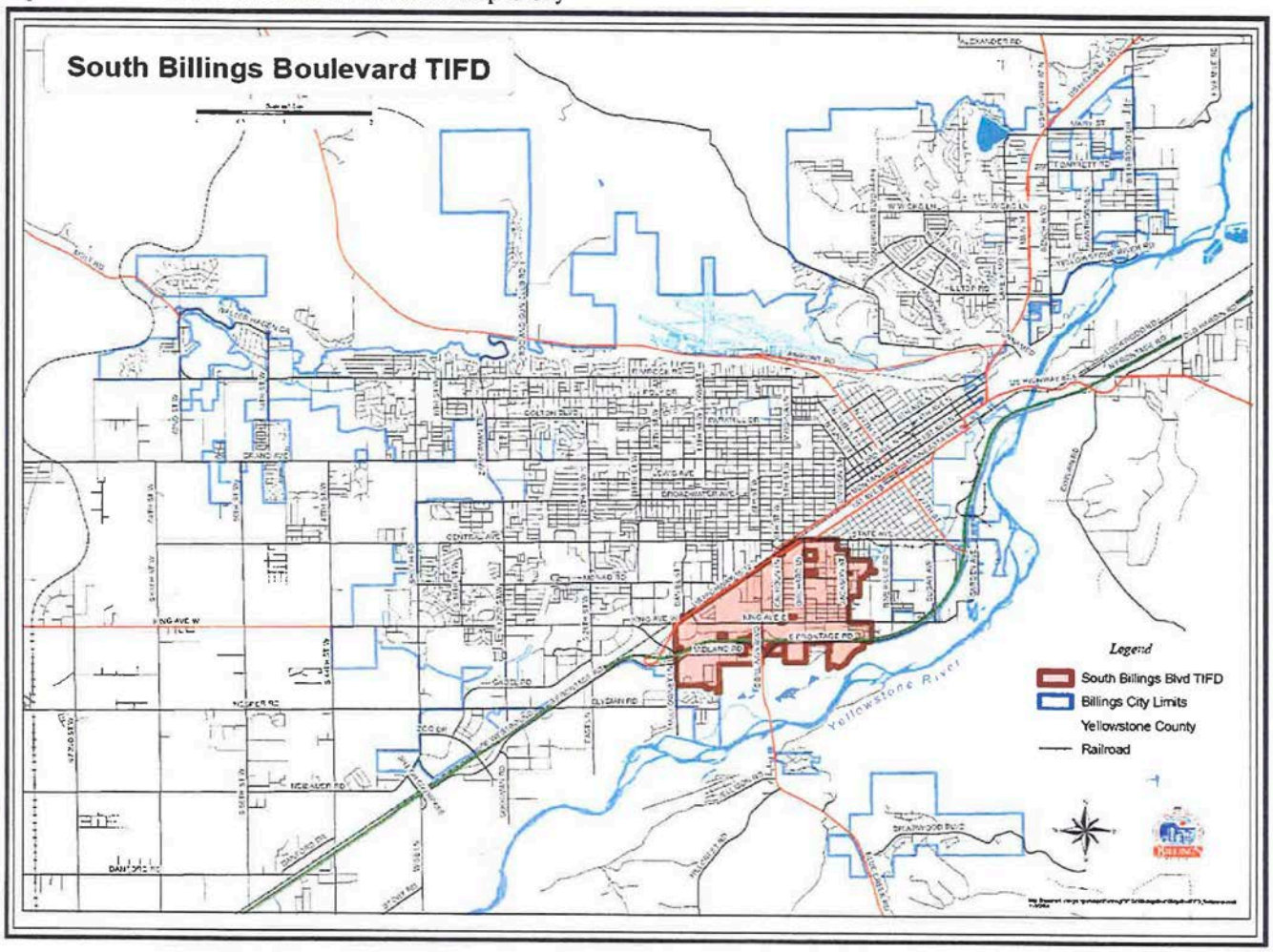
Section 6 - The Site and Its Relationship to the City

The South Billings Boulevard Tax Increment Finance District ("TIFD') and Urban Renewal District is located in the south-center region of the City of Billings. Bordered by the Interstate corridor, the main railroad line and principal transportation routes, it is an area where economic development opportunities are numerous. In addition, numerous service-related, commercial, industrial, parks and recreation and housing choices are located within the District. Map 6 shows the TIFD boundary in relationship to the rest of the city.

Section 7 - Description of the District Boundary *(To be updated after Council action to add new properties to the District)*

Starting at the intersection of State Avenue and Van Buren Street, extending south down the centerline of Van Buren Street to the intersection of Van Buren Street and Roosevelt Avenue, extending east down the centerline of Roosevelt Avenue to the intersection of Roosevelt Avenue and Jackson Street, extending south down the centerline of Jackson Street to the intersection of Jackson Street and Madison Avenue, extending east down the centerline of Madison Avenue to the intersection of Madison Avenue and Washington Street, extending south down the centerline of Washington Street to the intersection of the centerline of Washington Street and the extension of the northern boundary of Lot 7, Willis Subdivision, extending east along said boundary to the eastern boundary of said lot, extending south along said boundary to the southern boundary of said lot, extending westerly along said boundary and its extension to the centerline of Washington Street, extending north to the existing City of Billings city limit boundary, extending southerly and westerly along the existing city limit boundary to the intersection of Jackson Street and King Avenue East, extending east along the centerline of King Avenue East to the intersection of King Avenue East and Washington Street, extending south along the centerline of Washington Street and its projection across the Interstate 90 right-of-way, to its intersection with South Frontage Road, thence in a westerly direction following the south right-of-way boundary of the South Frontage Road to the intersection of an extension of the east boundary of Riverfront Business Park Subdivision, extending south along eastern boundary of said subdivision to the south boundary of said subdivision, extending southerly and westerly along said boundary to the west boundary of said subdivision, extending northerly and easterly along said boundary and its extension to the south right-of-way boundary of South Frontage Road, extending westerly to the northeast corner of Lot 1, Block 1, Willowbrook Subdivision, thence in a southerly and westerly direction following the existing city limit boundary to a point which intersects with the extension of the southern boundary of Tract 1, C/S 2834, then west along said southern boundary of Tract 1, C/S 2834 and southern boundary of Block 4 of Weil Subdivision to the intersection with the centerline of Mullowney Lane, extending north along the centerline of Mullowney Lane and its projection to the centerline of Laurel Road, extending northeast along the centerline of Laurel Road to its intersection with State Avenue, extending northeast and east along the centerline of State Avenue to the ending point at the intersection of State Avenue and Van Buren Street. Excluding all unincorporated land within the boundary.

Map 6 – Tax Increment Finance District in Relationship to City



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Section 8 - Planning Process

Stakeholder and Community Participation

The initial concept of developing a Tax Increment Finance District and an Urban Renewal Plan in the South Billings Boulevard area was brought forward by the City of Billings, Big Sky Economic Development Authority, and the Downtown Billings Partnership. After discussions and meetings with the Southwest Corridor Task Force, it was determined that a steering committee would be established to move forward with the development of an Urban Renewal Plan for the creation of the South Billings Boulevard TIF District. After discussions with the participating members, it was apparent that direct communication with business owners, landowners and public participation was critical for the project to be a success. Two public meetings were scheduled to open dialogue on the proposed Urban Renewal Plan and TIF District process, and to set goals and objectives of the project. It also became clear that a grass-roots effort conducted and led by the property owners themselves was needed.

In October of 2008, the City began an urban renewal plan modification process to include three additional properties to the district pursuant to Montana Code section 7-15-4221. All property owners affected by the urban renewal plan modification were notified by mail of the public hearing on the Urban Renewal Plan held November 24, 2008.

In May 2019, the City, in coordination with the South Billings Urban Renewal Association, began the process to amend the South Billings Urban Renewal Plan. All property owners affected by the urban renewal plan amendment were notified by mail of a public meeting to discuss and receive public comment on the Plan amendment on May 30, 2019. All property owners affected by the urban renewal plan amendment were also notified of the public hearing on the Urban Renewal Plan held July 8, 2019.

In summer 2020, City staff in coordination with the South Billings Urban Renewal Association and its consultant, began discussion of expanding the District Boundary to include additional properties. The proposed expansion as brought to the City Council at a December 2020 Work Session for review and discussion. The Council at that meeting directed staff to move the process to expand the District forward in 2021. All property owners who property was proposed to be included in the District expansion were notified of the public hearing on the Urban Renewal Plan held July 12, 2021.

Urban Renewal Plan

The Urban Renewal Plan is the tool that governs what public improvements are needed and desired within the District. Through public meetings and meetings at the Southwest Corridor Task Force, neighborhood needs, and projects were identified.

With input from property owners and the identification of goals and objectives, the City of Billings moved forward with the completion of the Urban Renewal Plan. A draft was reviewed with the property owners and the Southwest Corridor Task Force prior to review by the City of Billings City Council.

The high level of transparency and frequency of meetings has ensured that a large local constituency

has been involved, and as many stakeholders as possible participate and approve of the plan.

Eminent Domain

In no case shall eminent domain be used as a tool in the redevelopment of the South Billings Boulevard Urban Renewal District except as a last resort in the case of needed public infrastructure improvements and/or rights-of way.

Residential Relocation Plan

If a residential structure requires relocation as a result of right-of-way acquisition and/or a public infrastructure construction project, that is partially or fully funded with federal assistance (Housing and Urban Development, Federal Highway, etc.), the City of Billings shall abide by the Uniform Relocation Assistance Act.

Planning, City Administration and Legal Review

During the many meetings with the local property owners and the Southwest Neighborhood Task Force, it was decided to begin the process of finalizing the urban renewal plan and take it to the City Council before the end of 2007. The Urban Renewal Plan was sent to the City Legal Department and City Administration for review and comments. Comments and recommendations from both City Legal and City Administration were taken into account and incorporated into this Plan.

The Plan was also sent to the Yellowstone County Board of Planning for its review and recommendations regarding the plan's conformity to the City's 2003 Growth Policy Plan. A recommendation of approval was passed by the Planning Board on October 23, 2007. The plan was then presented at a City Council Work Session on November 5, 2007. The public hearing and first reading of the Ordinance was held by the City Council on November 26, 2007 with the second reading and final adoption on December 10, 2007.

A modification to the SBBURD plan began in October of 2008. On November 10, 2008, the Billings City Council passed a Resolution Declaring Blight, Intent to Modify the District, and Setting a Public Hearing Date. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2003 Growth Policy on November 12, 2008. The affected property owners were notified of the Plan's modification and public hearing notices were published on November 6, 2008 and November 13, 2008 for the first reading and public hearing on the modification of the Plan.

The City initiated an amendment to the Plan in May 2019 to ensure future projects contemplated by the City and via public comments and recommendations would be possible if funded by bonding or directly through tax increment funds generated by the SBBURD. The process to amend the Plan has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on June 25, 2019. The

affected property owners were notified by mailed postcard of the Plan's modification, and public hearing notices were published on June 28, 2019 and July 5, 2019 for the first reading and public hearing on the Plan amendment.

The City initiated an expansion to the SBBURD boundary in December 2020 to include additional properties in the District. The process to expand the District has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on April 13, 2021. The City Council acted upon a Resolution of Intent to expand the boundaries of the District on May 10, 2021 and set a public hearing date to act on an ordinance to expand the District in July 12, 2021. The affected property owners were notified by mailed letter of the District expansion, and public hearing notices were published for the first reading and public hearing set for July 12, 2021.

Financial Programming

The City of Billings, to ensure a sound and adequate financial program to fund projects, has concluded the following: For every $1 million dollars of increased market value, assuming Class 4 (commercial) property @ 3.01 % taxable rate and a mill levy of $0.55, it is anticipated that an increment value of approximately $14,500 will be generated yearly.

Modification of SBBURD Plan

The SBBURD may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA, with respect to initial adoption of this Plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may only be mailed to those owners whose properties are situated within the area of expansion or contraction of the Urban Renewal District boundaries. In cases where the boundaries are not modified, but the contents of the urban renewal plan are substantially modified, notification shall be mailed to all owners of property within the District area.

Section 9 - Housing (Conservation of Existing Affordable H ousing)

Housing is an important element to the District. Providing the District with housing opportunities is vital to the sustainability of the District. With housing opportunities, individuals and families can live and work within the District. This provides a dual benefit; first, the commute to work for individuals will be reduced and second, the businesses within the District will have a local work force to draw from.

Current housing in the area consists of single-family, duplex, and multi-family units and include rental units and owner-occupied. Also, manufactured home parks are located within the District. The main concentration of housing is in the central and eastern portion of the District. During the summer of 2007, the Planning Division developed a map of existing housing conditions within the City of

Billings. The information was generated through the Yellowstone County CAMA (Computer Assisted Mass Appraisal) detail system. Properties were queried that were labeled as either unsound, poor, fair, or incomplete. This resulted in approximately 2,390 properties within the city limits that met this query. Out of the 2,390 city properties, 562 or 24% were located in the SBBURD. Of the 562 residential structures, seven were rated as unsound, 184 as poor and 371 as fair.

Future housing for the District is encouraged to be developed for the goal of ownership. When rental housing occurs, such facilities shall be developed in connection with mixed-uses and managed by a company that will provide active policy measures to eliminate crime and blight. Approval of multi-family housing will require either a Zone Change or Special Review request that requires approval by the City Council.

Housing in the area shall also be designed to cater to a variety of income demographics as well. All current affordable housing needs in the District shall be accounted for through the development of owned and rental housing that remain within the District. Housing for mid- and higher-level income groups shall also be encouraged. To avoid creation of substandard housing or encourage future blight, mixed-use housing developments shall incorporate all income demographics within the same project in a safe and positive way.

Section 10 - Transportation and Pedestrian Circulation

The transportation and circulation situation in the TIF District should be a major focus during redevelopment of the area. Traffic patterns and access issues can affect the function and livability of a community or neighborhood.

During discussions and public meetings, it was apparent the current street conditions and lack of adequate transportation and pedestrian facilities was a high priority for property owners. The majority of traffic that comes into the District is either pass-through or destination traffic to the major transportation routes located within the District. In addition, the lack of sidewalk and pedestrian routes is a concern with the number of schools and parks located in the District. Safe and attractive pedestrian amenities, such as sidewalks, boulevards, crosswalks, improved signage and shelters or benches would greatly enhance pedestrian experiences.

Section 11 - Public Services and Facilities

Currently there are four public schools located within the District; three elementary schools and one middle school. A concern mentioned many times by residents was the lack of sidewalks for school children to get to school. It was observed that many students are walking directly in the street due to a lack of sidewalks. The creation of a Safe Routes to School Plan should be created to address this concern. In addition to schools, there are several developed parks located in the District. Amend Park provides a multi-use facility for soccer and rugby as well as picnic sites and shelters. Optimist Park has a variety of amenities that include basketball courts, jogging trails, playground, softball and baseball fields and picnic areas. Ponderosa Park provides horseshoe courts, playground, softball and baseball fields and soccer and rugby fields. The City of Billings also provides services to the District with MET Transit and the Southgate Cop Shop. Currently two MET routes serve the neighborhood; the Central and the Southside Loop. Both of these routes travel to and from the Stewart Park and Downtown Transfer Centers. The Southgate Cop Shop was reopened in May of 2007 and operates on

Monday, Wednesday and Friday from 4 - 7 p.m. The station is a neighborhood police contact center currently staffed by volunteers. Residents are encouraged to use the Cop Shop to report crimes, suspicious activities or obtain information and assistance.

Section 12 - Infrastructure and Utilities

The District has infrastructure and utilities deficiencies that need to be addressed prior to any large influx of redevelopment or new building construction. Water and sewer conditions need to be addressed due to out of date installations, inadequate lines, or increases in impacts to existing structures.

The storm water drainage situation is particularly troublesome as many areas either have inadequate storm water facilities or none at all.

By upgrading infrastructure and utilities, therein lies the opportunity for more attractive development opportunities.

Section 13 - Urban Renewal Projects and Programs

The Urban Renewal Projects were identified by property owners within the District during the public meetings at the time the Plan was first adopted in 2008 and also during the amendment process in 2019. Information for the 2008 Plan adoption process utilized the Southwest Corridor Task Force meetings and delivery through comments mailed to the Planning Division. For the 2019 amendment process, a public meeting was held at Orchard Elementary School on May 30, 2019 where projects ideas and comments were collected, as well as at the South Billings Urban Renewal Association meeting on June 4, 2019. It is the City's intent to use tax increment to finance public improvement projects. In addition to TIF financing, the City may also use Special Improvement District financing as well as grant funding through, but not limited to, the Community Development Block Grant Program. By combining funding opportunities, more projects will be able to be completed.

The project and program list below encompasses both items included in the 2008 Plan as well as the new project recommendations for the 2019 Plan amendment. The items are identified by the year:

2008 Project and Program Recommendations:

Project: Traffic calming measures on Calhoun and Orchard Streets. (Completed)

Project: Street improvements on Newman Drive between Simpson and Stone Streets, install curb and gutter. (Completed)

Project: Pave, curb, and gutter on Simpson from Calhoun to Newman.

Project: Widen, curb and gutter (where needed) and repave Calhoun the full length. (Completed)

Project: Widen, curb and gutter (where needed) and repave Orchard the full length. (Completed)

Project: Widen, curb and gutter (where needed) and repave Hallowell the full length. (Under Construction 2021)

Project: Widen, curb and gutter and install bike path or sidewalk the full length of King Avenue East from Parkway to Riverside Drive. (Completed to Jackson Street)

Project: Safety to school plan. (SRTS Maps Updated, Plan Update in 2021/2022)

Project: Crosswalks within the District (where needed).(In Progress)

Project: Sidewalks within the District (where needed). (In Progress)

Project: Street lights along King Avenue East. (In Progress)

Project: Street widening at Optimist Park. (Addressed with Hallowell Lane Project)

Project: 4100 Block of Vaughn Street - sidewalk. (Included in FY22 CIP – Jackson to Hallowell)

Project: 4100 Block of Vaughn - public sewer needed, drain fields failing. (Included in FY22 CIP – Jackson to Hallowell)

Project: Bike/pedestrian routes along King Avenue. (Mostly Completed, section east of Jackson Street)

Project: Sewer improvements on South Billings Boulevard from Mitchell north to Underpass Road. Sewer line currently runs east under adjoining residential development. (Completed)

Project: Repave Morgan Avenue between Hallowell Lane and Jackson Street include sidewalks, streetlights. (Included in FY22 CIP)

Project: Install public sewer along Morgan Avenue that includes storm water improvements. (Included in FY22 CIP)

Project: More bike trails throughout neighborhood. (In Progress)

Project: Park improvements for Little League and soccer leagues. (Amend Park and Optimist Park projects addressing this need)

Project: Community Resource Officer within the neighborhood to steer kids away from drugs and promote a safe neighborhood. (Coordination between SD#2 and City PD is ongoing)

Project: Pave Newman Lane behind Newman Elementary School. (Completed)

Project: Storm water improvement at the Northeast comer of Phillip and Hallowell. (Addressed with Hallowell Lane Project)

Project: Need school zone signage at Newman Elementary School. Completed)

Project: Installation and improvement of municipal water and sewer lines within the District. (Completed)

Project: Installation of sidewalks on Jackson Street (where needed). (In Progress)

Project: Stop light at South Billings Boulevard and Midland Road. (Completed)

Project: Neighborhood wide traffic study for traffic calming strategies. (In Progress through SRTS and Complete Streets efforts)

Project: Assess adequacy of fire hydrants throughout the neighborhood and add fire hydrants as needed. (Not Completed)

Project: Traffic light at State Avenue and Hallowell Lane. (Completed)

Project: Continuation of streetlights on Jackson to King Avenue. (Not Completed)

In addition to property owner identification of projects for the District, the City of Billings Public Works Department has several ongoing or future infrastructure projects scheduled. These projects include the following:

- **Orchard Lane** - Replacement of a water main in Orchard Lane from just south of King Avenue East to Underpass Avenue. (Completed)

- **Calhoun Lane** – Replacement of water main in Calhoun Lane from King Avenue East to Underpass Avenue. (Completed)

- **Jackson Street** - Jackson Street is split into two phases. The first phase will provide sidewalk and drive approaches on the west side of Jackson Street from King Avenue East to Ryan Avenue. The second phase will provide drive approaches, sidewalk, curb and gutter, and ADA ramps along both sides of Jackson Street from State Avenue to Kratz Lane. (Completed)

- **Newman Lane and Bruce Avenue** - Sanitary sewer rehabilitation work was completed in the TIF District in 2007 at Newman Lane and Bruce Avenue.

2021 SBBURD Gravel Street Inventory – Programming in Current or Future CIP

Branch Name	To	From
ARDEN AVE	JACKSON STREET	VICEROWY STREET
BRUCE Ave	HALLOWELL	STEPHENS
CLEVENGER AVENUE	600' W OF JACKSON ST	JACKSON ST
FRANCES AVENUE	ORCHARD LANE	END W. ORCHARD LANE
HILLVIEW LANE	MORGAN AVE	ALLEY N OF PHILLIP STREET
HILLVIEW LANE	VAUGHN LANE	MITCHELL AVENUE
HOLIDAY AVENUE	SONGBIRD DRIVE	WELL STREET
MCDOUGALL DRIVE	CUL-DE-SAC E OF WASHINGTON STREET	WASHINGTON STREET
MITCHELL AVENUE	HILLVIEW	HALLOWELL
MONROE STREET	MADISON AVENUE	371'S. MADISON AVE
MOREY STREET	UNDERPASS AVENUE	WONDERPARK DRIVE
MOREY STREET	END OF GRAVEL	SIMPSON STREET
MULLOWNEY LANE	320' N/O PARKWAY LN	130' S/O PARKWAY LANE
NEWMAN LANE	LUX AVENUE	RUTH LANE
NOVA LANE	SONGBIRD DRIVE	WELL STREET
RYAN AVENUE	JACKSON STREET	HALLOWELL LANE
SONGBIRD DRIVE	MIDLAND ROAD	FRONTIER DRIVE
STEPHENS LANE	ARDEN AVENUE	VAUGHN LANE
STEPHENS LANE	SIMPSON STREET	RYAN AVENUE
STEPHENS LANE	ALLEY N OF JANSMA AVENUE	ALLEY S OF JANSMA AVE
VAUGHN LANE	JACKSON	HALLOWELL

FY 2022 SBURD Project
FY 2021 City Project and SID
Proposed Future CIP Inclusion

2019 Project and Program Recommendations:

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities.

Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities.

Railroad Infrastructure – Coordinate with BNSF Railway and Montana Rail Link on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroads and City of Billings.

Walking Paths and Trails – Construct sidewalks, trails, and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

Section 14 - Identified Projects and Programs in Relationship to the Goals and Objectives Respective to the 2016 City of Billings Growth Policy

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. On April 13, 2021, the Yellowstone County Board of Planning acted affirmatively on a recommendation to the City Council as to the SBBURD expansion's consistency with the 2016 City of Billings Growth Policy. The 2016 City of Billings Growth Policy ("Growth Policy") refers to and promotes economic development and urban renewal in a variety of ways. The preceding list of urban renewal goals listed in Section 13 are relevant to the Growth Guidelines identified in the Growth Policy in the following areas:

Growth Guidelines

Essential Investments (relating public and private expenditures to public values)

- The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.
- Public transit and commercial air service are critical to ensure access to and around the City.
- Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community.
- Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.
- Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors.
- Infill development and development near existing City infrastructure may be the most cost effective.
- The history and heritage of Billings are cornerstones of our community.

- Neighborhoods that are safe and attractive and provide essential services are much desired.
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable
- A supportive school system that inspires, motivates, and prepares students for meaningful employment is important for ensuring a high quality, competitive community.

Place Making (Enhance, maintain, preserve, and improve existing public places)

- A multi-use community recreation facility is desirable.
- Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community.
- Park master plans and transportation plans are important to facilitate the preservation and improved public access to the Yellowstone River and the Rims
- Public and private partnerships are valuable for creating enhanced entryways into Billings.
- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City.

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity.
- Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods.
- Outdoor public spaces provide casual and relaxing gathering areas for people.
- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings.
- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.

Strong Neighborhoods (livable, safe, sociable, and resilient neighborhoods)

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools, and public gathering spaces foster health, good will and social interaction.
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale streetlights, street trees and walkable access to public spaces.
- Implementation of the Infill Policy is important to encourage development of underutilized properties.

Home Base (healthy, safe, and diverse housing options)

- A mix of housing types that meet the needs of a diverse population is important.

- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy, and safe.
- Homes that are safe and sound support a healthy community.

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses, and visitors.
- Safe and accessible transportation systems benefit everyone's quality of life.
- Affordable public transit is much desired.
- Development oriented to transit routes will provide more transportation choices and is preferred.
- "Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation.
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
- On-street bike facilities promote predictability for all users
- Technology can reduce congestion and facilitate emergency vehicle travel at railroad crossings.

Prosperity (promoting equal opportunity and economic advancement)

- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers.
- Successful businesses that provide local jobs benefit the community.
- Community investments that attract and retain a strong, skilled, and diverse workforce also attracts businesses.
- Retaining and supporting existing businesses helps sustain a healthy economy.

Section 15 - Neighborhood Planning

Another tool that is expected to be used in the future to address current conditions within the District and the identification of neighborhood needs will be accomplished through the creation of a Neighborhood Plan. A neighborhood plan may be drafted for this area of Billings in the next three or four years based on available funding. The purpose of the neighborhood plan is to assist residents, governing agencies, planners, and developers in making the right choices when determining future growth patterns and development within the neighborhood. The plan also encourages local government, developers, and businesses to discuss future land use decisions with neighborhood residents and business owners prior to the proposed land use change. The neighborhood plan is not a regulatory document; instead, it is adopted by the City Council and the Board of County Commissioners as an implementation strategy and is part of the City of Billings and Yellowstone County Growth Policy as an advisory document. The neighborhood plan would be implemented through the City's Capital Improvement Program Planning and by the Southwest Corridor Neighborhood Task Force.

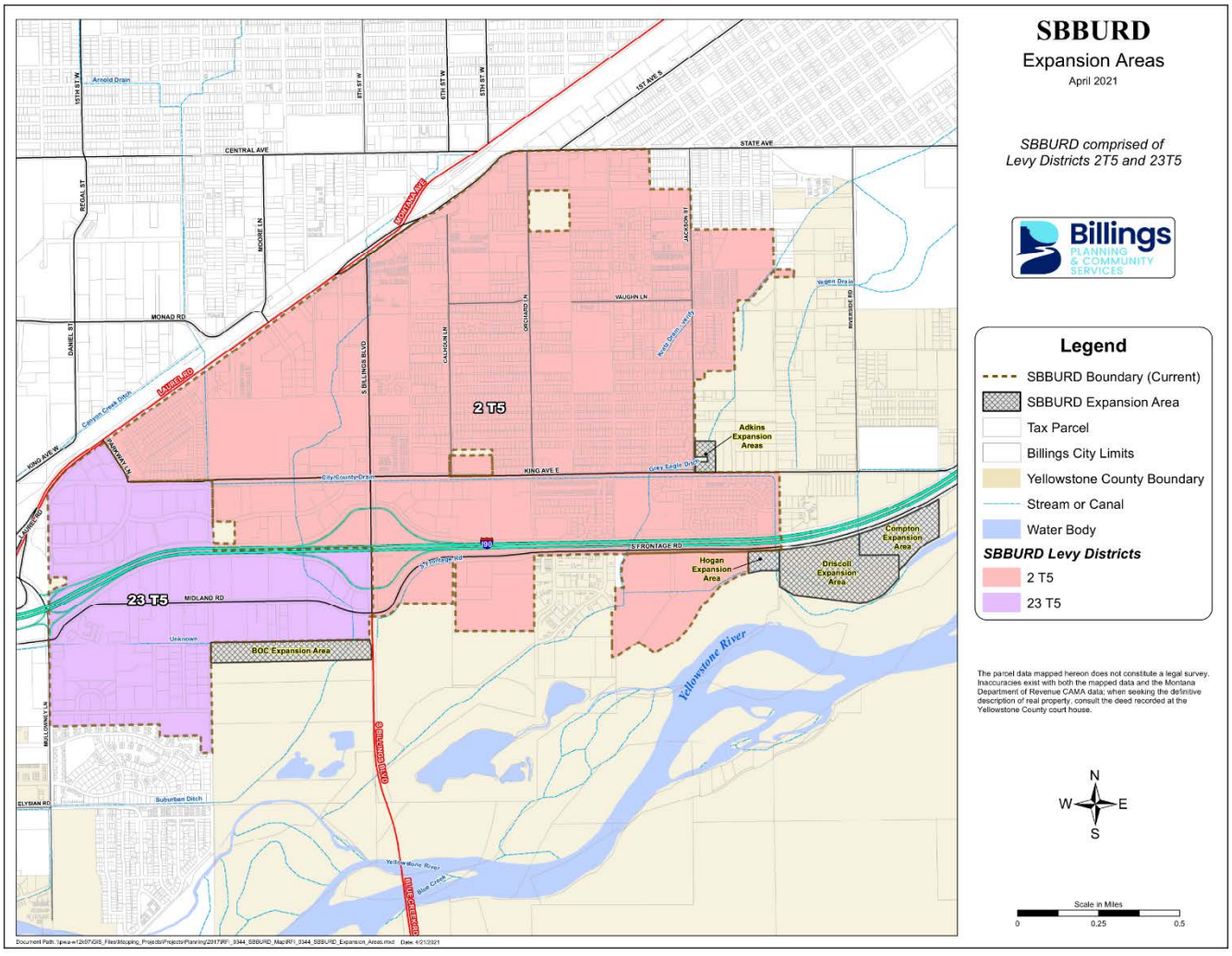
The plan would include general and specific recommendations that reflect the values of the community, encourage sound decision-making, and empower people to take action. The plan also

includes realistic implementation strategies that involve both private and public actions, as well as regulatory decisions.

Section 16- Conclusion

The South Billings Boulevard Urban Renewal District has a tremendous amount of potential to become a viable and reliable economic engine. The District has a great potential to become a destination place where Billings residents, business owners, and visitors will purposefully go to conduct business, have goods and services manufactured and enjoy recreation and leisure activities. At the end of the life of this TIFD program it is the hope of all involved that this area of Billings will be a wonderful place to live, work and play far into the future.

Appendix I – 2021 Expansion



ORDINANCE 19-5725

AN ORDINANCE OF THE CITY OF BILLINGS, PROVIDING THAT THE SOUTH BILLINGS BOULEVARD URBAN RENEWAL PLAN FOR THE SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT (SBBURD), FORMED BY THE CITY IN NOVEMBER 2007 AND EXPANDED IN NOVEMBER 2008, BE AMENDED BY REVISING SECTIONS 1, 8, 13 AND 14, PROVIDING FOR ADDITIONAL PROJECTS TO BE FUNDED AND CONSTRUCTED IN THE FUTURE IN THE SBBURD, AS WELL AS UPDATING THE PLAN TO REFLECT THE AMENDMENT PROCESS.

WHEREAS, this Council on May 12, 2008, established the South Billings Boulevard Urban Renewal District and adopted the South Billings Boulevard Urban Renewal Plan under Ordinance 08-5462,

WHEREAS, this Council on December 8, 2008, modified the South Billings Boulevard Urban Renewal District and modified the South Billings Boulevard Urban Renewal Plan under Ordinance 08-5484,

WHEREAS, opportunities have been presented to the City that make it desirable for the City to amend the South Billings Boulevard Urban Renewal Plan to enable further development and redevelopment of properties, demolishing blighted structures, improving such properties with, landscaping, utilities, and other similar improvements, assembling such properties, and making the properties so improved available for private redevelopment.

WHEREAS, the City Council has made amendments to the South Billings Boulevard Urban Renewal Plan as outlined in this Ordinance and as attached as Exhibit A.

WHEREAS, the South Billings Boulevard Urban Renewal Plan has been reviewed and approved by the Yellowstone County Board of Planning, as evidenced by the Board's letter provided to the City Council and the meeting minutes of June 25, 2019.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

Section 1. That Section 1 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

On May 12, 2008 the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (SBBURD) and established a Tax Increment Finance District. As part of this ordinance, an urban renewal plan and the boundaries of the tax increment finance district were adopted.

Public participation for preparing the urban renewal plan involved public meetings and participation with the City of Billings, the Southwest Corridor Neighborhood

Task Force, residents and property owners, Downtown Billings Partnership, and Big Sky Economic Development Authority.

In October of 2008, the City began a modification of the SBBURD to include three additional properties. Two of these properties were recently annexed and contiguous to the existing SBBURD; therefore, the properties are now eligible to be included within the SBBURD. The third property is contiguous and requested an expansion of the district boundary. The modification of the urban renewal plan will reflect the addition of those properties.

The December 2008 modification of the urban renewal plan ~~will~~:

- Served as a framework for the official urban renewal plan
- Fulfilled Montana state law
- Updated and define district boundaries
- Classifiedy blight
- Set forth the protocol for its authorization, execution, and management
- Illustrated the development opportunities
- Documented baseline taxable property values and potential areas for redevelopment

The July 2019 amendment of the urban renewal plan will:

- Identify future projects and programs
- Ensure the City has the option to bond future projects
- Update to the 2008 Plan to reflect the 2019 amendment process

Section 8. That Section 8 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

Stakeholder and Community Participation

The initial concept of developing a Tax Increment Finance District and an Urban Renewal Plan in the South Billings Boulevard area was brought forward by the City of Billings, Big Sky Economic Development Authority and the Downtown Billings Partnership. After discussions and meetings with the Southwest Corridor Task Force, it was determined that a steering committee would be established to move forward with the development of an Urban Renewal Plan for the creation of the South Billings Boulevard TIF District. After discussions with the participating members, it was apparent that direct communication with business owners, landowners and public participation was critical for the project to be a success. Two public meetings were scheduled to open dialogue on the proposed Urban Renewal Plan and TIF District

process, and to set goals and objectives of the project. It also became clear that a grass-roots effort conducted and led by the property owners themselves was needed.

In October of 2008, the city began an urban renewal plan modification process to include 3 additional properties to the district pursuant to Montana Code section 7-15-4221. All property owners affected by the urban renewal plan modification were notified by mail of the public hearing on the Urban Renewal Plan held November 24, 2008.

In May 2019 the City in coordination with the South Billings Urban Renewal Association began the process to amend the South Billings Urban Renewal Plan. All property owners affected by the urban renewal plan amendment were notified by mail of a public meeting to discuss and receive public comment on the Plan amendment on May 30, 2019. All property owners affected by the urban renewal plan amendment were also notified of the public hearing on the Urban Renewal Plan held July 8, 2019.

Planning, City Administration and Legal Review

During the many meetings with the local property owners and the Southwest Neighborhood Task Force, it was decided to begin the process of finalizing the urban renewal plan and take it to the city council before the end of 2007. The urban renewal plan was sent to the City Legal Department and City Administration for review and comments. Comments and recommendations from both City Legal and City Administration were taken into account and incorporated into this plan.

The plan was also sent to the Yellowstone County Board of Planning for its review and recommendations regarding the plan's confo1mity to the 2003 Growth Policy Plan. A recommendation of approval was passed by the Planning Board on October 23, 2007. The plan was then presented at a City Council Work Session on November 5, 2007. The public hearing and first reading of the Ordinance was held by the City Council on November 26, 2007 with the second reading and final adoption on December 10, 2007.

The modification to the SBBURD plan began in October of 2008. On November 10, 2008, the Billings City Council passed a Resolution Declaring Blight, Intent to Modify the District, and Setting a Public Hearing Date. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council with regard to the plan's conformity with the 2003 Growth Policy on November 12, 2008. The affected property owners were notified of the plan's modification and public hearing notices were published on November 6, 2008 and November 13, 2008 for the first reading and public hearing on the modification of the plan.

The City initiated an amendment to the SBBURD plan in May 2019 to ensure future projects contemplated by the City and also provided by public comments and recommendations would be possible if funded by bonding or directly through tax

increment funds generated by the SBBURD. The process to amend the plan has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council with regard to the plan's conformity with the 2016 Growth Policy on June 25, 2019. The affected property owners were notified by mailed postcard of the plan's modification, and public hearing notices were published on June 28, 2019 and July 5, 2019 for the first reading and public hearing on the plan amendment.

Section 13. That Section 13 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

Section 13 - Urban Renewal Projects and Programs

The Urban Renewal Projects were identified by property owners within the district during the public meetings at the time the Plan was first adopted in 2008 and also during the amendment process in 2019.; Information for the 2008 Plan adoption process utilized the Southwest Corridor Task Force meetings and delivery through comments mailed to the Planning Division. For the 2019 amendment process, a public meeting was held at Orchard Elementary School on May 30, 2019 where projects ideas and comments were collected, as well as at the South Billings Urban Renewal Association meeting on June 4, 2019. It is the City's intent to use Tax Increment to finance public improvement projects. In addition to TIF financing, the City may also use Special Improvement District financing as well as grant funding through but not limited to, the Community Development Block Grant Program. By combining funding opportunities, more projects will be able to be completed.

The project and program list below encompasses both items included in the 2008 Plan as well as the new recommendations for the 2019 Plan amendment. The items are identified by the year:

2008 Project and Program Recommendations:

Project: Traffic calming measures on Calhoun and Orchard Streets.

Project: Street improvements on Newman Drive between Simpson and Stone Streets, install curb and gutter.

Project: Pave, curb and gutter on Simpson from Calhoun to Newman.

Project: Widen, curb and gutter (where needed) and repave

Calhoun the full length. Project: Widen, curb and gutter (where

needed) and repave Orchard the full length. Project: Widen, curb

and gutter (where needed) and repave Hallowell the full length.

Project: Widen, curb and gutter and install bike path or sidewalk the full length of King Avenue East from Parkway to Riverside Drive.

Project: Safety to school plan.

Project: Crosswalks within the district (where

needed). Project: Sidewalks within the district

(where needed).

Project: Street lights along King

Avenue East. Project: Street

widening at Optimist Park.

Project: 4100 Block of Vaughn Street - sidewalk.

Project: 4100 Block of Vaughn - public sewer needed,

drainfields failing. Project: Bike/pedestrian routes along

King Avenue.

Project: Sewer improvements on South Billings Boulevard from Mitchell north to Underpass Road. Sewer line currently runs east under adjoining residential development.

Project: Repave Morgan Avenue between Hallowell Lane and Jackson Street include sidewalks, street lights.

Project: Install public sewer along Morgan Avenue that includes storm

water improvements. Project: More bike trails throughout neighborhood.

Project: Park improvements for Little League and soccer leagues.

Project: Community Resource Officer within the neighborhood to steer kids away from drugs and promote a safe neighborhood.

Project: Pave Newman Lane behind Newman Elementary School.

Project: Storm water improvement at the Northeast comer of Phillip

and Hallowell. Project: Need school zone signage at Newman

Elementary School.

Project: Installation and improvement of municipal water and sewer lines

within the district. Project: Installation of sidewalks on Jackson Street

(where needed).

Project: Stop light at South Billings Boulevard and

Midland Road. Project: Neighborhood wide traffic study

for traffic calming strategies.

Project: Assess adequacy of fire hydrants throughout the neighborhood and add fire hydrants as needed.

Project: Traffic light at State Avenue and

Hallowell Lane. Project: Continuation of street

lights on Jackson to King Avenue.

In addition to property ~~1iy~~ owner identification of projects for the district, the City of Billings Public Works Department has several ongoing or future infrastructure projects scheduled. These projects include the following:

- Orchard Lane - Replacement of a water main in Orchard Lane from just south of King Avenue East to Underpass Avenue. This project is scheduled for the spring or fall of 2009.
- Calhoun Lane – Replacement of water main in Calhoun Lane from King Avenue East to Underpass Avenue. This project could be scheduled for 2010 or 2011.
- Jackson Street - Jackson Street is split into two phases. The first phase will provide sidewalk and drive approaches on the west side of Jackson Street from King Avenue East to Ryan Avenue. The second phase will provide drive approaches, sidewalk, curb and gutter, and ADA ramps along both sides

of Jackson Street from State Avenue to Kratz Lane. These phases are programmed in the FY 2009 Budget

- Newman Lane and Bruce Avenue - Sanitary sewer rehabilitation work was completed in the TIF district in 2007 at Newman Lane and Bruce Avenue.

2019 Project and Program Recommendations:

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities.

Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities.

Railroad Infrastructure – Coordinate with BNSF Railway and Montana Rail Link on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroads and City of Billings.

Walking Paths and Trails – Construct sidewalks, trails and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

Section 14. That Section 14 of the South Billings Boulevard Urban Renewal Plan be amended so that such section shall read as follows:

Section 14 - Identified Projects and Programs in Relationship to the Goals and Objectives Respective to the 2016 City of Billings ~~County~~ Growth Policy ~~Plan~~

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. The ~~Yellowstone County and~~ 2016 City of Billings ~~2003~~ Growth Policy ~~Plan~~ ("Growth Policy") refers to and promotes economic

development and urban renewal in a variety of ways. The preceding list of urban renewal goals listed in Section 13 are relevant to the ~~goals~~ Growth Guidelines identified in the Growth Policy in the following ~~elements~~areas:

Growth Guidelines

Essential Investments (relating public and private expenditures to public values)

- The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans
- Public transit and commercial air service are critical to ensure access to and around the City
- Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community
- Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors
- Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors
- Infill development and development near existing City infrastructure may be the most cost effective
- The history and heritage of Billings are cornerstones of our community
- Neighborhoods that are safe and attractive and provide essential services are much desired
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable
- A supportive school system that inspires, motivates, and prepares students for meaningful employment is important for ensuring a high quality, competitive community

Place Making (Enhance, maintain, preserve, and improve existing public places)

- A multi-use community recreation facility is desirable
- Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community
- Park master plans and transportation plans are important to facilitate the preservation and improved public access to the Yellowstone River and the Rims
- Public and private partnerships are valuable for creating enhanced entryways into Billings

- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity
- Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods
- Outdoor public spaces provide casual and relaxing gathering areas for people
- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings
- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors

Strong Neighborhoods (livable, safe, sociable and resilient neighborhoods)

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, good will and social interaction
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale street lights, street trees and walkable access to public spaces
- Implementation of the Infill Policy is important to encourage development of underutilized properties

Home Base (healthy, safe and diverse housing options)

- A mix of housing types that meet the needs of a diverse population is important
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe
- Homes that are safe and sound support a healthy community

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses and visitors
- Safe and accessible transportation systems benefit everyone's quality of life
- Affordable public transit is much desired
- Development oriented to transit routes will provide more transportation choices and is preferred
- "Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation

- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings
- On-street bike facilities promote predictability for all users
- Technology can reduce congestion and facilitate emergency vehicle travel at railroad crossings

Prosperity (promoting equal opportunity and economic advancement)

- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers
- Successful businesses that provide local jobs benefit the community
- Community investments that attract and retain a strong, skilled and diverse workforce also attracts businesses
- Retaining and supporting existing businesses helps sustain a healthy economy

PASSED by the City Council on first reading this 8th day of July, 2019.

PASSED, ADOPTED and APPROVED on second reading this 22nd day of July, 2019.

CITY OF BILLINGS:

By: William A. Cole
William A. Cole, Mayor

ATTEST:

By: Denise R. Bohlman
Denise R. Bohlman, City Clerk

City Council Regular

Date:	12/18/2023
Title:	SBBURD Tax Increment Finance Assistance to Billings School District #2 (Riverside Middle School)
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	No
Project Number:	NA

RECOMMENDATION

The South Billings Urban Renewal Association (SBURA) Board has reviewed this application for tax increment assistance and recommends the City Council approve up to a maximum of $100,000 of Tax Increment Finance (TIF) funds from the South Billings Boulevard Urban Renewal District (SBBURD) to Billings School District No. 2 (SD2). Actual reimbursement will be based upon 100% of the actual costs incurred for qualified expenses for the proposed solar installation project at Riverside Middle School subject to the following conditions:

1. The Applicant shall sign an agreement with the City of Billings and SBURA within 180 days of City Council's approval.
2. This TIFD reimbursement is the maximum that can be received pending satisfactory submission of all paid invoices showing the completion of expenditures related to this project.
3. If funds are not available, reimbursement can be carried over to the next fiscal year.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The SBURA Board considered the Riverside Middle School (School District #2) application for tax increment assistance at its October meeting and made a recommendation to the City Council to provide TIF funds to the project at its November 7 meeting. School District #2 is in the process of installing solar panels on different schools in the district to reduce energy costs and provide a learning opportunity for students in the District. The School District since 2018 has installed 7 systems at two of its high schools and three of its other middle schools. The Riverside Middle School project is estimated to save about $11,000 per year in energy costs.

For the Riverside Middle School project, Northwestern Energy has agreed to contribute $60,000 to the $296,685 project. The TIF contribution from the SBBURD of $100,000 would be about 33.7% of the total project. This is considered a non-profit project since it is the public school district that is the recipient, so there is no tax return for this investment and the City Council is able to act on this application even if it does not meet the 5:1 private to public investment ratio. In this case, it is public dollars to public dollars, with a grant from NWE to encourage energy conservation.

The SBURA Board found the project aligns with its SBBURD Urban Renewal Plan in supporting school and community services. Specifically in Section 13 of the Plan, it states: "School and Community Services -- Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services."

Table 1 below outlines the alignment of this request with specific sections of the City's TIF Policy, SBBURD Urban Renewal Plan and Montana Code.

Table 1 Alignment of Proposed Improvements with City TIF Policy, SBBURD Urban Renewal Plan, and MT Code.

Qualified Improvements	Recommended TIF Reimbursement	City TIF Policy	Urban Renewal Plan	MT Code Annotated
School grounds infrastructure	$100,000	Section 1(b)	Section 11 Section 12 Section 13 Section 14	7-15-4288(4)

This process and action of the SBURA is under its authority per the Memorandum of Understanding between the City of Billings and the SBURA approved by the City Council on May 13, 2019.

ALTERNATIVES

City Council may:

· Approve the recommendation from the SBURA board for the expenditure of these tax increment finance (TIF) funds that are consistent with elements of the South Billings Boulevard Urban Renewal Plan, or;
· Modify the recommendation from the SBURA board for the expenditure of these TIF before taking action, or;
· Disapprove the recommendations from the SBURA board for these expenditures of these TIF funds. If the Council chooses not to approve the TIF application, specific reasoning for the denial is helpful to provide further direction to the SBURA board and City Staff for future applications.

FISCAL EFFECTS

The recommendation is for a maximum of $100,000 to be reimbursed to Riverside Middle School (School District 2) for the identified work. The estimated total project cost is approximately $296,685. The funds are payable per the conditions of approval outlined in the SBURA recommendation and pending satisfactory submission of all paid invoices showing actual cost incurred for the project. Currently, the project is estimated for completion in late FY24. The FY24 budget included $1,967,641 for development projects, which included $500,000 for projects not yet identified. If this award is approved, and the project is completed in FY24, there will be sufficient budget available.

Attachments

CORRECT School District #2 TIF Application
City TIF Policy
SBBURD Urban Renewal Plan

	School District #2 TIF Request				
				Allowabilility	
				MT Code	MT Code
	Solar Panels			$281,685	$281,685
	Architectual Design/Supervision			$10,000	$10,000
	Hulteng Inc. Engineering			$5,000	$5,000
				$296,685	$296,685
	Total Project Cost				
	Toatl Project Cost	$296,685			
	Maximum TIF Assistance (100% of Total Project Cost)	$296,685			
	Requested TIF Assitance	$100,000			
	Funding				
	School District #2	$136,685			
	Northwestern Energy Grant	$60,000			
	SBURA TIF Request	$100,000			
	Total Funding	$296,685			

SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE APPLICATION

Project Name: 50 KW Photovoltaic at Riverside Middle School Date Submitted: 9/07/2023

APPLICANT INFORMATION

1. Name: Riverside Middle School
2. Address: 3700 Madison Avenue, Billings, MT 59101
3. Telephone Number: (406) 281-5787

PROJECT INFORMATION

1. Building Address: 3700 Madison Avenue, Billings, MT 59101
2. Legal Description: S10, T015, R26E, COS765
3. Ownership: Billings Public Schools - SD2
4. Address: 415 N. 30th Street, Billings, MT 59101
5. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)

   Lessor's Name: _____

   Lessor's Address: _____
6. Existing/Proposed Businesses: Existing
7. Business Description: K-12 School
8. Employment: Existing FTE jobs 72 at Riverside Middle School
9. New Permanent FTE jobs created by project None Construction FTE jobs _____
10. Architectural Firm: Cushing Terrell

    Address: 13 N. 23rd Street, Billings, MT 59101

Representative: Jeff Haidle

8. Description of Project: (Attach narrative explanation.)

9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)

10. Project Schedule: (Attach time line or schedule through completion.)

CRITERIA FOR REVIEW

Materials contained in TIF Assistance applications are used to assess the merits of projects in relation to the goals and objectives of the South Billings Urban Renewal Master Plan and in relation to other District development and urban renewal projects. Projects will be evaluated based on the following criteria.

1. **Relevance to the South Billings Urban Renewal Master Plan** – This document is available on SBURA's website (www.southbillings.org).

2. **Economic Stimulus** – The amount of economic activity to be generated by the project.

3. **Tax Generation** – The increase in taxable value due to new construction/rehabilitation as estimated by the County Assessor's office.

4. **Employment Generation** – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.

5. **Elimination of Blight** – The project's direct and indirect impact on the physical and fiscal condition within the District.

6. **Special or Unique Opportunities** – The extent to which the project represents a unique opportunity, meets a special need, or addresses community goals. The provision of public space or workforce housing are examples of special and unique opportunities.

7. **Impact Assessment** – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.

8. **Financial Assistance** – Other forms of financing available to the Applicant i.e. lender participation and state and federal grant monies,

9. **Project Feasibility** – Demonstration of market demand for the project

10. **Developer's Ability to Perform** – Applicant's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

Facilities Services
Billings Public Schools
101 10th St. West
Billings, Montana 59102
Phone: (406) 281-5780 Fax: (406) 255-3777

September 7, 2023

Project Description

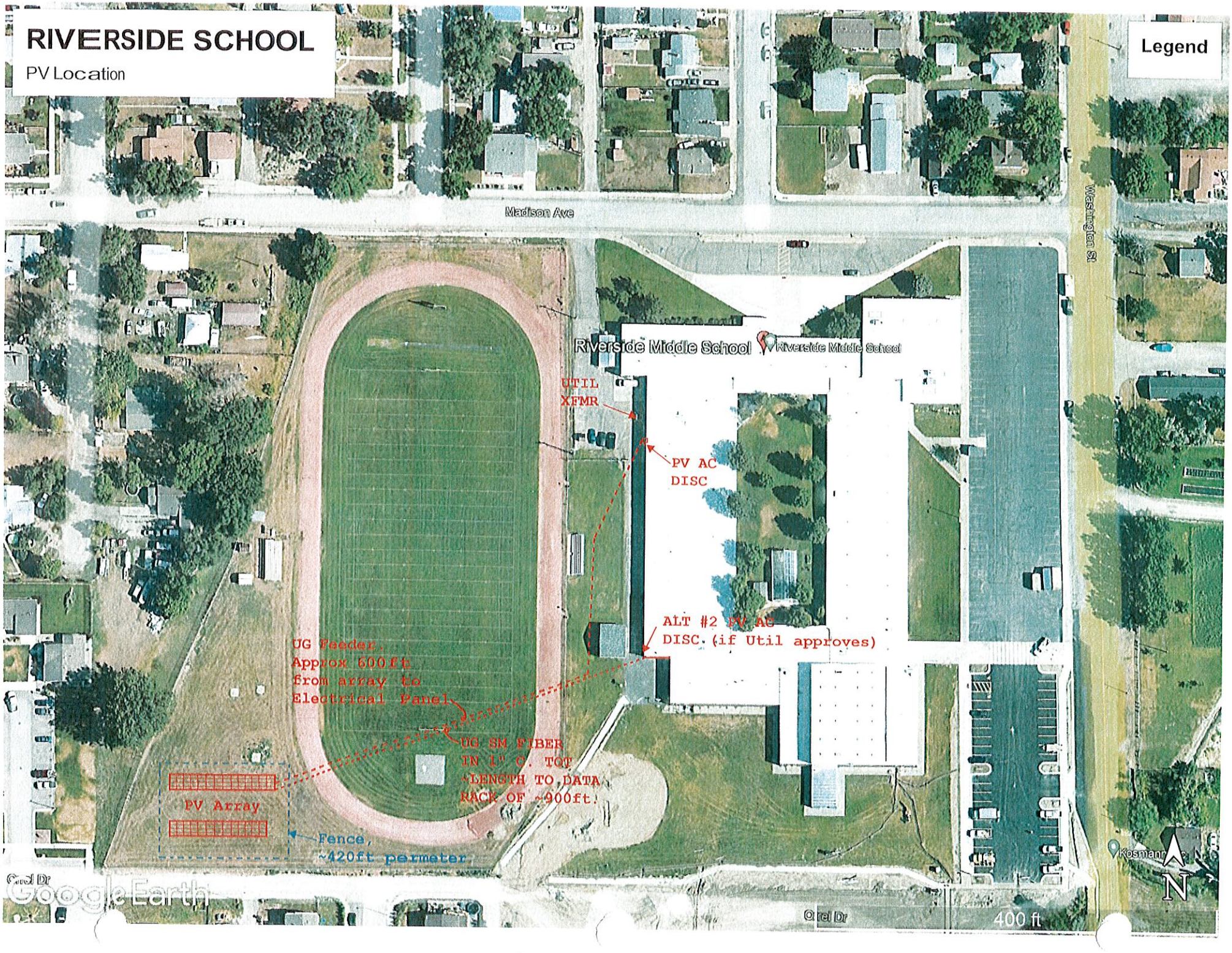
This project is to add a 50 Kw photo-voltaic system to Riverside Middle School located at 3700 Madison Avenue. This would be the seventh 50 Kw photo-voltaic system at Billings Public Schools. Each system is projected to save about $11,000 per year in energy costs. SD2 has been investing in energy conservation since 2008 with energy tracking software, energy efficient equipment and improvements, as well as behavior awareness. Starting in 2018, SD2 began installing photo-voltaic systems with the help from Northwestern Energy in the form of a USB Grant in the amount of $50,000. The first system was located at Skyview High School. Over the next five years, five more systems have been installed at the following schools:

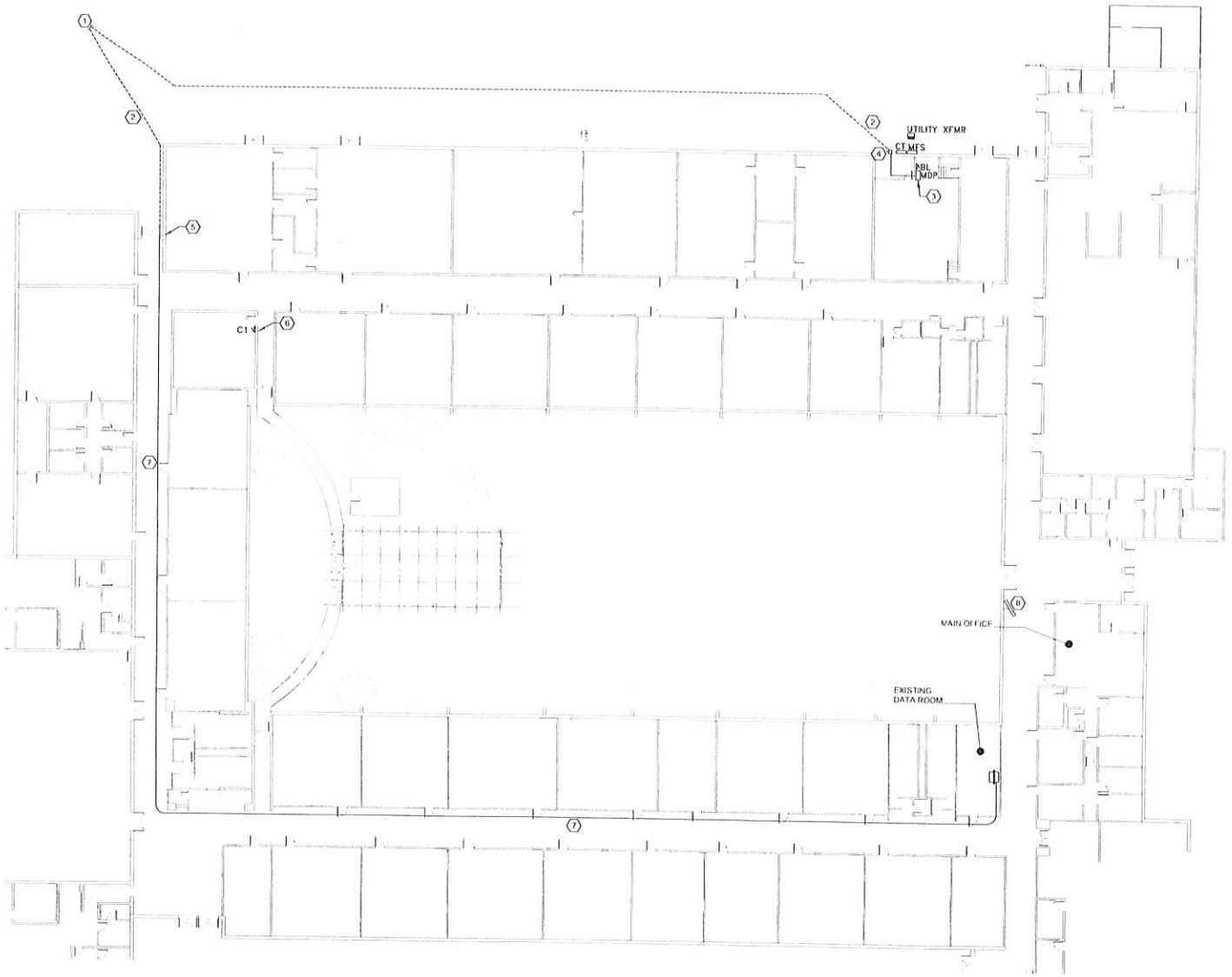
Senior High School
West High School
Castle Rock Middle School
Will James Middle School
Medicine Crow Middle School

These projects have totaled $978,099 in total installation costs, all have been assisted with the help of the Northwestern Energy USB Grant.

The Riverside Middle School project costs have increased over the other projects due to the increased costs of materials and also the location of the system on the campus. SD2 has been awarded the Northwestern Energy USB Grant in the amount of $60,000 for Riverside Middle School, however, with the cost of the project coming in at $306,865, the simple payback would take 20 years without any additional funding. Due to the layout of the campus, the proposed location of this system would put the array in an unused area across the football field to the west of the campus, which results in an increased cost of the system.

These systems also provide a learning opportunity for the students. The students are able to track the energy production through a website and compare production on sunny days versus cloudy days as well as times of the year. It is the desire of SD2 to complete installing the photo-voltaic systems at all of the middle schools that are served by NWE in order give all students the opportunity to learn how alternative energy can offset energy costs. We would like to continue with increasing energy savings at the schools allowing funding to go to students rather than energy costs as well as provide a learning opportunity for the Riverside Middle School students.


RIVERSIDE SCHOOL
PV Location
Legend
Madison Ave
Washington St
Riverside Middle School
Riverside Middle School
UTIL XFMR
PV AC DISC
ALT #2 PV AC DISC. (if Util approves)
UG Feeder, Approx 600ft from array to Electrical Panel
UG SM FIBER IN 1" C. TOT ~LENGTH TO DATA RACK OF ~900ft.
PV Array
Fence, ~420ft permeter
Orel Dr
Orel Dr
Kosmann
400 ft
N
Google Earth



1 E101 ELECTRICAL PLAN

1/16" = 1'-0"

TRUE NORTH

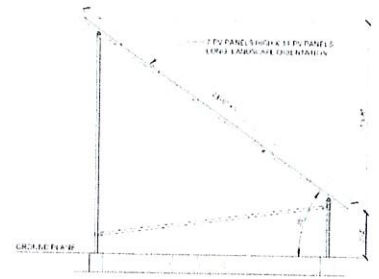
GENERAL NOTES

A. ELECTRICAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRIC CODE, AS WELL AS ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES

B. UG CONDUIT SHALL BE BE INSTALLED 18" MINIMUM BELOW GRADE

SHEET WORK NOTES

1. SEE SITE PLAN FOR CONTINUATION.
2. SAW CUT, TRENCH FOR NEW PV POWER AND FIBER AND PATCH TO MATCH EXISTING CONDITIONS
3. PROVIDE NEW 80A3P CB IN EXISTING MDP FOR PV ARRAY
4. PV AC DISCONNECT
5. CORE DRILL FOR POWER FEEDER AND FIBER TO ROUTE INTO THE BUILDING AND RUN ABOVE THE LAYIN CEILING. SEAL PENETRATIONS
6. ALTERNATE #2 - OPTIONAL PANEL FOR PV TIE PER UTILITY APPROVES. GE SERIES III WITH TEYD BREAKERS. FOR THIS OPTION, THE AC DISCONNECT WILL BE LOCATED NEAR THIS SIDE OF THE BUILDING.
7. ROUTE FIBER ABOVE CORRIDOR LAYIN CEILING. CONTRACTOR IS RESPONSIBLE TO REMOVE AND REPLACE TILES
8. PROVIDE AND INSTALL 32" DIAGONAL MONITOR. CONFIRM EXACT LOCATION WITH SOO AT TIME OF INSTALL. PROVIDE DUPLEX RECEPTACLE AT MONITOR AND CONNECT TO NEAREST RECEPTACLE CIRCUIT. PROVIDE LV BRACKET FOR DATA AND CAT 6, 4-PAIR UTP TO DATA RACK



1 RIVERSIDE PV STRUCTURE SECTION

1/8" = 1'-0"

Cushing Terrell

cushingterrell.com
800.757.9522

BILLINGS SCHOOL DISTRICT #2

RIVERSIDE MIDDLE SCHOOL PV ARRAY RFP

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01.19.2023
PROJECT #:
DRAWN BY: HAIDLE
CHECKED BY: HAIDLE
REVISIONS

ELECTRICAL
PV PLAN

E101

BILLINGS SCHOOL DISTRICT NO. 2
RIVERSIDE MIDDLE SCHOOL
PHOTOVOLTAIC SYSTEM INSTALLATION RFP
BILLINGS, MONTANA

ADDENDUM NO.: 1

DATE: January 27, 2023

RFP: School District No. 2; Senior High School
Photovoltaic System Install
Billings, MT

ARCHITECT: CUSHING TERRELL
13 North 23rd Street (59101)
P.O. Box 1439
Billings, MT 59103-1439

PAGES: 1 – (X) 8 ½ x 11, (X) 11 x 17, and (X) 24 x 36 (If you did not receive correct # of pages, please notify us immediately)

Acknowledge receipt of this Addendum by inserting its number and date in the Proposal Form. Failure to do so may subject Proposals to disqualification. This Addendum forms a part of the Request for Proposal. It modifies them as follows:

GENERAL

1. In the mechanical/electrical room where Panel C1 (CL) is indicated on sheet E101, there is a fiber port where an ONT can be installed to obtain Cat 6 Poe. The fiber from the PV array can be routed to this location at the contractor's option. ONT would be obtained from SD2 and coordinated with SD2 IT department.
2. For the Fiber to Copper media conversion at the PV array, provide control transformer with fuse and duplex receptacle. Tap AC feed from the invertor to the building for the control transformer (max 10ft). House fiber/copper media conversion, control transformer and duplex receptacle shall be housed in a Hoffman type Nema 3R box mounted minimum 24" afg near the PV inverter.
3. PV Inverter shall be located at the PV array.
4. The Existing MDP is a GE Spectra Panel, rated 65KAIC. Existing Panel C1 is served by a GE Spectra #SELA 150A CB.
5. For Alternate #1 price on the bid form for Aluminum vs Copper, indicated Deduct for base price and also for the Alternate 2 price on the same line.

END OF ADDENDUM #1

Cushing Terrell

Request for Proposal

PROJECT: Photovoltaic System Install for Riverside Middle School

OWNER: Billings School District No. 2
101 10th Street West
Billings, MT 59102

TO: Public

FROM: Cushing Terrell
13 N. 23rd Street
Billings, MT 59101
Attn: Jeff Haidle
jeffhaidle@cushingterrell.com
406-896-6169

DATE: 1/19/2023
PROPOSAL DUE DATE: 02/02/2023, 2pm

SUBMIT PROPOSALS TO:
Billings School District No. 2
Facility Services
101 10th Street West
Billings, MT 59102
Attn: Scott Reiter
reiters@billingsschools.org
Fax: 406-255-3777
CC: to CTA, Attn: Jeff Haidle

Please respond to the Request for Proposal and submit proposal in 3-ring binder or spiral bound form to the Owner no later than 2:00 P.M. on the date indicated as "PROPOSAL DUE DATE" above. Proposals may be submitted by mail or hand delivered to Facilities Services. Questions shall be directed to Jeff Haidle, CTA Architects Engineers. Contractor shall field verify existing conditions as required for an accurate proposal.

SCOPE OF WORK

A. Provide 50KW ground mounted Photovoltaic Array and system at the School and install system components for a grid-tie to the Utility via the school's electrical gear.

- Specific Electrical Requirements and Standards:
  - Photovoltaic Panels shall be minimum 400-watt, 72 cell per module, minimum 25-year warranty. Bi-facial panels are permissible.
  - Photovoltaic mounting structure shall be pre-manufactured steel or aluminum attached structurally to the foundation. PV Panels shall be arranged horizontally and four rows high. PV Panel tilt angle shall be 35 degrees.
  - There shall be a maximum of (2) DC/AC Grid-Tie Inverters with 480 volt, 3-phase output and minimum 10-year warranty. Inverters shall be 96% efficient, have built-in module level monitoring, integral safety switch, ground fault protection, arc fault protection, capable of Internet connection through Ethernet or wireless and have rapid shutdown capability per NEC 690.12. Inverters shall comply with UL1741, UL1699B, IEEE 1547 for grid tie and FCC part 15 Class B emissions, RoHS. The inverters shall be rated for NEMA 3R.
  - DC disconnecting means shall be installed at the array to disconnect circuits.
  - If more than one Inverter is used, provide a combiner panel to consolidate into one AC feed to the main electrical service panel.
  - A non-fused disconnecting means shall be provided at the main electrical service.
  - Lightning arrestors shall be provided.
  - Grounding of the racks, inverters and system shall be per the NEC article 250 and 690.

- Provide 80A3P breaker in the existing GE MDP (Alternate 2 - location if Utility approved Panel C1 - GE, A-Series II, 225A, 277/480v) with reverse power capability and copper THHN AC wiring to the Inverters or Inverter combiner panel. Indoor wiring shall be in EMT conduit; exterior and underground wiring shall be in Schedule 40 PVC at minimum depth of 18 inches.
- AC wiring shall have a voltage drop loss of 1.5% or less (1% wiring + 0.5% components); this will require (3) # 1/O Awg cu, #3 Gnd in 2" Conduit. Alternate 1 – Provide deduct to provide (3) #3/O Awg AL, #3cu Gnd in 2-1/2" Conduit. DC wiring shall have a volt drop loss of 2% or less (1.5% wiring + 0.5% components). All DC cabling at the racks shall be neatly arranged and supported using listed support systems. Contractor shall include in bid for boring AC conduits under the existing asphalt and any cutting, trenching and asphalt patching.
- The Inverter (s) shall be connected to the internet and free web-based monitoring shall be provided to School District No 2 for life of the system. The internet will be through the school district's network. Provide 1"C from the PV array inverter underground to the building data rack. In the 1"C provide SM Fiber, SM Fiber Media Converter to Cat 6, 4-pair UTP at each end. Provide a wall mounted 32" Diagonal Monitor Display. Location of the monitor to display the monitoring is anticipated to be near the main office; coordinate exact location with the owner at time of the install.

2. Specific Structural Requirements and Standards:
   - The project consists of the installation of a new photovoltaic (PV) array on premanufactured array support framing and embedment of the array supports into concrete pier foundations. In this RFP the Contractor is responsible for all design and installation of the PV array, the premanufactured array support framing and the foundation that will support the PV array support framing. The design wind speed is 105 mph, Exposure C. The design snow load is 30 psf. The soil Site Class is D. See attached PV array A100 section for additional information.

B. See the attached drawings for designated area for the Photovoltaic Array and Array configuration. This location was selected for optimum sun hours.

C. Alternate array locations, equipment, supporting systems and configurations can be submitted with the proposal for consideration; however, the proposal and supporting information of those proposals must reflect the requirements of this RFP.

D. Provide the following site work:
   - Provide and install fencing around the perimeter of the array; approximate perimeter is 420 feet.
   - All fencing shall be 6 ft high chain link fence; chain link shall be 9-gauge, 2" mesh, black vinyl coated.
   - Fence posts shall be 3" diameter, black, DQ40 pipe, and shall be spaced at 8 feet on center; posts shall be installed in 12" diameter, 4 ft deep concrete foundations.
   - Provide and install (1) pair of 4 ft wide x 6 ft high gates at the east side of the yard; and (1) 3 ft wide x 6 ft high gate at the northeast corner of the yard.
   - SD2 will provide and install panic device for the gate at the NE corner of the yard, and locks for all other gates.
   - Provide and install a metal "EXIT" sign 4" high x 6" long; sign to be attached to gate at NE corner of the yard.

- Grading of the approx. 14,050 square foot area where the PVs arrays will be installed.
- Provide and install weed barrier fabric and gravel throughout the 14,050 square foot graded area. Weed barrier fabric shall be DeWitt Weed-Barrier 20 Year (4.1 oz.) or equivalent. Gravel shall be 3" deep, crushed 3/4" to 1.5" size, local stone.
- NOTE: There is no existing irrigation system in the yard area; however, GC must call private utility locator prior to starting work, to verify whether there are any buried utility lines in the area to be disturbed.

PROPOSAL QUALIFICATIONS

The following qualifications are required:

A. Licensed Contractor in the state of Montana.
B. Northwestern Energy approved Photovoltaic Installer with Photovoltaic Grid-Tie Systems of similar size to this project.
C. School District approved Contractor.
D. All AC power work shall be performed by a Master Licensed Electrician, licensed in the State of Montana.
E. The Contractor shall be familiar with filling out a Northwestern Energy Grant form for Northwestern Energy. If awarded the project, the Contractor is responsible to fill out and submit the Grant form to Northwestern Energy no later than the Northwestern Energy spring 2023 deadline.

INSURANCE REQUIREMENTS

Contractor's Liability Insurance

Without limiting any of the other obligations or liabilities of the Contractor, Contractor shall secure and maintain such insurance from an insurance company (or companies) authorized to write insurance in the State where the Work is located with minimum "A.M. Best Rating" of A-, X, as will protect himself, his subcontractors, the Owner and the Architect and their respective agents and employees from claims for bodily injury, death or property damage which may arise from operations and completed operations under this Contract. Such coverage shall be written for claims arising out of all premises/operations, subcontracted operations, products/completed operations, and all liability assumed by the Contractor under any Contract or agreement. Contractor shall not commence Work under this Contract until such insurance has been obtained and certificates of insurance, with binders, or certified copies of the insurance policy shall have been filed with the Owner and the Architect.

In addition, the Contractor shall obtain and pay the entire premium for Owners Protective Liability Coverage to protect the Owner and Architect for their liability arising under this Contract.

All insurance coverages shall remain in effect throughout the life of the Agreement, except that the Contractor shall maintain the Commercial General Liability coverage for a period of at least one year following the date of Substantial Completion for property damage resulting from occurrences during the Agreement period.

Each insurance policy shall contain a clause providing that it will not be canceled by the Insurance Company without 30 days written notice to the Owner and Architect of intention to cancel.

Liability Insurance shall include all major divisions of coverage and be on a comprehensive basis including:

1. Premises Operations including X, C and U.
2. Independent Contractors' Protective.
3. Products and Completed Operations.
4. Personal Injury Liability with Employment Exclusion deleted.

5. Contractual.
6. Owned, non-owned and hired motor vehicles.
7. Broad Form Property Damage including Completed Operations.
8. Umbrella Excess Liability.
9. (Other coverages, if any).

If the General Liability coverages are provided by a Commercial General Liability Policy on a claims-made basis, the policy date or Retroactive Date shall predate the Contract; the termination date of the policy or applicable extended reporting period shall be no earlier than the termination date of coverage required to be maintained after final payment. Per Project Aggregate Endorsement required. Waiver of subrogation in favor of Owner and Architect/Engineer.

The insurance shall be written for not less than the following, or greater if required by law:

1. General Liability Policy:
   A. $1,000,000 per Occurrence
      $2,000,000 Products & Completed Operations Aggregate
      $2,000,000 General Aggregate
   B. Per Project Aggregate Endorsement
   C. Blanket Waiver of Subrogation
   D. Delete the 50-foot limitation of a Railroad on the Contractual Liability Section
   E. Property Damage will include coverage for XCU
   F. Additional Insured Endorsement- Will name Billings Public Schools as a Primary Additional Insured including Completed Operations Coverage. The use of ISO CG 3287& CG 3290 or its equivalent is acceptable. If the Additional Insured Endorsement does not accompany the certificate of insurance, the form numbers and edition date for the Additional Insured endorsement must be placed on the certificate.
   G. Additional Insured Endorsement- Will name Architect & Engineers as an Additional Insured

2. Automobile Liability Policy:
   A. Owned/Hired/Non-Owned Autos: $1,000,000 per Accident

3. Workers Compensation Policy:
   A. Statutory Workers Compensation:
   B. Employers Liability- Minimum Total Limits
      $1,000,000 Each Accident
      $1,000,000 Disease- Policy Limit
      $1,000,000 Disease- Each Employee
   C. Copy of Contractors Exemption if applicable to be also submitted.

4. Umbrella/Excess Liability Policy:
   A. $1,000,000 per Occurrence/$1,000,000 Aggregate
   B. Billings Public Schools will also be an Additional Insured as follow form from Commercial General Liability Policy

5. Owners & Contractors Protective Liability Policy:
   A. $1,500,000 each Occurrence
      $3,000,000 Aggregate
   B. Contractor to obtain and pay for the entire premium for this policy and will be issued in the name of the Billings Public Schools.
   C. Architect & Engineer to be named as an Additional Insured on this policy
   D. Professional Services Contract- no OCP required

6. Contractors Tools/Equipment:

A. All tools/equipment leased, borrowed or owned by the Contractor will be their responsibility for insurance coverage

7. Cancellation/Non-Renewal Notice:
   A. Policies will be endorsed to provide 30 days' notice of cancellation or non-renewed by the carrier to Billings Public Schools and the Contractor

Optional Coverage's if required by Contract:

A. Professional Liability:
   1.) Design Build Liability [ ]
   2.) Architects/Engineers Professional Liability[ ]
   3.) Limits-

B. Contractors Pollution Liability:
   1.) Mold Abatement [ ]
   2.) Lead Paint Abatement [ ]
   3.) Asbestos Abatement [ ]
   4.) Limits: $1,000,000 per Claim/$2,000,000 Aggregate
   5.) Name Billings Public Schools as an Additional Insured- including Completed Operations
   6.) The General Contractor needs to discuss their Environmental/Pollution exposure for this project with their insurance professional.

C. Pollution Liability Insurance:
   Any Subcontractor doing abatement work, i.e. asbestos, lead or mold exposures must carry an Environmental/Pollution Liability Policy per the following:

Limits:	$1,000,000	Per Claim
	$2,000,000	Aggregate

The Subcontractor that is carrying the Environmental/Pollution Liability Policy will name Billings School District #2 as an Additional Insured- including Completed Operations Liability with a certificate of insurance provided to the School District.

The General Contractor needs to discuss their Environmental/Pollution exposure with their insurance professional for this project.

Owner and Contractor's Protective Liability Provide proof of insurance on ACORD Certificate of Insurance Form 25-S.

The Contractor shall furnish one copy of each of the Certificate of Insurance herein required for each copy of the Agreement which shall specifically set forth evidence of all coverage required. The form of the Certificate shall be as noted above. The Contractor shall furnish to the Owner copies of any endorsements that are subsequently issued amending coverage or limits.

BONDS REQUIREMENTS

A. 100 percent Performance and Payment Bonds will be required for Project.

B. Proof from the Surety that the Contractor can provide 100 percent Performance and Payment Bonds in form of a binder or letter.

CONTRACT PERIOD

A. The contract shall be completed within one year of the Northwestern Energy Grant Award. The Contractor shall provide equipment lead times and length of time required for the installation. If the Grant is unsuccessful, the Project will be terminated. Contract will be a modified AIA A107-2007 Standard Form of Agreement Between Owner and Contractor for a Project of Limited Scope.

TAX REQUIREMENTS

A. The 1% Gross Receipts Tax will be withheld by the Owner per State Statute.

STATE OF MONTAN PREVAILING WAGE RATES 2023

A. Contractor is required to follow State of Montana prevailing wage rates. See attachment.

SCHEDULE OF VALUES

A schedule of values will be required. The schedule of values will be used to process pay request as buildings are completed as well as use for internal cost accounting.

CONTRACTOR SELECTION

Contractor selection shall be based on best value and will be scored using the following criteria:

1. Pricing – 25 points.
2. Experience – 25 points.
3. Qualifications – 25 points.
4. Ability to service the system within 24 hours – 25 points.

11. **Timely Completion** – The feasibility of completing the project according to the Applicant's project schedule. June 2024

PROJECT COSTS

Land and Site Improvements (Itemized)

1. Equity in Land and Buildings $_____
2. $_____
3. $_____
4. $_____

Subtotal $_____

Construction/Rehabilitation Costs (or attach separate statement)

1. Project Cost $ 281,685.00
2. $_____
3. $_____
4. $_____
5. $_____
6. $_____
7. $_____
8. $_____

Subtotal $_____

Fees

1. Architectural design/Supervision $ 10,000.00
2. Permits _____ $_____

3. Other fees Hulteng $ 5,000.00

Subtotal $ _____

Total Project Development Costs $ 296,685.00

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested $ 100,000.00

Land & Buildings $ 25,281,429.00

Other (Specify) NWE $ 60,000.00

_____ $ _____

Subtotal $ 160,000.00

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
_____	$ _____	_____%	____yrs	$ _____/Month
_____	$ _____	_____%	____yrs	$ _____/Month

Total Loan Amount $_____

DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

Applicant

1. Name: Billings Public Schools - SD2

   Address: 415 N. 30th Street, Billings, MT 59101

2. If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of Montana Code Annotated.

3. The applicant is:

   _____ A corporation.

   _____ A nonprofit or charitable institution or corporation

   _____ A partnership known as _____

   __X__ Other (explain): K-12 School District

   Date of organization: _____

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the applicant.

Name and Address	Nature and Extent of Interest

Financial Condition

1. Provide a current financial statement for each private entity involved in the project. Documentation of financial capacity may include net worth statements, balance sheets, or profit and loss statements. N/A No private entities involved

2. Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten years?
   No _X_ Yes _____ If yes, give date, place, and under what name:

   _____

3. Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:
   No _X_ Yes _____ If yes, give date, charge, place, court and action taken for each case.

   _____

   _____

CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

   Name: OnSite Energy

   Address: 1515 N. Rouse Avenue, Bozeman MT 59715

2. Has such contractor of builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?
   No _X_ Yes _____ If yes, explain.

   _____

CERTIFICATION

I (we), Billings Public Schools Elementary District (please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief.

Signature _____

Title Dr. Erwin Garcia, Superintendent

Address 415 N. 30th Street

Billings, MT 59101

Date 9-8-23

Signature _____

Title Craig VanNice, Chief Financial Officer

Address 415 N. 30th Street

Billings, MT 59101

Date 9.7.23

RESOLUTION NO. 18-10750

A RESOLUTION OF THE CITY OF BILLINGS FORMING A POLICY FOR THE ADMINISTRATION OF URBAN RENEWAL AREAS OR DISTRICTS (URD) IN THE CITY.

WHEREAS, MCA, Title 7, Chapter 15, Part 42, Section 51 declares: General powers of municipalities in connection with urban renewal. Every municipality shall have all the power necessary or convenient:

(1) To carry out and effectuate the purposes and provisions of this part and part 43;

(2) To undertake and carry out urban renewal projects within the municipality, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part and part 43, and to disseminate blight clearance and urban renewal information;

(3) To organize, coordinate, and direct, within the municipality, the administration of the provisions of this part and part 43 as they apply to such municipality in order that the objective of remedying blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved and to establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively;

(4) To exercise all or any part or combination of powers granted in this part or part 43; and

WHEREAS, the City of Billings reviews and adopts Urban Renewal Plans for each of its Urban Renewal Districts, and those Plans specify goals for each Urban Renewal District; and

WHEREAS, the City of Billings may establish local policies that guide the establishment, operations, funding and governance of urban renewal districts; and

WHEREAS, development of TIF (Tax Increment Financing) Policies would be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

That the City Council now makes and adopts the following TIF Policy:

CITY OF BILLINGS TAX INCREMENT FINANCE POLICY

1. PERMITTED USES OF TIF FUNDS. TIF funds may be used for costs outlined in MCA, Title 7, Chapter 15, Part 42, Section 88. Urban Renewal Plans adopted by the City may limit what TIF funds may be spent on in any Urban Renewal District. Eligible costs may include, but are not limited to:
   a. Land acquisition and assemblage, demolition and removal of structures, relocation of occupants, analysis to determine needs of an urban renewal area, administrative cost for redevelopment activities.
   b. Public infrastructure, including, but not limited to: streets, storm drains, parking, public buildings, water and sewer lines, sidewalks, utility connections.
   c. Private infrastructure with public benefit, including, but not limited to, building façades, windows, doors, fire suppression or alarm systems, storm drainage, environmental remediation, parking, and ADA access.

2. FINANCIAL ASSISTANCE THROUGH TIF. All financial assistance must be approved by the City Council prior to any activity receiving funding. Financial assistance should be requested prior to beginning construction. All activity (design and construction) must be completed prior to issuance of TIF funds from the City Finance Department. Financial thresholds and assistance tools are as follows:
   a. A minimum of $\geq$ $5 of private investment for every $1 of public investment is the preferred threshold to be met for each TIF application. The City Council reserves the right to approve any application that does not meet this minimum. The City Council also may make exceptions for projects of less than $100,000, and for publicly owned projects, properties or facilities.
   b. Grants may be made for uses listed in Part 1 above benefitting any government owned-land or buildings and for profit and non-profit businesses.
   c. Bonding may be available at the discretion of the City Council.
   d. All TIF grants will be formalized by a development agreement that must be signed by the grantee before the City will reimburse eligible expenses.

3. URD MANAGEMENT. Each URD in the City of Billings will be managed as follows:
   a. Each URD should maintain a non-profit advisory board to make recommendations to the City Council regarding TIF expenditures. Unless specifically authorized by a Memorandum of Understanding (MOU) referenced in 3(b) below, a majority of board members must own or lease property within the district, or must represent such owner or lessee, and may include representation from residential or commercial property owners or lessees. Advisory Boards must carry insurance for their members and provide proof of insurance to the City.
   b. A MOU must be executed between the advisory board and the City Council that defines the board's roles, responsibilities, authority, and processes, including for hiring and maintaining board support staff. The MOU must

contain language addressing conflict of interest situations for board members whose property may directly benefit from a TIF expenditure and for board support staff. The MOU also must include language that if there is the appearance of a conflict of interest the issue will be reviewed by City legal staff before moving forward.

c. Training for all URD advisory boards will be conducted biannually in coordination with City staff and URD support staff. The training must include, but is not limited to: review of URD and TIF laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

d. URD financial reporting will be consistent across all URDs and be set by coordination between the City Finance Director and the Planning and Community Services Director, and URD support staff.

e. TIF application review and City Council staff report preparation will be conducted by the Planning and Community Services Department Director, in coordination with the Assistant City Administrator, Finance Director, and URD support staff.

PASSED by the City Council and APPROVED this 9th day of July, 2018.

CITY OF BILLINGS

BY: William A Cole
William A. Cole, Mayor

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

ATTEST

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

Urban Renewal Plan for the South Billings Boulevard Urban Renewal District

Prepared by the Planning & Community Services Department
Adopted by the Billings City Council on December 8, 2008
Amended by the Billings City Council on July 22, 2019
Amended by the Billings City Council on July 26, 2021

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Acknowledgements

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- Floyd Martin, Vice Chair
- Alan Pomick, Treasurer
- Debbie Rowe, Secretary

Big Sky Economic Development Authority

Downtown Billings Partnership

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Alta Dean	Cindy Linse	Elissa Linse
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Billings Police Department

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Section 1 – Introduction

On May 12, 2008, the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (SBBURD) and established a Tax Increment Finance District. As part of this ordinance, an urban renewal plan and the boundaries of the tax increment finance district were adopted. Public participation for preparing the urban renewal plan involved public meetings and participation with the City of Billings, the Southwest Corridor Neighborhood Task Force, residents and property owners, Downtown Billings Partnership, and Big Sky Economic Development Authority.

In October of 2008, the City began a modification of the SBBURD to include three additional properties. Two of these properties were recently annexed and contiguous to the existing SBBURD; therefore, the properties are now eligible to be included within the SBBURD. The third property is contiguous and requested an expansion of the district boundary. The modification of the urban renewal plan will reflect the addition of those properties.

The December 2008 modification of the urban renewal plan:

- Served as a framework for the official urban renewal plan.
- Fulfilled Montana state law.
- Updated and define district boundaries.
- Classified blight
- Set forth the protocol for its authorization, execution, and management.
- Illustrated the development opportunities.
- Documented baseline taxable property values and potential areas for redevelopment

The July 2019 amendment of the urban renewal plan:

- Identified future projects and programs.
- Ensured the City has the option to bond future projects.
- Updated the 2008 Plan to reflect the 2019 amendment process.

The July 2021 amendment of the urban renewal plan expands the boundary of the SBBURD to add five new properties to the District (see Appendix I).

Section 2 - Definitions

The following terms have the following meanings unless a different meaning is clearly indicated by the context:

1. "Agency" or "urban renewal agency" means a public agency created by Section 7-15-4232 of the Montana Code Annotated.
2. "Blighted area" means an area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

a. The substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
b. Inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
c. Inappropriate or mixed uses of land or buildings;
d. High density of population and overcrowding;
e. Defective or inadequate street layout;
f. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
g. Excessive landcoverage;
h. Unsanitary or unsafe conditions;
1. Deterioration of site;
J. Diversity of ownership;
k. Tax or special assessment delinquency exceeding the fair value of the land;
I. Defective or unusual conditions of title;
m. Improper subdivision or obsolete platting;
n. The existence of conditions that endanger life or property by fire or other causes; or
o. Any combination of the factors listed in the subsection (2).

3. "Bonds" means any bonds, notes, or debentures (including refunding obligations) authorized to be issued pursuant to Section 7-15-4300 MCA.
4. "Clerk" means the clerk or other official of the municipality who is the custodian of the official records of the municipality.
5. "Local governing body" means the council or other legislative body charged with governing the municipality.
6. "Mayor" means the chief executive of a city or town.
7. "Municipality" means any incorporated city or town in the state.
8. "Redevelopment" may include:
   a. acquisition of a blighted area or portion of the area;
   b. demolition and removal of buildings and improvements;
   c. installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban renewal provisions in accordance with the urban renewal plan; and
   d. making the land available for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan. If the property is condemned pursuant to Title 70, chapter 30, the private enterprise or public agencies may not develop the condemned area in a way that is not for a public use.
9. "Urban renewal area" means a blighted area that the local governing body designates as appropriate for an urban renewal project orprojects.
10. "Urban renewal plan" means a plan for one or more urban renewal areas or for an urban renewal project. The plan:
    a. must conform to the growth policy if one has been adopted pursuant to Title 76, chapter 1; and;
    b. must be sufficiently complete to indicate, on a yearly basis or otherwise:
       i. any land acquisition, demolition, and removal of structures; redevelopment;

improvements; and rehabilitation that is proposed to be carried out in the urban renewal area;

ii. zoning and planning changes, if any, including changes to the growth policy if one has been adopted pursuant to Title 76, Chapter 1;

iii. land uses, maximum densities, building requirements; and

iv. the plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

Section 3 – Background

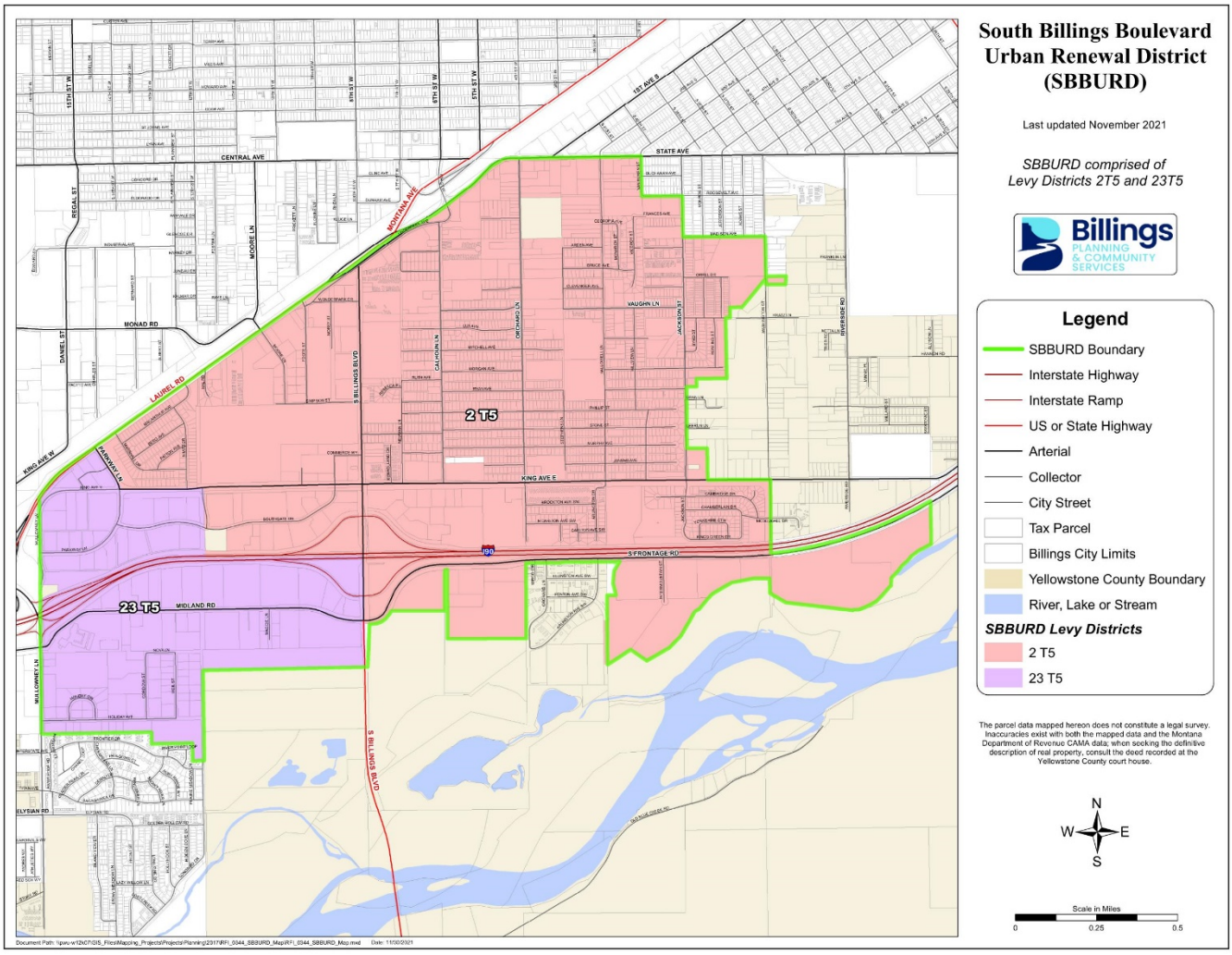
The South Billings Boulevard Urban Renewal District (the "District") lies within the City of Billings (the "City'), is situated between major transportation routes, and stretches from the east side of the King Avenue Overpass east to Washington Street and from State Avenue South to the city limit boundaries. Located within the district is Interstate Highway 90 and the major railway line through the city. Map 1 shows the boundary of the SBBURD.

The District lies within the Southwest Corridor Neighborhood Task Force. The task force was created in the early 1990's in response to the growing problem with the roadway interchanges and associated issues. For a while, the Task Force was a more diverse body that handled many issues for the Southwest Billings community. The Task Force has not been active for the past several years (2019-2021). Existing land uses and current zoning are shown on Maps 2 and 3.

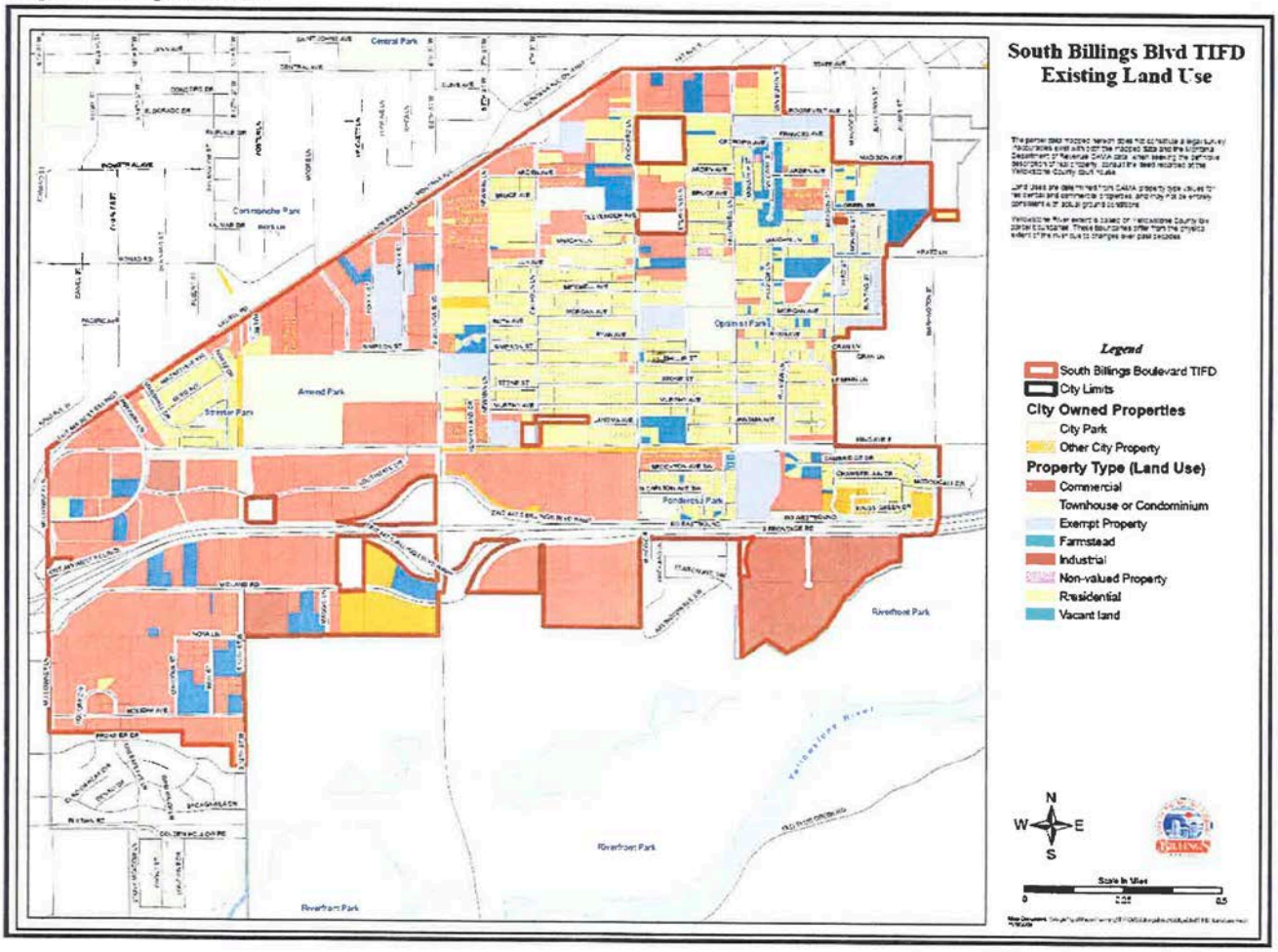
A closer look at this neighborhood shows an established area of mixed residential and commercial uses. This area also includes three elementary schools and one middle school. Some areas include unimproved streets with no sidewalk, curb, or gutter. In addition, many areas were not served by municipal water and sewer or there was old, inadequate water and sewer infrastructure. Many of the concerns raised by residents within the district center around routes for children to get to school, including bus routes that run on unimproved streets and children walking down the street instead of sidewalks to get to school. Many of these infrastructure deficits have been addressed as evidenced by the project list updates in Section 13 of this Plan.

Due to the location, the South Billings Boulevard Urban Renewal District has a tremendous amount of potential to become a major economic force. With the interstate corridor located in this district, the potential exists for this area to become a major destination place for retail, goods and services, manufacturing, and entertainment.

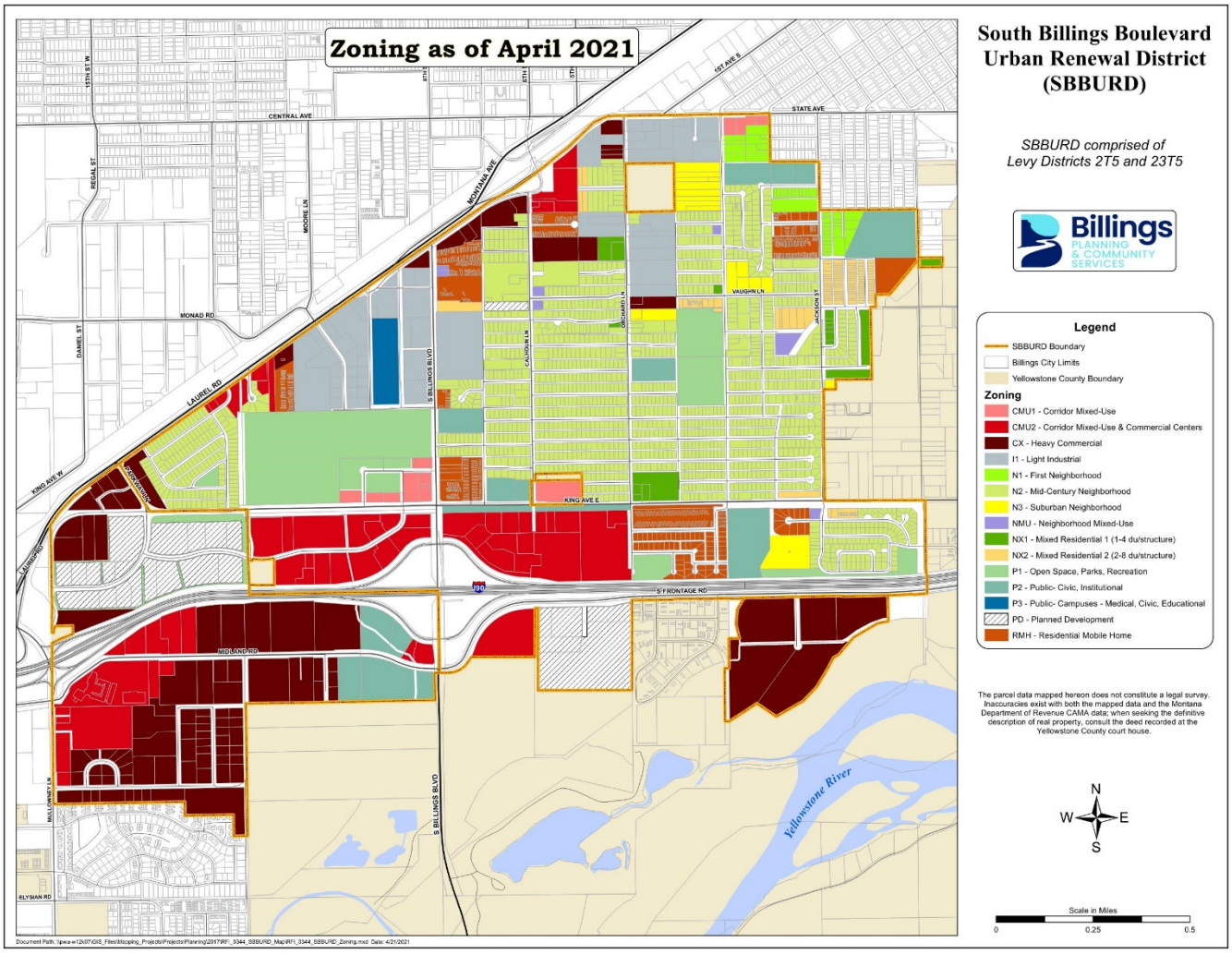
Map 1. South Billings Boulevard Urban Renewal District



Map 2 – Existing Land Uses



Map 3. South Billings Boulevard Urban Renewal District Existing Zoning



Section 4 - Description of Blight

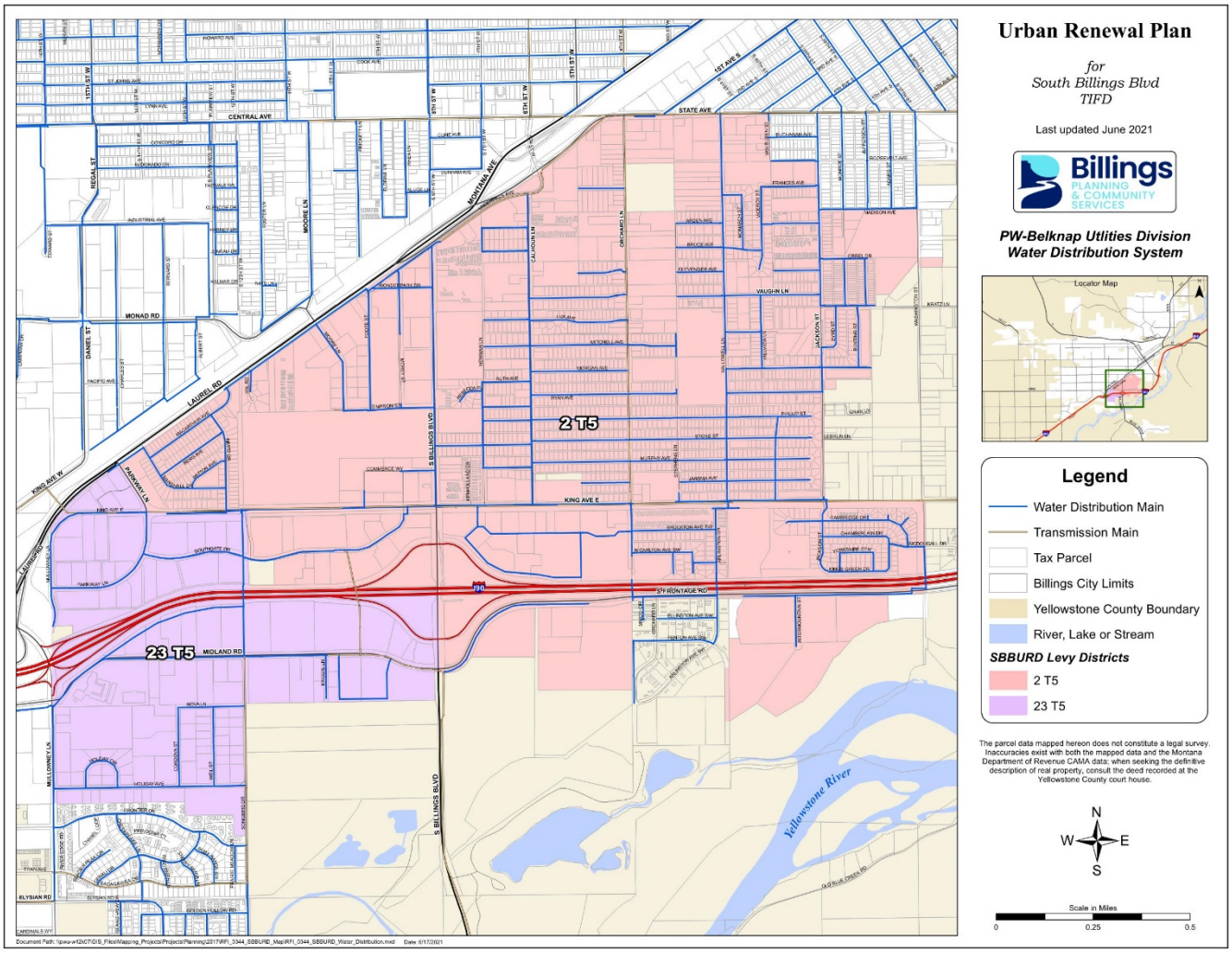
A requirement of Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, is to justify an urban renewal plan supported through a tax increment finance district through the determination of blight. Blight is defined as an area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs the sound growth of the city or its environs; retards the provision of housing accommodation; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

- the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
- inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
- inappropriate or mixed uses of land or buildings;
- high density of population and overcrowding;
- defective or inadequate street layout;
- faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- excessive landcoverage;
- unsanitary or unsafe conditions;
- deterioration of site;
- diversity of ownership
- tax or special assessment delinquency exceeding the fair value of the land;
- defective or unusual conditions of title;
- improper subdivision or obsolete platting;
- the existence of conditions that endanger life or property by fire or other causes;
- any combination of the factors listed

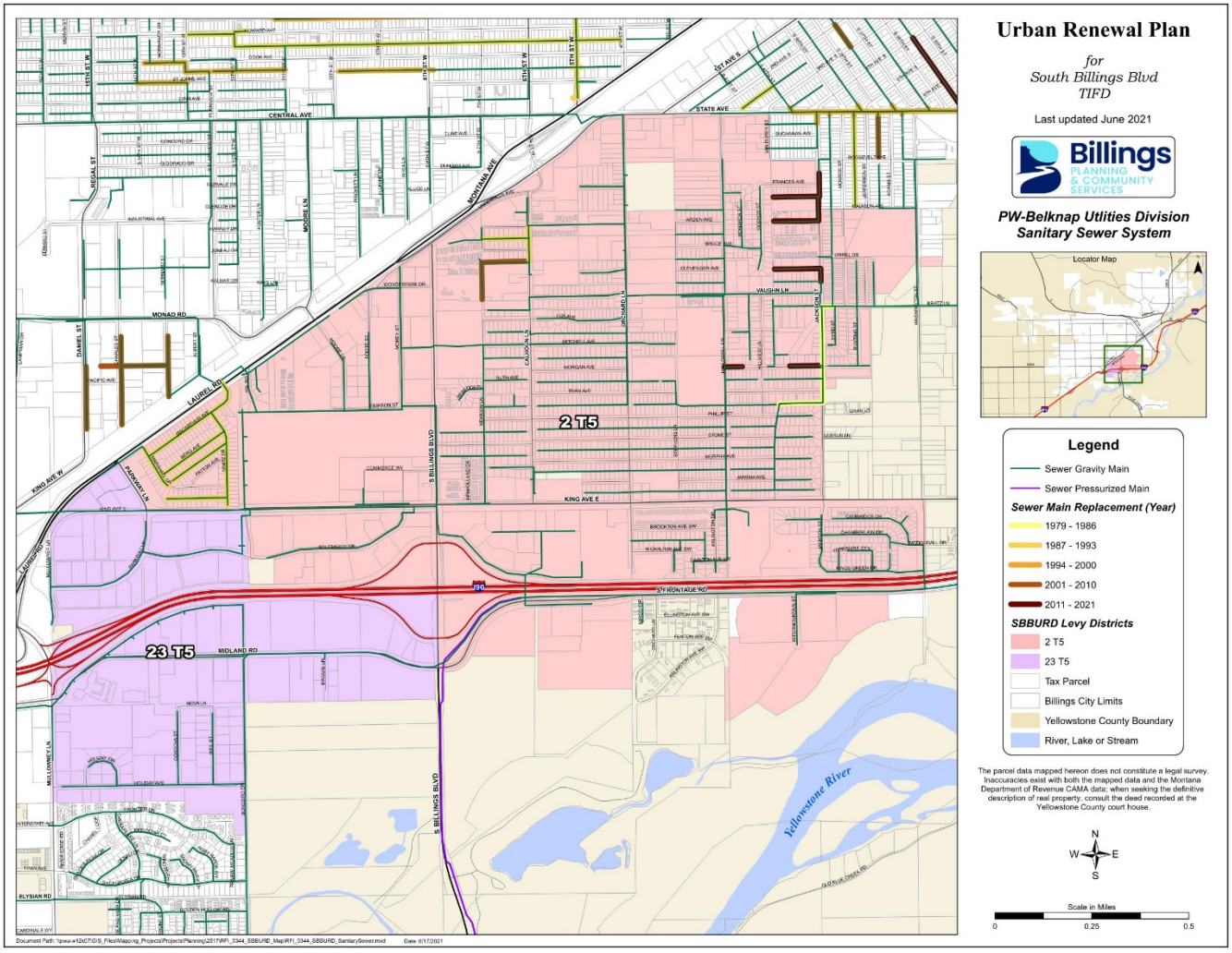
Section 5 - Summary of Blight

The area in the proposed district contains a great deal of blight. Within the district there is substantial structural deterioration, long-term land vacancy, and significant infrastructure needs. Several of the commercial buildings in the district are vacant or deteriorated and need demolition. Many of the sidewalks are cracked or nonexistent, alleys are deteriorated, and, in general, much of the area is below City standards. In contrast to the above, there are certain properties within the District in good repair but included in the District to allow for a contiguous block of land within the district; and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without continued managed urban renewal, even these success stories will once again decline in taxable value. Portions of the District fall into the blighted, neglected, and under-utilized categories. Maps 4 and 5 show the past infrastructure conditions within the district.

Map 4. Water Distribution System.



Map 5. Sewer System



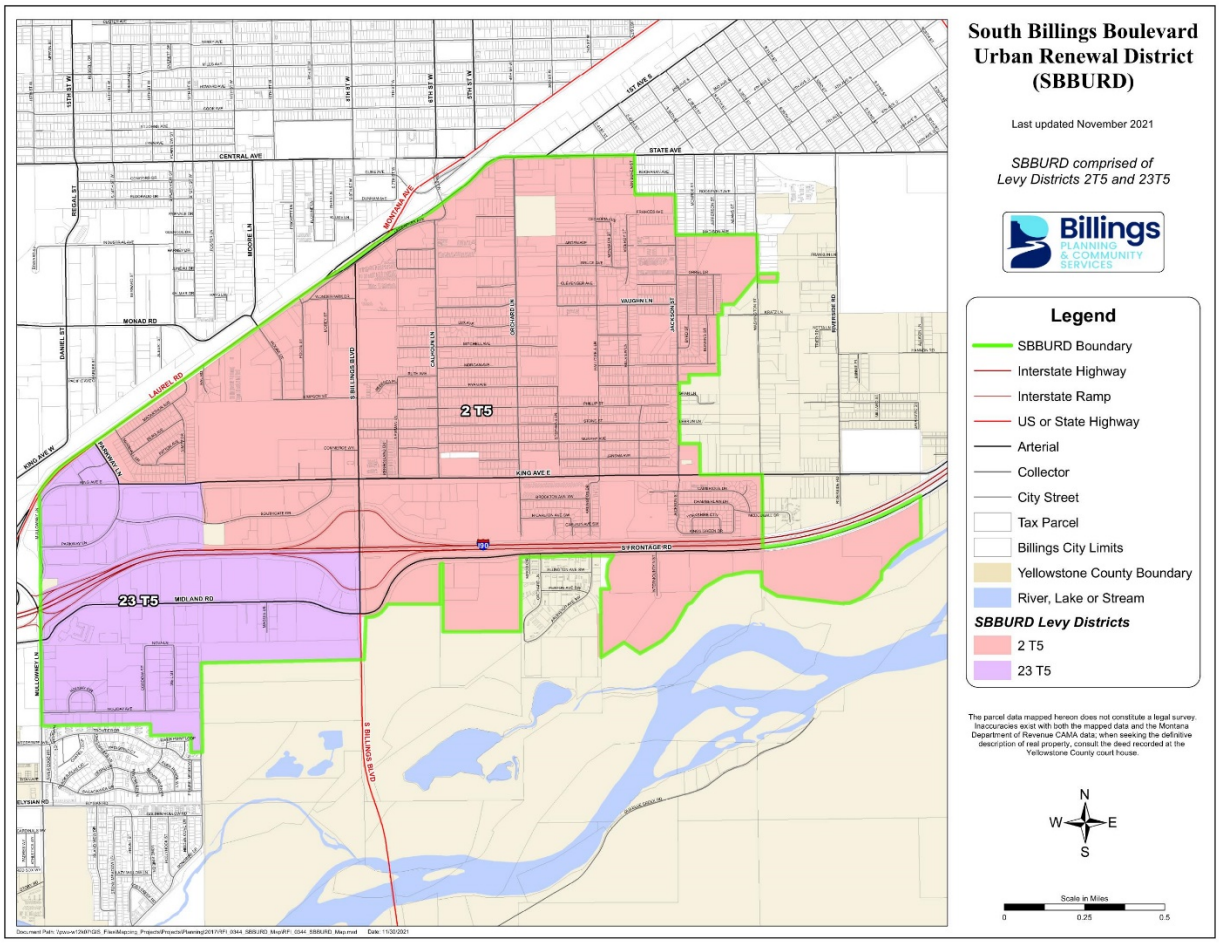
Section 6 - The Site and Its Relationship to the City

The South Billings Boulevard Tax Increment Finance District ("TIFD') and Urban Renewal District is located in the south-center region of the City of Billings. Bordered by the Interstate corridor, the main railroad line and principal transportation routes, it is an area where economic development opportunities are numerous. In addition, numerous service-related, commercial, industrial, parks and recreation and housing choices are located within the District. Map 6 below shows the TIFD boundary in relationship to the rest of the city.

Section 7 - Description of the District Boundary

Starting at the intersection of State Avenue and Van Buren Street, thence in a southerly direction along the centerline of Van Buren Street to the intersection of Van Buren Street and Roosevelt Avenue, thence in an easterly direction along the centerline of Roosevelt Avenue to the intersection of Roosevelt Avenue and Jackson Street, thence in a southerly direction along the centerline of Jackson Street to the intersection of Jackson Street and Madison Avenue, thence in an easterly direction along the centerline of Madison Avenue to the intersection of Madison Avenue and Washington Street, thence in a southerly direction along the centerline of Washington Street to the intersection of the centerline of Washington Street and the extension of a line 10 feet north and parallel to the north line of the northern boundary of Lot 7, Willis Subdivision, thence in an easterly direction to the existing City of Billings city limit boundary, thence along said existing City of Billings city limit boundary to the north Right-Of-Way line of Interstate 90, thence in a southerly direction and crossing said Right-Of-Way to the south Right-Of-Way line of Interstate 90, thence in an easterly direction and along said south right-of-way to the extended east line of Certificate of Survey No. 1591, thence in a southerly and crossing South Frontage Road to the northeast corner of said Certificate of Survey point also being on the existing City of Billings city limit boundary, thence in a southerly and westerly direction and following said existing City of Billings limit boundary to a point which intersects with the extension of the southern boundary of Tract 1, C/S 2834, thence in a westerly and northerly direction along said southern boundary of Tract 1, C/S 2834 and southern boundary of Block 4 of Weil Subdivision to the intersection with the centerline of Mullowney Lane, thence in a northerly direction and along said centerline of Mullowney Lane and its projection to the centerline of Laurel Road, thence in a northeasterly direction and along said centerline of Laurel Road to its intersection with State Avenue, thence in an easterly direction and along said centerline of State Avenue to the point of beginning of intersection of State Avenue and Van Buren Street. Excluding all unincorporated land within the boundary.

Map 6. SBBURD Boundary in relation to City and County Limits in the area.



Section 8 - Planning Process

Stakeholder and Community Participation

The initial concept of developing a Tax Increment Finance District and an Urban Renewal Plan in the South Billings Boulevard area was brought forward by the City of Billings, Big Sky Economic Development Authority, and the Downtown Billings Partnership. After discussions and meetings with the Southwest Corridor Task Force, it was determined that a steering committee would be established to move forward with the development of an Urban Renewal Plan for the creation of the South Billings Boulevard TIF District. After discussions with the participating members, it was apparent that direct communication with business owners, landowners and public participation was critical for the project to be a success. Two public meetings were scheduled to open dialogue on the proposed Urban Renewal Plan and TIF District process, and to set goals and objectives of the project. It also became clear that a grass-roots effort conducted and led by the property owners themselves was needed.

In October of 2008, the City began an urban renewal plan modification process to include three additional properties to the district pursuant to Montana Code section 7-15-4221. All property owners affected by the urban renewal plan modification were notified by mail of the public hearing on the Urban Renewal Plan held November 24, 2008.

In May 2019, the City, in coordination with the South Billings Urban Renewal Association, began the process to amend the South Billings Urban Renewal Plan. All property owners affected by the urban renewal plan amendment were notified by mail of a public meeting to discuss and receive public comment on the Plan amendment on May 30, 2019. All property owners affected by the urban renewal plan amendment were also notified of the public hearing on the Urban Renewal Plan held July 8, 2019.

In summer 2020, City staff in coordination with the South Billings Urban Renewal Association and its consultant, began discussion of expanding the District Boundary to include additional properties. The proposed expansion as brought to the City Council at a December 2020 Work Session for review and discussion. The Council at that meeting directed staff to move the process to expand the District forward in 2021. All property owners who property was proposed to be included in the District expansion were notified of the public hearing on the Urban Renewal Plan held July 12, 2021.

Urban Renewal Plan

The Urban Renewal Plan is the tool that governs what public improvements are needed and desired within the District. Through public meetings and meetings at the Southwest Corridor Task Force, neighborhood needs, and projects were identified.

With input from property owners and the identification of goals and objectives, the City of Billings moved forward with the completion of the Urban Renewal Plan. A draft was reviewed with the property owners and the Southwest Corridor Task Force prior to review by the City of Billings City Council.

The high level of transparency and frequency of meetings has ensured that a large local constituency has been involved, and as many stakeholders as possible participate and approve of the plan.

Eminent Domain

In no case shall eminent domain be used as a tool in the redevelopment of the South Billings Boulevard Urban Renewal District except as a last resort in the case of needed public infrastructure improvements and/or rights-of way.

Residential Relocation Plan

If a residential structure requires relocation as a result of right-of-way acquisition and/or a public infrastructure construction project, that is partially or fully funded with federal assistance (Housing and Urban Development, Federal Highway, etc.), the City of Billings shall abide by the Uniform Relocation Assistance Act.

Planning, City Administration and Legal Review

During the many meetings with the local property owners and the Southwest Neighborhood Task Force, it was decided to begin the process of finalizing the urban renewal plan and take it to the City Council before the end of 2007. The Urban Renewal Plan was sent to the City Legal Department and City Administration for review and comments. Comments and recommendations from both City Legal and City Administration were taken into account and incorporated into this Plan.

The Plan was also sent to the Yellowstone County Board of Planning for its review and recommendations regarding the plan's conformity to the City's 2003 Growth Policy Plan. A recommendation of approval was passed by the Planning Board on October 23, 2007. The plan was then presented at a City Council Work Session on November 5, 2007. The public hearing and first reading of the Ordinance was held by the City Council on November 26, 2007 with the second reading and final adoption on December 10, 2007.

A modification to the SBBURD plan began in October of 2008. On November 10, 2008, the Billings City Council passed a Resolution Declaring Blight, Intent to Modify the District, and Setting a Public Hearing Date. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2003 Growth Policy on November 12, 2008. The affected property owners were notified of the Plan's modification and public hearing notices were published on November 6, 2008 and November 13, 2008 for the first reading and public hearing on the modification of the Plan.

The City initiated an amendment to the Plan in May 2019 to ensure future projects contemplated by the City and via public comments and recommendations would be possible if funded by bonding or directly through tax increment funds generated by the SBBURD. The process to amend the Plan has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on June 25, 2019. The affected property owners were notified by mailed postcard of the Plan's modification, and public hearing notices were published on June 28, 2019 and July 5, 2019 for the first reading and public hearing on the Plan amendment.

The City initiated an expansion to the SBBURD boundary in December 2020 to include additional properties in the District. The process to expand the District has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on April 13, 2021. The City Council acted upon a Resolution of Intent to expand the boundaries of the District on May 10, 2021 and set a public hearing date to act on an ordinance to expand the District in July 12, 2021. The affected property owners were notified by mailed letter of the District expansion, and public hearing notices were published for the first reading and public hearing set for July 12, 2021.

Financial Programming

The City of Billings, to ensure a sound and adequate financial program to fund projects, has concluded the following: For every $1 million dollars of increased market value, assuming Class 4 (commercial) property @ 3.01 % taxable rate and a mill levy of $0.55, it is anticipated that an increment value of approximately $14,500 will be generated yearly.

Modification of SBBURD Plan

The SBBURD may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA, with respect to initial adoption of this Plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may only be mailed to those owners whose properties are situated within the area of expansion or contraction of the Urban Renewal District boundaries. In cases where the boundaries are not modified, but the contents of the urban renewal plan are substantially modified, notification shall be mailed to all owners of property within the District area.

Section 9 - Housing (Conservation of Existing Affordable H ousing)

Housing is an important element to the District. Providing the District with housing opportunities is vital to the sustainability of the District. With housing opportunities, individuals and families can live and work within the District. This provides a dual benefit; first, the commute to work for individuals will be reduced and second, the businesses within the District will have a local work force to draw from.

Current housing in the area consists of single-family, duplex, and multi-family units and include rental units and owner-occupied. Also, manufactured home parks are located within the District. The main concentration of housing is in the central and eastern portion of the District. During the summer of 2007, the Planning Division developed a map of existing housing conditions within the City of Billings. The information was generated through the Yellowstone County CAMA (Computer Assisted Mass Appraisal) detail system. Properties were queried that were labeled as either unsound, poor, fair, or incomplete. This resulted in approximately 2,390 properties within the city limits that met this query. Out of the 2,390 city properties, 562 or 24% were located in the SBBURD. Of the 562 residential structures, seven were rated as unsound, 184 as poor and 371 as fair.

Future housing for the District is encouraged to be developed for the goal of ownership. When rental housing occurs, such facilities shall be developed in connection with mixed-uses and managed by a company that will provide active policy measures to eliminate crime and blight. Approval of multi-family housing will require either a Zone Change or Special Review request that requires approval by the City Council.

Housing in the area shall also be designed to cater to a variety of income demographics as well. All current affordable housing needs in the District shall be accounted for through the development of owned and rental housing that remain within the District. Housing for mid- and higher-level income

groups shall also be encouraged. To avoid creation of substandard housing or encourage future blight, mixed-use housing developments shall incorporate all income demographics within the same project in a safe and positive way.

Section 10 - Transportation and Pedestrian Circulation

The transportation and circulation situation in the TIF District should be a major focus during redevelopment of the area. Traffic patterns and access issues can affect the function and livability of a community or neighborhood.

During discussions and public meetings, it was apparent the current street conditions and lack of adequate transportation and pedestrian facilities was a high priority for property owners. The majority of traffic that comes into the District is either pass-through or destination traffic to the major transportation routes located within the District. In addition, the lack of sidewalk and pedestrian routes is a concern with the number of schools and parks located in the District. Safe and attractive pedestrian amenities, such as sidewalks, boulevards, crosswalks, improved signage and shelters or benches would greatly enhance pedestrian experiences.

Section 11 - Public Services and Facilities

Currently there are four public schools located within the District; three elementary schools and one middle school. A concern mentioned many times by residents was the lack of sidewalks for school children to get to school. It was observed that many students are walking directly in the street due to a lack of sidewalks. The creation of a Safe Routes to School Plan should be created to address this concern. In addition to schools, there are several developed parks located in the District. Amend Park provides a multi-use facility for soccer and rugby as well as picnic sites and shelters. Optimist Park has a variety of amenities that include basketball courts, jogging trails, playground, softball and baseball fields and picnic areas. Ponderosa Park provides horseshoe courts, playground, softball and baseball fields and soccer and rugby fields. The City of Billings also provides services to the District with MET Transit and the Southgate Cop Shop. Currently two MET routes serve the neighborhood; the Central and the Southside Loop. Both of these routes travel to and from the Stewart Park and Downtown Transfer Centers. The Southgate Cop Shop was reopened in May of 2007 and operates on Monday, Wednesday and Friday from 4 - 7 p.m. The station is a neighborhood police contact center currently staffed by volunteers. Residents are encouraged to use the Cop Shop to report crimes, suspicious activities or obtain information and assistance.

Section 12 - Infrastructure and Utilities

The District has infrastructure and utilities deficiencies that need to be addressed prior to any large influx of redevelopment or new building construction. Water and sewer conditions need to be addressed due to out of date installations, inadequate lines, or increases in impacts to existing structures.

The storm water drainage situation is particularly troublesome as many areas either have inadequate storm water facilities or none at all.

By upgrading infrastructure and utilities, therein lies the opportunity for more attractive development opportunities.

Section 13 - Urban Renewal Projects and Programs

The Urban Renewal Projects were identified by property owners within the District during the public meetings at the time the Plan was first adopted in 2008 and also during the amendment process in 2019. Information for the 2008 Plan adoption process utilized the Southwest Corridor Task Force meetings and delivery through comments mailed to the Planning Division. For the 2019 amendment process, a public meeting was held at Orchard Elementary School on May 30, 2019 where projects ideas and comments were collected, as well as at the South Billings Urban Renewal Association meeting on June 4, 2019. It is the City's intent to use tax increment to finance public improvement projects. In addition to TIF financing, the City may also use Special Improvement District financing as well as grant funding through, but not limited to, the Community Development Block Grant Program. By combining funding opportunities, more projects will be able to be completed.

The project and program list below encompasses both items included in the 2008 Plan as well as the new project recommendations for the 2019 Plan amendment. The items are identified by the year:

2008 Project and Program Recommendations:

Project: Traffic calming measures on Calhoun and Orchard Streets. (Completed)

Project: Street improvements on Newman Drive between Simpson and Stone Streets, install curb and gutter. (Completed)

Project: Pave, curb, and gutter on Simpson from Calhoun to Newman.

Project: Widen, curb and gutter (where needed) and repave Calhoun the full length. (Completed)

Project: Widen, curb and gutter (where needed) and repave Orchard the full length. (Completed)

Project: Widen, curb and gutter (where needed) and repave Hallowell the full length. (Under Construction 2021)

Project: Widen, curb and gutter and install bike path or sidewalk the full length of King Avenue East from Parkway to Riverside Drive. (Completed to Jackson Street)

Project: Safety to school plan. (SRTS Maps Updated, Plan Update in 2021/2022)

Project: Crosswalks within the District (where needed).(In Progress)

Project: Sidewalks within the District (where needed). (In Progress)

Project: Street lights along King Avenue East. (In Progress)

Project: Street widening at Optimist Park. (Addressed with Hallowell Lane Project)

Project: 4100 Block of Vaughn Street - sidewalk. (Included in FY22 CIP – Jackson to Hallowell)

Project: 4100 Block of Vaughn - public sewer needed, drain fields failing. (Included in FY22 CIP – Jackson to Hallowell)

Project: Bike/pedestrian routes along King Avenue. (Mostly Completed, section east of Jackson Street)

Project: Sewer improvements on South Billings Boulevard from Mitchell north to Underpass Road. Sewer line currently runs east under adjoining residential development. (Completed)

Project: Repave Morgan Avenue between Hallowell Lane and Jackson Street include sidewalks, streetlights. (Included in FY22 CIP)

Project: Install public sewer along Morgan Avenue that includes storm water improvements. (Included in FY22 CIP)

Project: More bike trails throughout neighborhood. (In Progress)

Project: Park improvements for Little League and soccer leagues. (Amend Park and Optimist Park projects addressing this need)

Project: Community Resource Officer within the neighborhood to steer kids away from drugs and promote a safe neighborhood. (Coordination between SD#2 and City PD is ongoing)

Project: Pave Newman Lane behind Newman Elementary School. (Completed)

Project: Storm water improvement at the Northeast comer of Phillip and Hallowell. (Addressed with Hallowell Lane Project)

Project: Need school zone signage at Newman Elementary School. Completed)

Project: Installation and improvement of municipal water and sewer lines within the District. (Completed)

Project: Installation of sidewalks on Jackson Street (where needed). (In Progress)

Project: Stop light at South Billings Boulevard and Midland Road. (Completed)

Project: Neighborhood wide traffic study for traffic calming strategies. (In Progress through SRTS and Complete Streets efforts)

Project: Assess adequacy of fire hydrants throughout the neighborhood and add fire hydrants as needed. (Not Completed)

Project: Traffic light at State Avenue and Hallowell Lane. (Completed)

Project: Continuation of streetlights on Jackson to King Avenue. (Not Completed)

In addition to property owner identification of projects for the District, the City of Billings Public Works Department has several ongoing or future infrastructure projects scheduled. These projects include the following:

- **Orchard Lane** - Replacement of a water main in Orchard Lane from just south of King Avenue East to Underpass Avenue. (Completed)

- **Calhoun Lane** – Replacement of water main in Calhoun Lane from King Avenue East to Underpass Avenue. (Completed)

- **Jackson Street** - Jackson Street is split into two phases. The first phase will provide sidewalk and drive approaches on the west side of Jackson Street from King Avenue East to Ryan Avenue. The second phase will provide drive approaches, sidewalk, curb and gutter, and ADA ramps along both sides of Jackson Street from State Avenue to Kratz Lane. (Completed)

- **Newman Lane and Bruce Avenue** - Sanitary sewer rehabilitation work was completed in the TIF District in 2007 at Newman Lane and Bruce Avenue.

2021 SBBURD Gravel Street Inventory – Programming in Current or Future CIP

Branch Name	To	From
ARDEN AVE	JACKSON STREET	VICEROWY STREET
BRUCE Ave	HALLOWELL	STEPHENS
CLEVENGER AVENUE	600' W OF JACKSON ST	JACKSON ST
FRANCES AVENUE	ORCHARD LANE	END W. ORCHARD LANE
HILLVIEW LANE	MORGAN AVE	ALLEY N OF PHILLIP STREET
HILLVIEW LANE	VAUGHN LANE	MITCHELL AVENUE
HOLIDAY AVENUE	SONGBIRD DRIVE	WELL STREET
MCDOUGALL DRIVE	CUL-DE-SAC E OF WASHINGTON STREET	WASHINGTON STREET
MITCHELL AVENUE	HILLVIEW	HALLOWELL
MONROE STREET	MADISON AVENUE	371'S. MADISON AVE
MOREY STREET	UNDERPASS AVENUE	WONDERPARK DRIVE
MOREY STREET	END OF GRAVEL	SIMPSON STREET
MULLOWNEY LANE	320' N/O PARKWAY LN	130' S/O PARKWAY LANE
NEWMAN LANE	LUX AVENUE	RUTH LANE
NOVA LANE	SONGBIRD DRIVE	WELL STREET
RYAN AVENUE	JACKSON STREET	HALLOWELL LANE
SONGBIRD DRIVE	MIDLAND ROAD	FRONTIER DRIVE
STEPHENS LANE	ARDEN AVENUE	VAUGHN LANE
STEPHENS LANE	SIMPSON STREET	RYAN AVENUE
STEPHENS LANE	ALLEY N OF JANSMA AVENUE	ALLEY S OF JANSMA AVE
VAUGHN LANE	JACKSON	HALLOWELL

FY 2022 SBURD Project
FY 2021 City Project and SID
Proposed Future CIP Inclusion

2019 Project and Program Recommendations:

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities.

Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities.

Railroad Infrastructure – Coordinate with BNSF Railway and Montana Rail Link on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroads and City of Billings.

Walking Paths and Trails – Construct sidewalks, trails, and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

Section 14 - Identified Projects and Programs in Relationship to the Goals and Objectives Respective to the 2016 City of Billings Growth Policy

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. On April 13, 2021, the Yellowstone County Board of Planning acted affirmatively on a recommendation to the City Council as to the SBBURD expansion's consistency with the 2016 City of Billings Growth Policy. The 2016 City of Billings Growth Policy ("Growth Policy") refers to and promotes economic development and urban renewal in a variety of ways. The preceding list of urban renewal goals listed in Section 13 are relevant to the Growth Guidelines identified in the Growth Policy in the following areas:

Growth Guidelines

Essential Investments (relating public and private expenditures to public values)

- The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.
- Public transit and commercial air service are critical to ensure access to and around the City.
- Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community.
- Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.
- Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors.
- Infill development and development near existing City infrastructure may be the most cost effective.
- The history and heritage of Billings are cornerstones of our community.

- Neighborhoods that are safe and attractive and provide essential services are much desired.
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable
- A supportive school system that inspires, motivates, and prepares students for meaningful employment is important for ensuring a high quality, competitive community.

Place Making (Enhance, maintain, preserve, and improve existing public places)

- A multi-use community recreation facility is desirable.
- Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community.
- Park master plans and transportation plans are important to facilitate the preservation and improved public access to the Yellowstone River and the Rims
- Public and private partnerships are valuable for creating enhanced entryways into Billings.
- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City.

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity.
- Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods.
- Outdoor public spaces provide casual and relaxing gathering areas for people.
- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings.
- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.

Strong Neighborhoods (livable, safe, sociable, and resilient neighborhoods)

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools, and public gathering spaces foster health, good will and social interaction.
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale streetlights, street trees and walkable access to public spaces.
- Implementation of the Infill Policy is important to encourage development of underutilized properties.

Home Base (healthy, safe, and diverse housing options)

- A mix of housing types that meet the needs of a diverse population is important.

- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy, and safe.
- Homes that are safe and sound support a healthy community.

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses, and visitors.
- Safe and accessible transportation systems benefit everyone's quality of life.
- Affordable public transit is much desired.
- Development oriented to transit routes will provide more transportation choices and is preferred.
- "Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation.
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
- On-street bike facilities promote predictability for all users
- Technology can reduce congestion and facilitate emergency vehicle travel at railroad crossings.

Prosperity (promoting equal opportunity and economic advancement)

- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers.
- Successful businesses that provide local jobs benefit the community.
- Community investments that attract and retain a strong, skilled, and diverse workforce also attracts businesses.
- Retaining and supporting existing businesses helps sustain a healthy economy.

Section 15 - Neighborhood Planning

Another tool that is expected to be used in the future to address current conditions within the District and the identification of neighborhood needs will be accomplished through the creation of a Neighborhood Plan. A neighborhood plan may be drafted for this area of Billings in the next three or four years based on available funding. The purpose of the neighborhood plan is to assist residents, governing agencies, planners, and developers in making the right choices when determining future growth patterns and development within the neighborhood. The plan also encourages local government, developers, and businesses to discuss future land use decisions with neighborhood residents and business owners prior to the proposed land use change. The neighborhood plan is not a regulatory document; instead, it is adopted by the City Council and the Board of County Commissioners as an implementation strategy and is part of the City of Billings and Yellowstone County Growth Policy as an advisory document. The neighborhood plan would be implemented through the City's Capital Improvement Program Planning and by the Southwest Corridor Neighborhood Task Force.

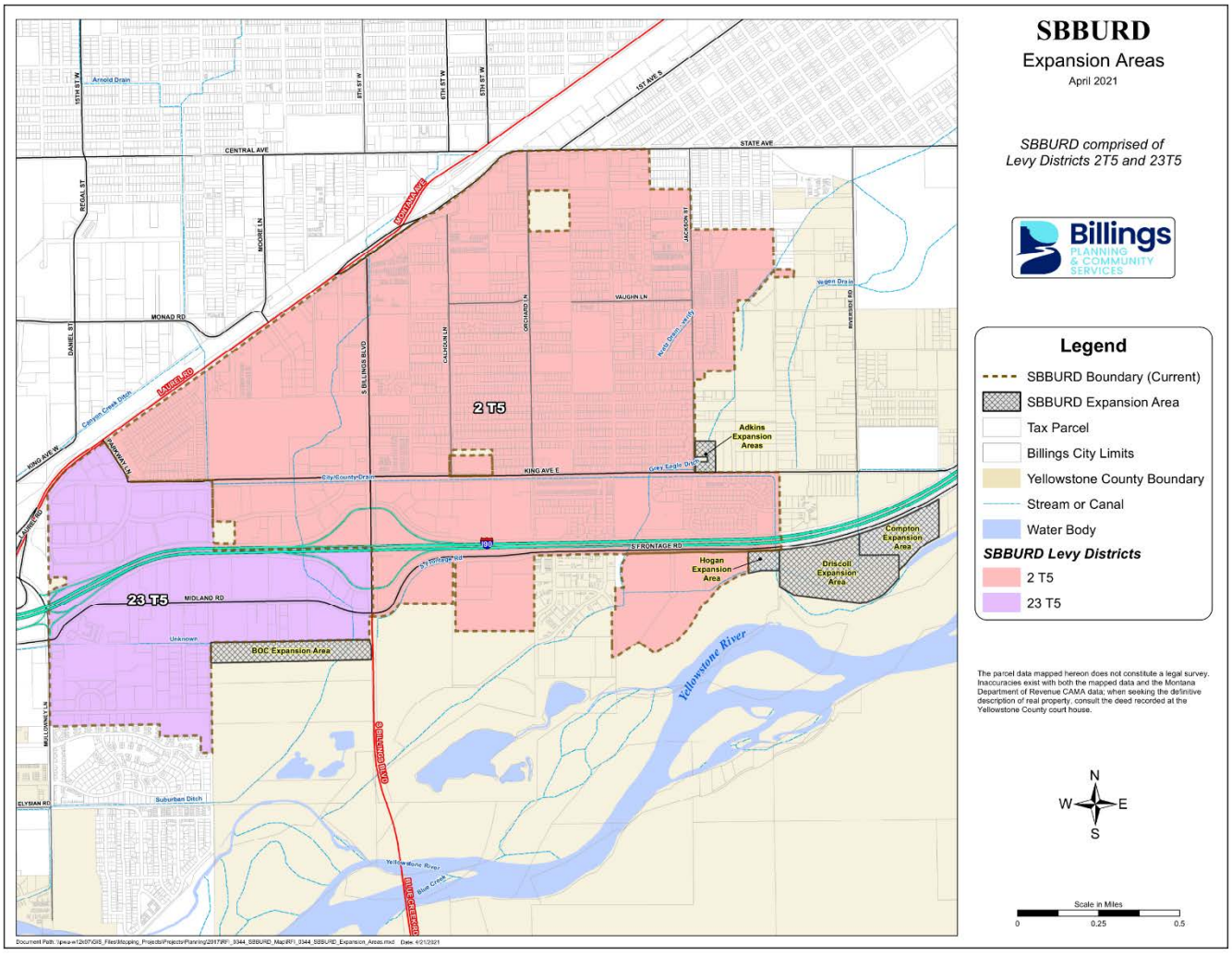
The plan would include general and specific recommendations that reflect the values of the community, encourage sound decision-making, and empower people to take action. The plan also

includes realistic implementation strategies that involve both private and public actions, as well as regulatory decisions.

Section 16- Conclusion

The South Billings Boulevard Urban Renewal District has a tremendous amount of potential to become a viable and reliable economic engine. The District has a great potential to become a destination place where Billings residents, business owners, and visitors will purposefully go to conduct business, have goods and services manufactured and enjoy recreation and leisure activities. At the end of the life of this TIFD program it is the hope of all involved that this area of Billings will be a wonderful place to live, work and play far into the future.

Appendix I – 2021 Expansion



City Council Regular

Date:	12/18/2023
Title:	EBURD Tax Increment Assistance - 116 North 11th Street - Undammed Distillery
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	No
Project Number:	NA

RECOMMENDATION

The Billings Industrial Revitalization District (BIRD) Board of Directors recommends the City Council approve up to a maximum reimbursement of up to $82,600 from the EBURD tax increment finance district funds to Undammed Distillery to assist in the re-purposing of property at 116 North 11th Street for a new tasting room, production and sales facility. Actual reimbursement will be based upon 100% of the actual costs incurred for qualified expenses for the improvements made to property subject to the following conditions:

1. The Applicant shall sign a development agreement with the City of Billings and BIRD within 180 days of City Council's approval.
2. This TIFD reimbursement is the maximum that can be received pending satisfactory submission of all paid invoices showing the completion of expenditures related to this project.
3. If funds are not available, reimbursement can be carried over to the next fiscal year.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Billings Industrial Revitalization District (BIRD) Board of Directors is presenting this recommendation to the City Council for allocating $82,600 in tax increment finance funds (TIF) from the East Billings Urban Renewal District (EBURD) to provide financial assistance to Undammed Distillery for construction of a new tasting room, production and sales facility at 116 North 11th Street. The BIRD Review Committee considered this application on October 7 and on November 14 recommended approval to the full BIRD Board. The BIRD Board reviewed and recommended approval of this project to the City Council at its board meeting on November 14.

The Undammed Distillery property for redevelopment is located in an area seeing other redevelopment in the EBURD. The subject property is the former location of the Burtell Fire Protection Business that was vacated. Examples of this redevelopment activity include the Toucan Gallery's new space on 1002 2nd Avenue North and Ritch Rand Designs at 213 North 10th Street. Existing manufacturing facilities and discussion for shared transportation needs is also being assessed with neighboring businesses in this area as new types of development and business uses consider the area. The total cost of fees, site improvements, site work and building improvements for the project is $873,208. The BIRD Board has been aware of this project since it began a property search for the project. The BIRD Board found that this project was in line with the EBURD Master Plan and Urban Renewal Plan, particularly in the areas of economic growth, industrial development, infrastructure improvements and increasing land use in the district. The project will result in 4.5 construction positions during the project and add 2 new full time positions for the distillery.

The BIRD Board's recommendation of $82,600 toward the improvements results in about a 10:1 investment in private to public funds for the project based on a total project cost of $873,208 that includes the land cost (there is no reimbursement for land expenses). If the land cost is removed from the project total, the private to public funding ratio is 5:1, meeting the recommended level in the City's TIF Policy. The payback for this investment based on property tax increases is estimated at about 9 years. The BIRD Board noted several reasons for its support of the project:

- With the reuse and redevelopment of this property, this project is in alignment with the EBURD Urban Renewal Plan under its Business Programs and Projects and Infrastructure Improvements goals (See Pages 3 and 4, item I and IV of the Urban Renewal Plan Attached), and the EBURD Master Plan's principles of fostering economic growth, and ensuring industrial operations continue. Reuse and improvement of this property in the EBURD aligns well with the urban renewal efforts of the City and the EBURD.

Table 1.

Qualified Improvements	Recommended	City TIF Policy	Urban Renewal Plan	MT Code Annotated

	TIF Reimbursement			
Demolition Facade Improvements Landscaping Fencing, Lighting and Signage Life Safety Systems	$82,600	Section 1(b)	Section 2 (I) Business Programs and Projects Section 2 (IV) Infrastructure Improvements Section 13 Section 14	7-15-4233 7-15-4288

This process and action of the BIRD is under its authority per the Memorandum of Understanding between the City of Billings, Big Sky Economic Development, and the BIRD, Inc. approved by the City Council on May 13, 2019.

ALTERNATIVES

The City Council is the final authority in disbursing TIF funding. This proposed use of TIF funds conforms to the City's TIF Policy and aligns with the EBURD Urban Renewal Plan and Montana Code for urban renewal projects and programs. The City Council may:

- Approve the recommendation from the BIRD Board for the expenditure of these TIF funds, or;
- Modify and approve the recommendation from the BIRD Board for the expenditure of these TIF funds
- Disapprove of the recommendation from the BIRD Board for the expenditure of these TIF funds. If the Council does not approve of this TIF expenditure, providing reasons for the denial to the BIRD Board and staff and City staff will be helpful for future TIF applications.

FISCAL EFFECTS

The request is for a total of up to a maximum of $82,600 to be reimbursed to Undammed Distillery only upon completion of the work and submittal of the invoices for the cost incurred. It is expected that this project will be completed in late FY24 and this expenditure will not negatively impact the current EBURD budget for FY24. The FY24 budget included $643,226 for development projects, which included $352,576 for projects not yet identified. If this award is approved, and the project is completed in FY24, there will be sufficient budget available.

Attachments

Undammed Distillery TIF Application
BIRD Recommendation Letter
Undammed Distillery TIF Analysis
EBURD URD Plan
City TIF Policy

BIRD
Billings Industrial Revitalization District

City of Billings
East Billings Urban Renewal District

Urban Renewal Assistance Information and Application

Effective: **January 11, 2021**

To receive maximum funding all applications must be submitted to the BIRD and approved by the CITY prior to the start of construction. If applications are submitted after the commencement of construction the amount of funds to be awarded will be discounted or denied.

Billings Industrial Revitalization District Inc. (BIRD)
1413 4th Ave N, Suite C
Billings, MT 59101
406.272.4321

TAX INCREMENT FINANCING APPLICATION PROCESS FOR POTENTIAL PUBLIC INFRASTRUCTURE ASSISTANCE VIA A DEVELOPMENT AGREEMENT AND POSSIBLE ISSUANCE OF TIFD BONDS

IMPORTANT: The material below outlines the Tax Increment Financing (TIF) application process and Development Agreement and the responsibilities of the person or firm requesting TIF fund assistance (hereinafter known as APPLICANT) and the Billings Industrial Revitalization District, Inc. (hereinafter known as BIRD). Please review this information carefully before submitting the application or finalizing your development plans. Incomplete applications will be returned.

INTRODUCTION

The BIRD is responsible for advising the Billings City Council (hereinafter known as CITY), of the East Billings Tax Increment District, pursuant to Montana Urban Renewal Law (Title 7 Chapter 15 part 4288 Montana Code Annotated). TIF is an important element of the program as it provides a means to finance public urban renewal activities that assist and enhance private development within the district. A TIF program operates by first establishing a base year taxable value for all properties within the urban renewal district. Property taxes continue to be paid to all taxing jurisdictions on the basis of the base year valuation. All increases in property taxes above this base valuation due to new development or reappraisals are assigned to the TIF District (TIFD.) They are then invested in district revitalization activities. Consideration of TIFD assistance is available to private land owners for public infrastructure components of construction projects within the boundaries of the East Billings Urban Renewal District (EBURD).

ELIGIBLE ACTIVITIES

The TIF may be used to finance certain urban renewal activities. The BIRD will review applications and make recommendations to the CITY for assistance to projects eligible under this statute. Requests are evaluated on criteria outlined in the "Criteria for Review" section. Special emphasis will be placed on those projects that exemplify the EBURD Master Plan. This plan is available for download at the BIRD website: **www.billingsbird.com**

Projects requesting TIFD funds should eliminate blight where development will contribute to increased tax revenue for the TIFD that improve the aesthetics, character, safety and/or quality of life in the area.

This application is intended for eligible increment generating projects. All requests for TIFD funds are subject to approval by the CITY and TIFD fund availability.

Examples of TIF-Eligible Public Infrastructure Improvements

	MCA Statue
Demolition and abatement of structures and removal of blight	7-15-4288 (2)
Relocation of residents from building to be raised	7-15-4288 (3)
Sidewalks, Curbs, Gutters	7-15-4288 (4)
Public Utilities - Water, Wastewater, Storm Water	7-15-4288 (4)
Private Utilities - Electrical, Natural Gas, Telecommunications, Fiber Optic	7-15-4288 (4)
Intersection Signals & HAWK Crossings	7-15-4288 (4)
Street & Alley Surface Improvements	7-15-4288 (4)
Crosswalks	7-15-4288 (4)
Landscaping	7-15-4288 (4)
Green Space & water ways	7-15-4288 (4)
Improvement of Pedestrian Areas	7-15-4288 (4)
Historical Restorations	7-15-4288 (4)
Off Street Parking for public use where there is a need for public parking	7-15-4288 (4)
Bridges & walkways	7-15-4288 (4)
Pollution Reduction	7-15-4288 (12)
Architect, Engineering, Surveys & Appraisals	7-15-4233(n)

Applications must be approved by CITY and a Development Agreement signed before any construction begins to qualify for maximum TIFD funds.

Allow a minimum of 60 days between submitting a complete application to the BIRD and receiving a decision from the CITY.

APPLICATION PROCESS AND TIMELINE

Anyone seeking TIF assistance from the BIRD must submit a written application for each TIF-assisted project. The following procedure has been developed to expedite the review of TIF funding requests.

1. Initial Contact. Contact: BIRD: EBURD Coordinator, 1413 4th Avenue North, Suite C, Billings, MT 59101, 406-272-4321, to discuss the project and determine preliminary eligibility for TIF assistance.

2. Prepare a Written Application. The APPLICANT must prepare a written application for each project assistance request using the most current form. Applications must be received by the BIRD staff in advance of any construction work on the project. Development Agreements must be approved and signed prior to commencement of construction (see #6 below.) Waiver of this requirement can be considered when public safety or other factors warrant. For all TIF requests, the APPLICANT must complete a "Developer's Statement of Qualification and Financial Responsibility" which includes submittal of personal financial statements.

3. Staff Review. Upon submittal of all necessary information, the BIRD staff will review the project and the need for funding. At any point in the review process the staff or BIRD Board may request more information of the APPLICANT or solicit comment on the project from other public agencies. Items included in personal financial statements become public documents and are subject to public review or presentation to or comment by other agencies.

4. TIFD Application Review Committee. The BIRD Board has appointed a review committee that will evaluate the application and staff recommendations. The review committee reserves the right to seek additional project review from supporting committees of the BIRD and from other public agencies. The review committee will issue preliminary approval/disapproval of the assistance request or any part thereof and will make a recommendation to the BIRD Board that will then submit to the CITY, if approved.

5. Billings City Council Review. Projects will be forwarded to the CITY for final approval to proceed to a Development Agreement that will clearly spell out the public investment required to be applied towards public infrastructure on private property and/or development improvements within the public right of way. CITY approval is required before the BIRD and the CITY enter a Development Agreement with the APPLICANT.

6. Development Agreement. The BIRD, the CITY and the APPLICANT must execute a mutual agreeable legally binding Development Agreement which establishes the terms and conditions of TIF assistance. Sample Development Agreements are available at the BIRD office for reference. The Development Agreement may include, but is not limited to, the following:

    - Complete architectural design specifications and site plan
    - Time frame for project development, construction, and completion
    - Specifications for release of funds related to public infrastructure
    - Cash flow and pro forma statements for a minimum of five years of the development
    - Terms and conditions of the various financings
    - Commitment letters and loan documents related to the various financings
    - Ownership of completed development
    - Events of default/remedies
    - Zoning approval
    - Tenant commitments
    - Non-liability of CITY officials and BIRD
    - Cause for termination

7. Timing. Following the above process for approval, the APPLICANT can expect a minimum of 60 days between submitting an application to the BIRD and receiving a decision from the CITY.

COMMITMENT OF FUNDS

Upon CITY approval of a project, the BIRD will commit funds to the project from the available TIFD funds and/or potential for Tax Increment Bond issuance. Committed funds will be encumbered for a period of 180 days, by which time construction must have commenced. Commencement of construction means the date on which the first building permit is issued. Projects that have not commenced construction within 180 days risk losing the committed funds. Funds will be released only if the project is developed and constructed as presented in the Development Agreement. Funds will be released as specified by the Development Agreement or following project's receipt of a Certificate of Occupancy from the City of Billings if not specified. When necessary, the BIRD will encumber funds for additional fiscal years to accommodate construction schedules.

CRITERIA FOR REVIEW - Materials contained in TIFD application are used to assess the merits of projects in relation to the goals and objectives of the EBURD Master Plan. The BIRD evaluates projects based on the following criteria. Please prepare written response and provide supporting documentation for each of the applicable criteria areas.

1. Relevance to the EBURD Master Plan – Documentation of the project's impact in relation to the goals and objectives of the EBURD Master Plan, particularly mixed-use development. Urban design elements will also be considered, including pedestrian emphasis, quality of design, and Billings' personality.

2. Economic Stimulus – The amount of economic activity to be generated by the project is assessed, as well as the leverage ratio of public to private investment. Applications should contain credible, measurable information substantiating APPLICANT claims of economic stimulus.

3. Tax Generation – The increase in taxable value due to new construction & rehabilitation is estimated by the County Assessor's office or State Department of Revenue to determine tax increment generation.

4. Employment Generation – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.

5. Elimination of Blight – The project's direct and indirect impact on the physical and fiscal deterioration within the Tax Increment Financing District and the community.

6. Special or Unique Opportunities – The extent to which the project represents a unique opportunity, meets a special need, or addresses specific BIRD or community goals. The restoration of historic property or the provision of an unmet community need, are examples of special and unique opportunities.

7. Impact Assessment – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.

8. Financial Assistance – Other forms of financing available to the APPLICANT, i.e. lender participation and state and federal grant monies, are examined to assess the need for TIF assistance.

9. Project Feasibility – A determination of feasibility is made on the strength of the APPLICANT's demonstration of market demand for the project as contained primarily on the pro forma and financing commitments.

10. Developer Ability to Perform – An assessment of the APPLICANT's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

11. Timely Completion – The feasibility of completing the project according to the APPLICANT's project schedule.

12. Payment of Taxes – All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date.

Billings Industrial Revitalization District

BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.
EBURD APPLICATION

Project Name: Undammed Distillery Date Submitted: _____

APPLICANT INFORMATION

1. Name: Undammed Distilling Company

2. Address: 2123 1st Avenue North, Billings, MT 59101

3. Telephone Number: 406-969-1889 Cell#_____

PROJECT INFORMATION

1. Building Address: 116 North 11th Street, Billings, MT 59101

2. Legal Description: Industrial Subdivision 1st Filing, S34, T01 N, R26 E, Block 4, Lot 24-26

3. Ownership: Undammed Distilling Company

   Address: _____

4. If property is not owned by the APPLICANT, list leasehold interests (Attach evidentiary materials.)

   Name: Hodges Holding, LLC

   Address: 591 Indian Trail, Billings, MT 59105

5. Existing/Proposed Business: Whiskey distillery and tasting room

   Business Description: Craft spirit distillation and boutique tasting room

6. Employment: Existing FTE Jobs 0

   New Permanent FTE Jobs created by project 2 Construction FTE Jobs 4.5

7. Architectural Firm: High Plains Architects, PC

   Address: 2720 Minnesota Avenue, Billings, MT 59101

Architect: Eric Schmidt, AIA

8. Description of Project: (Attach narrative explanation & plans.)

9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)

10. Project Schedule: (Attach time line or schedule through completion.)

PROJECT COSTS

Land and Site Improvements (Itemized)

1.	Land	$ 495,000
2.	Site preparation & Landscaping	$ 11,500
3.	Patio construction and Fencing	$ 3,000
4.	Fire Service Entry	$ 32,694
	Subtotal	$ 542,194

Construction/Rehabilitation Costs (Use general construction trade divisions)

1.	Non-structural demolition, general REQs	$ 14,500
2.	Concrete cutting & patching	$ 4,500
3.	Facade	$ 13,500
4.	New doors and Windows	$ 16,500
5.	Interior Finishes, Specialties, Furnishings	$ 13,200
6.	Site lighting and signage	$ 3,800
7.	Plumbing, Electrical, Thermal, & HVAC	$ 139,250
8.	Security & fire alarm systems	$ 54,014
	Subtotal	$ 259,264

Fees

1. Architectural/Engineering $ $48,500
2. Permits Building, demo, MEP $ 2,500
3. Contractor, Equipment, & Contingency $ 20,750

Subtotal $ 71,750

Total Project Development Costs **$** 873,208

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested $ 500,000

Land & Buildings
(if value is more that State of Montana valuation then a current appraisal must be submitted) $ 181,453

Other _____ $ _____

_____ $ _____

A. Subtotal Applicant Equity $ 681,453

B. Lender Commitments (Attach Bank Loan Commitment letter, Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
_____	$ _____	_____%	____yrs	$ _____/Month
_____	$ _____	_____%	____yrs	$ _____/Month

B. Total Loan Amount $_____

C. TIFD request for funds for eligible public improvements.

		MCA Statute (office use only)
Selective site demo	$ 4,500	
Landscape improvements	$ 11,500	MCA 7-15-4288
Patio construction and Fencing	$ 3,000	MCA 7-15-4288
Site lighting and signage	$ 3,800	
Facade	$ 13,500	MCA 7-15-4288
New exterior doors and Windows	$ 16,500	MCA 7-15-4288
Fire Service Entry	$ 32,694	MCA 7-15-4288
Architect & Engineering Fees	$ 51,000	MCA 7-15-4233
Security & fire alarm systems	$ 54,014	MCA 7-15-4288
	$	
	$	

C. Subtotal TIFD Funds Requested $ 82,600

D. Other Source of Funding

$

Sources of Funds Summary (Post totals from above.)

A. Applicant Equity	$ 681,453
B. Lender Commitments	$
C. TIFD Funds Request	$ 82,600
D. Other Funds	$
Total Project Financing	**$** 764,053

APPLICANT STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

APPLICANT

1. Name: Undammed Distilling Company

   Address: 2123 1st Avenue North, Billings, MT 59101

2. If the APPLICANT is not an individual doing business under his/her own name, the APPLICANT has the status indicated below and is organized or operating under the laws of _____.

3. ___X___ corporation/LLC.

   _____ nonprofit or charitable institution

   _____ partnership known as _____

   _____ Other (explain): _____

   Date of organization: November 2020

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the APPLICANT.

Name and Address	Nature and Extent of Interest
See attached list	

FINANCIAL CONDITION

1. Provide a current financial statement (consisting of a Balance Sheet and Profit & Loss Statement) & Current Tax Return for each private entity involved in the project. This application and all financial information become part of the public record when submitted to the BIRD and is available upon request under the State of Montana Public Information Rules.

2. Has the APPLICANT or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten (10) years?
   No __X__ Yes _____ If yes, give date, place, and under what name

   _____

3. Has the APPLICANT or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:
   No __X__ Yes _____ if yes, give date, charge, place, court and action taken for each case.

   _____

   _____

CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

   Name: Wyman Construciton

   Address: P.O. Box 81472, Billings, MT 59108

2. Has named contractor or builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?
   No __X__ Yes _____ if yes, explain.

3. Attach copies of bids to application:

4. If Applicant intends to do any of the construction themselves then APPLICANT shall provide three (3) independent contractor bids which must accompany this application for the work to be provided.

CERTIFICATION

I (we), Allen Hodges, Undammed Distilling Co.
(please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief. I/We certify that I/We will make no application for any other tax abatement that may be available for this real property or building.

Signature _____ Signature _____

Title Owner/Manager Title _____

Address 591 Indian Trail, Billings, MT 59105 Address _____

_____ _____

Date 9/22/2023 Date _____

BIRD

Billings Industrial Revitalization District

November 20, 2023

City of Billings Planning and Community Services
Attn: Wyeth Friday
PO Box 1178
Billings, MT 59103-1178

Request for TIF Fund Assistance – Undammed Distillery

Dear Wyeth,

The BIRD is submitting a request for TIF fund assistance on behalf Undammed Distillery for a project in the East Billings Urban Renewal District.

The project involves redevelopment of the old Burtell Fire Protection building in the EBURD located at 116 N 11th St Billings, MT 59101 for the creation of the new Undammed Distillery's tasting room, production and sales facility. The property for redevelopment is located in an area that we are also seeing other redevelopment in the EBURD. One can see examples of this in Toucan Gallery's new space on 1002 2nd Avenue North and Ritch Rand Designs at 213 North 10th Street. existing manufacturing facilities and discussion for shared transportation needs is being assessed with neighboring businesses.

The total cost of fees, site improvements, site work and building improvements for the project is $182,208. The Board of Directors of the BIRD have been aware of this project since it the beginning of the property search. On October 7th, 2023, the BIRD Review Committee assessed the project and made a recommendation to applicants, we received updates and called a vote and was unanimously passed with one recusal on November 14 to the BIRD Board. On November 14th, the BIRD Board made a final unanimous decision to approve $82,600 for TIF eligible costs associated with this project. The BIRD Board found that this project was in line with the EBURD Master Plan particularly in the areas of economic growth, industrial development, infrastructure improvements and increasing environmental land use in the district.

We are requesting a position for review by the Billings City Council during the work session on December 18th, 2023.

Thank you for your assistance.

Michelle Harkins
BIRD Director

Undammed Distillery										
Tax Increment Application Analysis										
		Per				**Allowability**				
		General	**Per**			**MT Code**	**MT Code**			**Application**
		Contractor	**Applicant**			**7-15-4233**	**7-15-4288**	**Total**		**Page**
Allowable TIF Expenditures										
Fees										
	Architect		**48,500.00**	48,500.00		**48,500.00**		48,500.00		**9**
	Permits		**2,500.00**	2,500.00		**2,500.00**		2,500.00		**9**
Site Improvements										
	Landscaping	$ 14,500.00	-	14,500.00			14,500.00	14,500.00		8
	fencing		-	-			-	-		
Building										
	façade		13,500.00	13,500.00			13,500.00	13,500.00		8
	Install Fire service entry		32,694.00	32,694.00			32,694.00	32,694.00		8
	Windows and Doors		16,500.00	16,500.00			16,500.00	16,500.00		8
Site Work										
	demo	-	-	-			-	-		
Specialties										
	Fire Suppression and Alarm	54,014.00		54,014.00		-	54,014.00	54,014.00		8
Electrical		-		-				-		
	Electrical			-				-		
		$ 68,514.00	$ 113,694.00	$ 182,208.00		$ 51,000.00	$ 131,208.00	$ 182,208.00		
	Total Project Cost			$ 873,208.00						
	Maximum TIF Assistance (16.67% of Total Project Cost)			$ 145,563.77						
	Requested TIF Assistance			$ 82,600.00						
	Payback Period:									
	Expected Increase in Taxable Value (80% of Project Cost)			$ 698,566.00						
	Commercial Tax Rate (1.89%)			$ 13,203.00						
	Annual Tax Increment (69 mills)			$ 9,110.07						
	Payback Period (years)			9.07						

2015 EXPANSION OF THE BILLINGS, MONTANA EAST BILLINGS URBAN RENEWAL DISTRICT, WITH TAX INCREMENT, AND AMENDMENT TO THE URBAN RENEWAL PLAN

FOR CITY OF BILLINGS AND PLANNING REVIEW
February 2015

Prepared by

Billings Industrial Revitalization District, Inc. (BIRD)
1413 4th Ave. N., Ste. C – Billings, MT 59101
pattynordlund@billingsbird.com kelly@billingsbird.com

SECTION 1 – INTRODUCTION

On November 16, 2006, the City Council adopted Ordinance #06-5395 that (a) created the East Billings Urban Renewal District (EBURD) and (b) adopted an urban renewal plan for the district. For reasons discussed in this Amendment to the East Billings Urban Renewal District Plan ("Plan"), it has been determined that the EBURD should be expanded to include other contiguous blighted properties in need of redevelopment. Further, it has been determined that this area has been and is in need of expanded public parking, enhanced pedestrian connections and experiences, improved public safety, and infrastructure improvements to public and private properties that will alleviate flooding issues and lead to increased taxable values. The existing urban renewal plan may be modified by ordinance in accordance with the procedure described in M.C.A. § 7-15-4221. The Urban Renewal Plan of the EBURD approved by the City Council on November 16, 2006, is included by reference as part of this amended Plan and shall remain applicable except to the extent the original plan is explicitly or impliedly amended by this Plan. It is recognized as part of this Plan that the basic vision of the document known as EBURD Master Plan, adopted by the Billings City Council on September 14, 2009 (Resolution #09-18878) and by the Yellowstone County Commissioners on September 29, 2009 (Resolution #09-66), remains valid and should be considered a part. In addition, it is recognized that as part of this amended Plan, the basic vision of the document known as the Exposition Gateway Plan, approved by the Yellowstone County Commissioners on May 28, 2013, and adopted by the Billings City Council on June 24, 2013 (Resolution #13-19289) also remains valid and should be considered a part. The terms defined in "Part A.III – DEFINITIONS" of the EBURD Urban Renewal Plan shall have the same meanings in this Plan unless a contrary meaning is expressed. The expanded district proposed in this Plan is hereafter referred to as the 2015 Expanded EBURD.

SECTION 2 – BACKGROUND

The original East Billings Urban Renewal District, a tax increment finance district, was created on November 16, 2006, by a resolution which stated that it was desirable for the City to consider an urban renewal project within the District, and found that the area contains structures and property in states of substantial deterioration, properties that are obsolete or defective, posing unsanitary or unsafe conditions, are vacant and unused, and have inappropriate uses, and that the present condition of the area substantially impairs the sound functioning of the area and its environs. The Council found that the area is a blighted area within the meaning of MCA 7-15-4210, and stated that "rehabilitation, redevelopment, or a combination thereof is necessary in the interest of public health, safety and welfare of the residents." The

Council found that undertaking measures to eradicate or diminish the blight will help to foster a more dynamic, livable, and vibrant neighborhood.

Progress has occurred within the District, as evidenced by: 1) increase in taxable value: base year value of $1,800,794, increased to a 2014 value of $2,502,968 *(Montana Department of Revenue Form AB-72T, 8-4-2014*); 2) successful approval of both the EBURD Master Plan and the Exposition Gateway Plan; 3) successful implementation of the recommended Parking Overlay District; 4) accomplishment of the recommended two-way streets conversion; 5) completion of EPA Brownfields Program environmental assessments on 23 parcels; 6) successful adoption of the EBURD Zoning Code; 7) completion of a Hospitality Corridor Study; and 8) approval of a project to address flooding, storm water management, and infrastructure improvements in the eastern-most portion of the District. However, many of the undesirable conditions continue to exist, and several out-of-City properties adjacent to the District have now petitioned and been approved for annexation into the City (City Council meeting, 1-26-2015). Therefore, it would be in the best interest of the City to expand the District to encompass adjacent properties, construct needed public infrastructure improvements, increase growth of the tax base, increase the parking inventory, increase the inventory of residential property, stimulate mixed-use development, and further implement the visions of the EBURD Master Plan and the Exposition Gateway Plan, both of which are consistent with the adopted City-County Growth Policy.

Although there has been improvement in the valuation of property in much of the District, the area defined by this proposed expanded tax increment district still has pockets of neglect and blight. The 2015 Expanded EBURD creates an opportunity to continue redevelopment in the center of Billings with a mixture of public and private investment.

The 2015 expansion of the EBURD is essential to planned development along Exposition Drive/Main Street, across from the MetraPark facilities. Public infrastructure construction within this expanded District will spur private investment consistent with the EBURD Master Plan, and especially pertinent to the vision of the Exposition Gateway Plan. It is expected that the expanded District may help fund the following projects:

I. Business Programs and Projects

a. Business Retention and Recruitment
    i. Targeted assistance to existing and potential businesses
    ii. Development of “The EBURD Advantage” marketing materials

iii. Collaboration with and referral to Big Sky Economic Development and its business assistance programs

II. Parking and Transportation

a. Facilitate public transit and bicycle/pedestrian-friendly growth and development
b. Collaborate with City regarding parking management practices and programs consistent with the Parking Overlay District
c. Plan for future needs regarding parking lots and/or structures

III. Management, Implementation and Maintenance

a. Billings Industrial Revitalization District, Inc. or its successor, management agreement
    i. Project development
    ii. Public awareness
    iii. Advocacy and liaison between public and private sectors
b. Potential future development of Business Improvement District
    i. Development and promotion of a MetraPark-to-Downtown Corridor through the EBURD
    ii. Crime prevention and public safety:
    Cooperative Security and/or Business Watch Program

IV. Infrastructure Improvements

a. Public
    i. Public parking
    ii. Landscaping and park development
    iii. Street construction/improvements
    iv. Streetscapes and traffic calming plans
    v. Sidewalks, curbs and gutter improvements
    vi. Storm water management
    vii. Water and waste-water line construction/improvements
    viii. Relocation of public and private utility lines

In order to make it possible to move forward with the much-needed infrastructure improvement projects referenced above, the Yellowstone County Board of County Commissioners transferred any interest it had in the public right of way on several streets within the Exposition Gateway area to the City of Billings, with Resolution 15-23, passed on March 10, 2015.

b. Public infrastructure improvements will support investments in:
    i. Workforce housing development
    ii. Parking facilities
    iii. Lodging facilities
    iv. Conference facilities
    v. Entertainment venues
    vi. Retail and restaurant enterprises

V. Housing Improvements

a. Increase in workforce housing and live-work mixed-use projects

b. Revitalization and redevelopment of sub-standard residential housing stock

SECTION 3 – SUMMARY OF BLIGHT FINDINGS

The area in the proposed 2015 expansion of the EBURD contains blight, particularly those parcels directly west of the MetraPark facilities which host events that attract hundreds of thousands of visitors each year. Within the district there is structural deterioration, under-utilized structures and vacant lots, and a railroad spur line that is little used. A major issue that rises to the forefront in every planning discussion is that of inadequate storm water management. Without curb and gutter to direct its flow, water pools in low spots and floods buildings. Several of the commercial buildings in the district are deteriorated and/or vacant and need demolition or renovation. Sidewalks are cracked or non-existent; alleys are deteriorated, and, in general, much of the area is below accepted standards. In contrast to the above, there are certain properties within the district in good repair but included in the district to allow for a contiguous block of land within the district and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without ongoing managed urban renewal, even these success stories could once again decline in taxable value.

SECTION 4 – DESCRIPTION OF BLIGHTED AREA

The 2015 expanded urban renewal area described for this amended Plan incorporates most of the Exposition Gateway area, including those properties annexed in January 2015. Major flooding problems occur with rainstorms, as the infrastructure is inadequate for storm water flow and drainage. The subject properties have been used as car sales lots, truck and truck parts sales, vacant lots partially used for equipment storage, as well as some active business enterprises. Many of these structures are unsuited to their current uses because of age obsolescence and physical deterioration.

Montana‘s Urban Renewal Law (Montana Code Annotated Title 7, Chapter 15, Parts 42 and 43) provides the authority to declare the existence of blighted areas and to target them for improvements. “Blighted area” is defined in Section 7-15-4206(2), M.C.A., as follows:

> *[A]n area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs or arrests the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:*

(a) the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
(b) inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
(c) inappropriate or mixed uses of land or buildings;
(d) high density of population and overcrowding;
(e) defective or inadequate street layout;
(f) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
(g) excessive land coverage;
(h) unsanitary or unsafe conditions;
(i) deterioration of site;
(j) diversity of ownership;
(k) tax or special assessment delinquency exceeding the fair value of the land;
(l) defective or unusual conditions of title;
(m) improper subdivision or obsolete platting;
(n) the existence of conditions that endanger life or property by fire or other causes; or
(o) any combination of the factors listed in this subsection (2).

The land being added to the Plan area in 2015 includes 14 property tax codes, as listed in Exhibit A, with total assessed value of $4,871,639. As noted in the 2006 approved Urban Renewal Plan, there are specific "target areas" that should be immediately considered for redevelopment. The properties on Exposition Drive represent an immediate opportunity to capitalize on the traffic generated by MetraPark events.

The EBURD area is part of Census Tract 2, with a population of 3,751. Within the tract, 28.98 percent of residents live below the Federal Poverty Line, with an estimated 2014 median family income of $30,263. By comparison, in the greater Billings population of 109,059, only 13.1 percent live below the Federal Poverty Line. (*www.ffiec.gov/geocode/CensusDemo 07-01-2014 & http://quickfacts.census.gov.)*

There are 1,995 housing units in Tract 2, with 61.7 percent of the units (1,231) built prior to 1960 (55 years ago or more). Of those 1,231 older units, 546 were built in 1939 or earlier. Of the 446 owner-occupied housing units in the tract, 96 percent (428) are valued at less than $200,000. In fact, 85 of the 446 units (19.1 percent) are valued at less than $100,000. Indeed, there are a few occupied housing units (16) that lack complete plumbing and/or kitchen facilities. The tract holds 1,243 units where occupants are paying rent. The majority of renters (52.4 percent) pay between $500 and $749 per month. However, 29.2 percent (363 renters) pay between $200 and $499 per month. There are even a number of renters (23) living in units at less than $200 per month. Census Tract 2 has a somewhat transient population. Of the 1,689 households, 83.9 percent, or 1,418 householders, moved into the current unit in 2000 or more recently.

Only 16 percent, or 271 householders, have resided in the current unit since 1999 or prior years. (*U.S. Census Bureau, 2008-2012 American Community Survey 5-year Estimates, Table DP04 10-22-14.*)

Public transit, walking and bicycling facilities are important for the area, as 21.6 percent of households (365) do not have a vehicle available. Moreover, the tract houses 406 students in kindergarten through eighth-grade, along with 25 high school attendees and 248 college students. In commuting to work, although the majority of those age 16 and over drove or carpooled to work (72.6 percent), a significant number - 14.9 percent (285 people) - walked to work, and 11.1 percent (212 people) used public transportation or other means of getting to work. (*U.S. Census Bureau, 2008-2012 American Community Survey 5-year Estimates, Tables DP03 & S1401 10-22-14.*)

The EBURD census tract, along with the nearby Heights-Main Street area, is designated by the Billings Police Department as "Beat 3," or the "East" patrol beat. The East Beat has experienced, over the past three years, increasing numbers of calls for service. In the year 2011, the East Beat had 7,756 calls. Number of calls increased to 9,804 in 2012, and jumped to 10,507 (third highest beat of the nine in the City) for 2013. *(Billings Police Department 2013 Annual Report, www.ci.billings.mt.us.)* Unfortunately, there have recently been two murder incidents in the area as well. Parks personnel, during the October conference on addressing homeless/transient issues, mentioned that homeless individuals are congregating under the Rims in the EBURD, as well as in North Park.

Brownfields, defined as areas with actual or perceived environmental contamination issues, can contribute to unsafe and dangerous conditions, as well as discourage redevelopment efforts. Big Sky Economic Development, in a cooperative agreement with the U.S. Environmental Protection Agency, has secured funding for environmental assessments of properties in the EBURD. With its first round of funding, Big Sky Economic Development contracted with an environmental engineering firm to assess 23 parcels of land in the EBURD to determine "Phase I" conditions (looking at the historical uses of the property and assessing any observed potential contamination issues). In addition, nine parcels were examined with more in-depth "Phase II" assessments, where soil and water testing took place. While none of the completed Phase II assessments pointed to remediation requirements, there are still a number of sites that are advised for Phase II assessment, and many parcels that have not received any environmental assessment to date. Big Sky Economic Development has secured additional EPA Brownfields Program funding with which to accomplish additional environmental assessments in the EBURD beginning in spring 2015, at no cost to property owners who volunteer for the program.

SECTION 5 – DETERMINATION OF BLIGHT

The proposed EBURD Expansion area contains a number of underdeveloped properties and substandard facilities. The Council previously determined that the property included in the EBURD was "blighted" within the meaning of the Act in its adoption of Ordinance #06-5395 that (a) created the East Billings Urban Renewal District (EBURD) and (b) adopted an urban renewal plan for the district (November 16, 2006). Deficiencies in public and private properties located in the district lead to a determination of blight, as defined by state statute. As cited in the original Urban Renewal Plan, the area still meets several definitions of blight:

Deficient Structures in Area (*the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential; deterioration of site)*

There are several buildings and residential structures that are over 50 years in age and do not qualify as being historically significant. Many are in poor repair and may contain potentially hazardous asbestos and lead paint.

While streets, curbs, gutters and sidewalks in some of the area are in satisfactory repair, there are areas without such improvements. Sewer and water utilities in the area are aging and/or inadequate. Flooding occurs within public right-of-way as well as on private property during heavy rain events. Several parking lots generally do not meet code requirements for paving, striping and landscaping. Many of them are cracked and crumbling. Demand for parking will continue and District managers will collaborate with the City to accommodate commercial growth in alignment with the adopted Parking Overlay District.

Deficient Land Use (*inappropriate or mixed uses of land or buildings; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness)*

In general, the 2015 expansion area is under-utilized due to the significant amount of surface used as storage or left vacant. Most structures are single-story. There are vacant lots, storage lots, and auto sales lots directly across the street from Montana's largest indoor entertainment complex and trade-show facilities. The taxable value of this district must be stabilized and encouraged to grow.

Protecting Public Health & Safety (*unsanitary or unsafe conditions; the existence of conditions that endanger life or property by fire or other causes)*

The conditions of blight, crime, vagrancy and potential brownfields, as described above, reduce "social capital" and community connectedness. Flooding promotes mold growth and related health problems.

SECTION 6 – THE SITE AND ITS RELATIONSHIP TO THE CITY

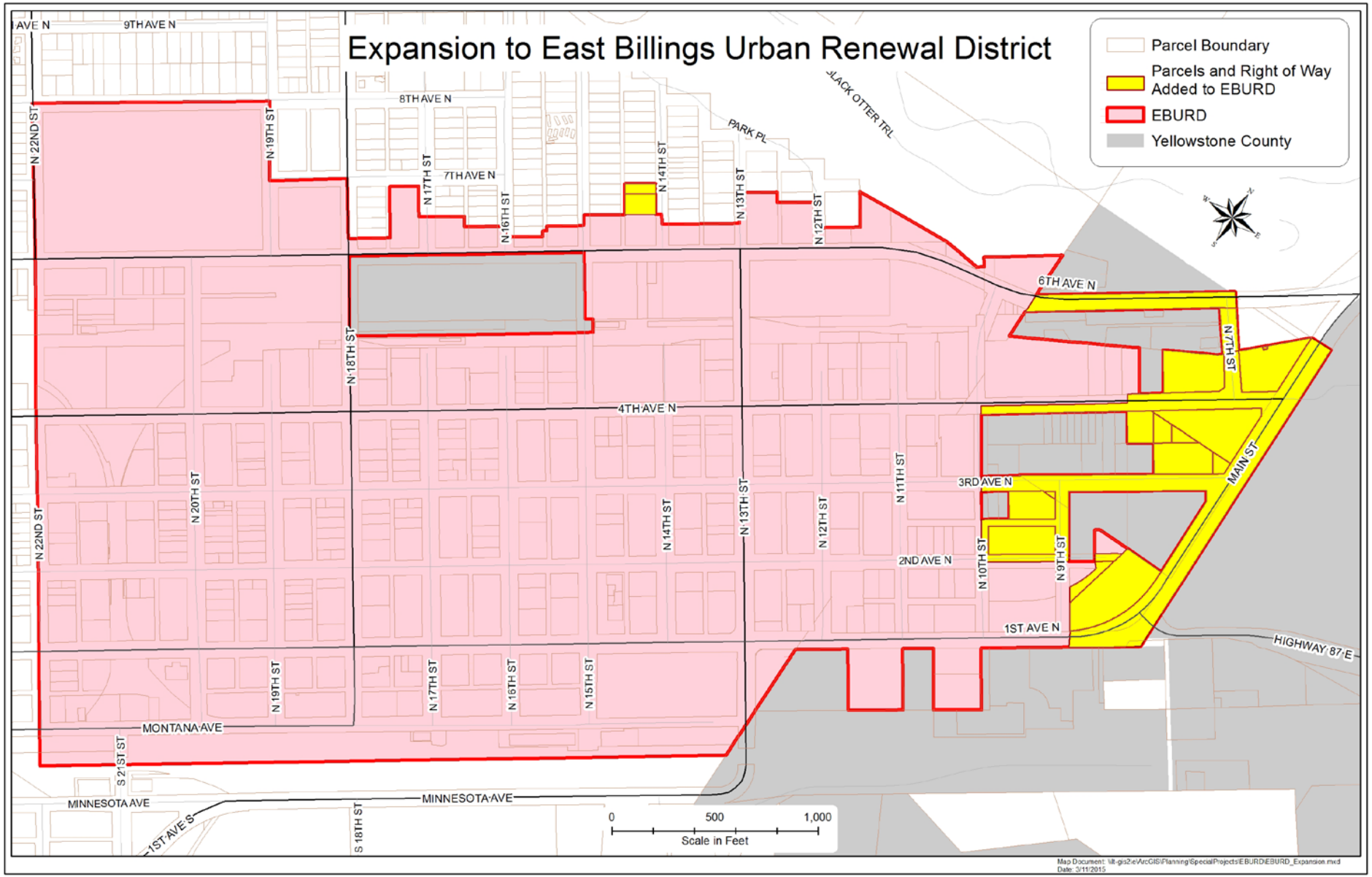
The Expanded EBURD occupies the center of the City of Billings, adjacent to the Downtown Central Business District and the medical corridor to the west; connecting to the Billings Heights area via Main Street to the northeast; welcoming visitors from Lockwood and beyond via 1st Avenue North to the southeast; and meeting up with the Rimrocks to the north.

SECTION 7 – LEGAL DESCRIPTION

The legal description of the proposed 2015 Expanded East Billings Urban Renewal District is as follows: Beginning at a point at the centerlines of the intersection of 1st Avenue North and North 10th Street and proceeding east to the centerline of Exposition Drive/Main Street, and proceeding north from the intersection of 1st Avenue North and Exposition Drive/Main Street to the intersection of 6th Avenue North and Exposition Drive/Main Street, and from the intersection of 6th Avenue North and Exposition Drive/Main Street, proceeding west to the intersection of 6th Avenue North and North 10th Street, and proceeding south from the intersection of 6th Avenue North and Exposition Drive/Main Street to the intersection of 1st Avenue North and North 10th Street, encompassing all parcels and tax codes therein.

Please see map on following page.

In addition, we propose to add property designated as Tax Code A12053 (North Park Subd., S33, T01N, R 26E, Block 2, Lot 11-12) and property designated as Tax Code A12052 (North Park Subd., S33, T01 N, R26E, Block 2, Lot 7-10).. These lots, are slated for expansion of the Billings Carpet Cleaning activities.


Expansion to East Billings Urban Renewal District
Parcel Boundary
Parcels and Right of Way Added to EBURD
EBURD
Yellowstone County
9TH AVE N
8TH AVE N
7TH AVE N
6TH AVE N
4TH AVE N
3RD AVE N
2ND AVE N
1ST AVE N
1ST AVE S
MONTANA AVE
MINNESOTA AVE
HIGHWAY 87 E
MAIN ST
PARK PL
JACK OTTER TRL
N 22ND ST
N 21ST ST
N 20TH ST
N 19TH ST
N 18TH ST
N 17TH ST
N 16TH ST
N 15TH ST
N 14TH ST
N 13TH ST
N 12TH ST
N 11TH ST
N 10TH ST
N 9TH ST
N 7TH ST
S 21ST ST
S 18TH ST
0
500
1,000
Scale in Feet

SECTION 8 – PROPERTY DEVELOPERS

New development and revitalization in the proposed 2015 expanded urban renewal district will be accomplished with private investment and public-private partnerships, through the implementation of the EBURD Master Plan and the Exposition Gateway Plan. As outlined in Section 2 above, improvements in infrastructure will spur investments in workforce housing development, parking facilities, lodging facilities, conference facilities, entertainment venues, as well as retail and restaurant enterprises.

SECTION 9 – PROJECT RELATIONSHIP TO THE EBURD MASTER PLAN & EXPOSITION GATEWAY PLAN

The proposed urban renewal area and expanded tax increment district is located generally in the center of the City and encompasses several "districts" as defined by the EBURD Master Plan and the EBURD Code. The EBURD Master Plan contemplated eventual annexation of County properties adjacent to the original urban renewal district, and this Amended Urban Renewal Plan seeks to accomplish that end.

One goal of the EBURD Plan was to develop a zoning code unique to the vision of the EBURD. The new code was established and adopted in October 2012, following several months of committee work and public meetings, with consultation from a professional firm known for, literally, writing the book on form-based code options. Form-based code considers the look of the facility and its surrounding landscape, rather than basing zoning purely on the use of the facility. The new code allows for increased flexibility in uses, which was desired by landowners and developers in the area.

Generally, the EBURD Master Plan stressed the area's ability to make a positive impact on the entire city. The Plan also recommended a private non-profit organization to assist the City of Billings with the management of the Tax Increment District through an annual work plan and contract. This expanded EBURD may be managed in a similar manner and could make use of the redevelopment and facilitation established through that management entity, the Billings Industrial Revitalization District, Inc.

The Plan names housing as an important priority, and recommends that the City continue to work with builders and developers to encourage downtown housing through various methods. Specifically, the plan encourages housing in the Rail Spur Village. However, live-work space is allowed in several EBURD districts, as outlined in the adopted EBURD Code. The formation of an expanded tax increment district will

increase funding for construction or rehabilitation of public infrastructure necessary to attract, retain, and improve housing in the area.

The guiding principles developed through the EBURD Master Plan were built upon the goals of the original Urban Renewal Plan, and continue to guide today's efforts: 1) Foster economic growth; 2) Foster distinct mixed-use, industrial, and hospitality centers; 3) Create affordable housing opportunities and choices; 4) Ensure existing industrial uses can continue to operate as desired; 5) Improve the natural beauty of the District by reintroducing trees and other features; 6) Extend pedestrian and bike trail connections to downtown, Heights, MetraPark and the Yellowstone River; 7) Integrate edges of the District with North Park neighborhood, medical corridor, and downtown; 8) Provide a variety of transportation choices and connections; 9) Complete sewer and storm water infrastructure; and 10) Understand and reduce environmental risks.

Guided by the above principles, several critical action plan steps have already been accomplished: successful approval of both the EBURD Master Plan and the Exposition Gateway Plan; successful implementation of the recommended Parking Overlay District; accomplishment of the recommended two-way streets conversion; completion of EPA Brownfields Program environmental assessments on 23 parcels, with more to take place beginning in 2015; successful adoption of the EBURD Zoning Code; completion of a transportation corridor study; and development of a plan to address flooding, storm water management, and infrastructure improvements in the eastern-most portion of the District. This amendment to the Plan and the urban renewal projects that it contemplates will continue to act upon the Plan's guiding principles.

SECTION 10 – CONFORMANCE TO THE GROWTH POLICY

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43) is that the urban renewal plan must conform to the community's growth policy. The Yellowstone County and City of Billings 2008 Growth Policy ("Growth Policy") aligns with EBURD redevelopment in a variety of ways. This amendment to the East Billings Urban Renewal Plan is consistent with the current Growth Policy. Specifically, the expanded EBURD revitalization efforts meet several Community Goals and Objectives outlined on pages 6-16 of the 2008 Growth Policy:

A. Revitalization in the EBURD meets the goal of contiguous development and of the City's Infill Policy. Revitalization also helps to address the issue stated in the Growth Policy that urban sprawl threatens the rural character of land surrounding Billings, increases the cost of providing public services and threatens the

vitality of the city core and downtown area.

B. Development in the EBURD, especially in the Rail Spur Village area, works toward the goal of affordable housing for all income levels dispersed throughout the City and County. Development of housing helps to address the Growth Policy issue which stated that there is a serious lack of affordable housing for low to moderate income households.

C. Adoption of the more-flexible EBURD Code and continued development efforts in the expanded area help achieve the goal of more housing and business choices within each neighborhood. Moreover, continued development in accordance with the new code assists in addressing the stated issue that there is a desire for more mixed-use neighborhoods.

D. Addition of the Exposition Gateway area to the existing TIF District helps achieve goals to encourage economic development in the neighborhood, encourage new businesses to locate in a prime gateway area, and sets the stage for enhancement of both the functionality and the visual appeal of the entrance to Billings from Lockwood (1st Avenue North & Exposition Drive/Main Street). As noted in the Growth Policy, entryways to our communities should be attractive and not present physical barriers discouraging economic development.

E. The EBURD is adjacent to downtown Billings, and revitalization of the area, as it continues to develop, will contribute toward the vitality and increased safety for visitors and shoppers. As stated in the Growth Policy, safety is an important element.

F. Expansion of the EBURD TIF District assists in meeting the goal of more visually appealing communities, improving the image of the area across the street from the MetraPark facilities and instilling pride in this area of town. Enhancing visual appeal helps to address the Growth Policy's stated issue that there are areas in the City and County that are unattractive and present a poor image of the community.

G. Improvements to the area as envisioned in the Exposition Gateway Plan can lead to a visually appealing design that incorporates the needs not only of vehicular traffic entering the area from Lockwood and from Main Street, but also improves pedestrian access between the MetraPark facilities and new development in the Expo Gateway. Improvements in the proposed expansion area will aid in addressing the Growth Policy's issue that the design of roads, streets, and pedestrian facilities can be more attractive and functional.

H. Expansion of the EBURD TIF District will contribute toward the goal of a well-maintained network of safe and interconnected sidewalks by addressing the critical need for sidewalks, curb and gutter in the Expo Gateway area. As noted in the Growth Policy, the sidewalk system in the City needs upgrading; many sidewalks are cracked and broken, several critical sections are missing, and important sidewalk routes are not adequately maintained.

I. Expansion of the District to include the Expo Gateway area assists the City toward its goal of sanitary and

safe properties, with an improved community image and an increase in property values. Advancing toward this goal helps to address the stated issue that there are dilapidated and unsafe properties in neighborhoods.

J. Expansion of the District allows access to TIF District funding for a long-neglected infrastructure upgrade, moving the City toward its goal of equitable collection and distribution of funding for public services and facilities. Moreover, the expansion assists the City in achieving its objective to ensure that facilities and services are maintained in existing neighborhoods as new neighborhoods are added. The Growth Policy notes that funding for community facilities and infrastructure is very limited; prudent use of TIF District funds assists in solving the limited funding issue.

K. Expansion of the TIF District to include the Expo Gateway area aligns with the City's goal of adaptive reuse of vacant structures, conserving resources, preserving landmarks, preserving neighborhood integrity, and taking advantage of economic development opportunities. Adaptive reuse helps to address the stated issue that there are vacant structures around Billings and in the County that could be reused.

L. Expansion of the EBURD TIF District, leading to development of live-work enterprises and additional workforce housing options, helps move toward the goal of adequate affordable housing and more options for housing, potentially in an area very near to work opportunities. Achievement of these goals assists in solving the stated Growth Policy issue that poor housing and lack of living wage jobs puts the health of residents at risk.

The Growth Policy lists Urban Renewal Districts as an implementation strategy to revitalize neighborhoods, and expansion of the EBURD aligns well with that revitalization strategy.

SECTION 11 – CERTAIN PLAN FEATURES AND FINANCIAL MATTERS

Section 7-15-4217, M.C.A., of the Act requires cities to make certain findings when they adopt an urban renewal plan and approve Urban Renewal Projects. These are addressed below:

1. The existing EBURD contains 133 housing units that are home to 305 people (*U.S. Census 2010, per Leslie Zolman, GISP, Montana Dept. of Commerce Census and Information Center, 5-7-2014)*. For the entire Census Tract, including the North Park neighborhood, there are 1,995 housing units, of which 1,689 are occupied and 306 are vacant (*U.S. Census Bureau, American Community Survey Table DP04, 10-22-14).* Planned projects would not displace any persons from housing. Accordingly, there is no need to have a workable and feasible plan for substitute housing until and unless such a project is developed in the future.

2. This amended East Billings Urban Renewal Plan conforms to the Growth Policy for the City as a whole, and also to the EBURD Master Plan and the Exposition Gateway Plan.

3. This Modified Plan affords maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Expanded EBURD by private enterprise. It is unreasonable to expect that the district will be stabilized and/or redeveloped without substantial public support. Some properties within the area are dilapidated. As presently constituted, property in the district is not conducive to any sort of uniform or integrated development and, as presently existing, cannot compete with other areas of the City for substantial developments, particularly areas at the outskirts of the City. This amended Plan is intended to facilitate the identification and construction of significant Urban Renewal Projects, which would not be possible without this Plan.

4. A sound and adequate financial program exists for financing projects, which include the sale and issuance by the City of tax increment finance bonds. Subsequent approved development projects will require commitments of substantial private financing that will provide the primary means for funding construction of the improvements and revitalization efforts.

5. This 2015 Expanded EBURD may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas, and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA, with respect to initial adoption of this plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may be mailed only to those owners whose properties are situated within the area of expansion of the Urban Renewal District boundaries. Notice will be mailed to those property owners whose properties are within the area of expansion.

SECTION 12 – TAX INCREMENT

Tax increment financing is necessary to encourage private reinvestment within the District, which will further encourage economic growth in the District and the City, create substantial employment opportunities, and increase the tax base of the City and other taxing jurisdictions. The 2015 Expanded EBURD is hereby established as a tax increment financing urban renewal area within the meaning of the

Act, and, in particular, Section 7-15-4282 through 7-15-4293 of the Act. This Section constitutes a tax increment provision within the meaning of the Act. In connection with the expansion:

1. For the purpose of calculating the incremental taxable value each year for the life of the district, the base taxable value shall be calculated as base taxable value of the original district as of [January 1, 2006] plus the base taxable value of all real and personal property added to the district by this amended plan and as shown in Exhibit A as of January 1, 2015.

2. The City is hereby authorized to segregate the tax increment derived in the district and use and deposit such increment into the tax increment fund of the district for use as authorized by the Act and as authorized herein from time to time, including, without limitation, pledging the tax increment to repayment of Bonds.

3. The tax increment received from the district may be used to pay directly costs of an approved Development Project as may from time to time be approved by the Council. The Council also hereby authorizes the use of tax increment in the district to pay debt service on bonds issued to finance a portion of the costs of these development projects, and costs associated with the sale and security of such bonds (including any necessary reserve funds) in compliance with the Act, subject to any limitations imposed by the Montana Constitution and federal law.

4. The tax increment provision of the district will terminate upon the latter of:
   a. The fifteenth (15^{th}) year following the original creation of the district; or
   b. The payment or provision for payment in full or discharge of all bonds, and the payment of interest thereon, for which the tax increment has been pledged.

After termination of the tax increment provision, all taxes shall continue to be levied upon the actual taxable value of the taxable property in the district, but shall be paid into funds of the taxing bodies levying taxes within the district.

SECTION 13 – CONCLUSIONS

The creation of this expanded East Billings Urban Renewal District will have a positive impact on central Billings, and is an essential first step in completing what may be a number of urban renewal projects.

Estimates calculated by ECO-Northwest in preparation of the Exposition Gateway Plan indicate that development in the Expo Gateway has a potential new value of nearly $65 million, with potential TIFD revenues of slightly more than $1 million *(Financial Analysis, ECO-Northwest, April 8, 2013)*. The figures are preliminary estimates; actual values and tax revenue will vary based on type, size and timing of development. Expansion of the district, in addition to further stabilizing the tax base, eliminating blight and providing renaissance to the EBURD, will also bring new employees and residents to the area.

ECO-Northwest states that the Expo Gateway District offers desirable locational attributes:

> The Gateway District has several important locational advantages relative to other areas in Billings that make it a prime area for development in the hospitality and retail sectors.
>
> - Proximity to downtown. It is centrally located near employment and commercial uses in the Central Business District, the medical campuses, and the University (directly to the west).
> - Proximity to MetraPark. The county-owned multi-function facility has an indoor arena, rodeo grounds, a horse track, open space and other facilities. MetraPark has a long history of successful operation (850,000 to 1 million visitors per year, with 30% coming from over 100 miles away, per Sandra Hawke, MetraPark, February 2009), and provides opportunities for complementary meeting space and catering facilities.
> - Proximity to the airport. It is closer to Billings Logan Airport (3 miles) than many areas in the Central Business District as well as areas in south and east Billings.
> - Proximity to amenities and commercial areas. It is in close proximity to commercial areas downtown and in Billings Heights, which is a commercial and residential hub to the north.
> - Proximity to regional highways. The District lies at the intersection of 212, I-90 and I-94.
>
> The key comparative advantage for the area is its central location *between* downtown and MetraPark (and between the West End and the Heights) on flat land with urban services. It is a good location for urban development. *(ECO-Northwest, Existing Market Conditions Assessment, May 22, 2013)*

As stated in the Exposition Gateway Plan and as stated herein, the Exposition Gateway area requires repair and improvement to streets, curbs, gutters and sidewalks and the water and sewer utilities are inadequate. The City hereby approves, as an urban renewal project for the District, the reconstruction of the streets from Main Street to North 11th Street and between 1st Avenue North to 4th Avenue North in accordance with the Exposition Gateway Concept Plan. The streets included in the construction limits are North 9th Street, North 10th Street, 2nd Avenue North, and 3rd Avenue North. Construction includes full street construction, sidewalk, bulb-outs at the corners, on-street parking, new sanitary sewer, new water mains, and storm drain upgrades. In order to make it possible to move forward with this much-needed infrastructure improvement project, the Yellowstone County Board of County Commissioners transferred any interest it had in the public right of way on streets within the Exposition Gateway area to the City of Billings, with Resolution 15-23, passed on March 10, 2015.

The Council through adoption of the modified East Billings Urban Renewal District hereby approves financing of the improvement project described above with proceeds of tax increment bonds payable from tax increment generated by the District. Such bonds will be issued in a principal amount such that the debt service thereon can be paid from tax increment generated by the District over a period of 25 years. The City hereby finds that there is a feasible and workable plan for financing the improvements.

Expansion of the East Billings Urban Renewal District to include the property described in this amended Plan will have a positive effect on the area and on the City. Improvements to infrastructure will surely be the catalyst in attracting the desired types of development, and will spur further achievement in reaching the goals of the overall EBURD Master Plan.

Please see Exhibit A on next page.

EXHIBIT A 2015 EBURD Expansion

TAXID	ASSESSED VALUE	TAXID	MARKET VALUE	TAXABLE VALUE	TAXID	LOT SIZE (Approx. Sq. Ft.)
1002286 Total	$1,720.00	**1002286 Total**	$912.00	$23.00	1002286	0
A09340 Total	$792,286.00	**A09340 Total**	$621,944.00	$15,362.00	A09340	44344.08
A09343 Total	$688,400.00	**A09343 Total**	$540,394.00	$13,347.00	A09343	29403
A09355 Total	$265,451.00	**A09355 Total**	$208,379.00	$5,147.00	A09355	42383.88
A09355B Total	$45,930.00	**A09355B Total**	$36,055.00	$891.00	A09355B	6403.32
A09373 Total	$498,600.00	**A09373 Total**	$391,401.00	$9,667.00	A09373	19035.72
A09374 Total	$71,910.00	**A09374 Total**	$56,449.00	$1,394.00	A09374	10628.64
A09375 Total	$43,862.00	**A09375 Total**	$34,432.00	$850.00	A09375	6054.84
D05887 Total	$358,428.00	**D05887 Total**	$281,366.00	$6,949.00	D05887	56628
D05888 Total	$444,941.00	**D05888 Total**	$349,279.00	$8,628.00	D05888	69260.4
D05893 Total	$593,800.00	**D05893 Total**	$466,133.00	$11,513.00	D05893	56628
D05897 Total	$14,973.00	**D05897 Total**	$11,754.00	$290.00	D05897	1306.8
D05898 Total	$917,363.00	**D05898 Total**	$720,129.00	$17,787.00	D05898	91911.6
I01092A Total	$19,200.00	**I01092A Total**	$15,072.00	$372.00	I01092A	0
Total	$4,756,864.00	**Total**	$3,733,699.00	$92,220.00		

A12052	$92,800.00	A12052	$49,184.00	$1,215.00	A12052	15000
A12053	$21,975.00	A12053	$11,647.00	$ 201.00	A12053	7500
Grand Total	$4,871,639.00		$3,794,530.00	$93,636.00		

Exhibit A figures provided by Yellowstone County GIS

RESOLUTION NO. 18-10750

A RESOLUTION OF THE CITY OF BILLINGS FORMING A POLICY FOR THE ADMINISTRATION OF URBAN RENEWAL AREAS OR DISTRICTS (URD) IN THE CITY.

WHEREAS, MCA, Title 7, Chapter 15, Part 42, Section 51 declares: General powers of municipalities in connection with urban renewal. Every municipality shall have all the power necessary or convenient:

(1) To carry out and effectuate the purposes and provisions of this part and part 43;

(2) To undertake and carry out urban renewal projects within the municipality, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part and part 43, and to disseminate blight clearance and urban renewal information;

(3) To organize, coordinate, and direct, within the municipality, the administration of the provisions of this part and part 43 as they apply to such municipality in order that the objective of remedying blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved and to establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively;

(4) To exercise all or any part or combination of powers granted in this part or part 43; and

WHEREAS, the City of Billings reviews and adopts Urban Renewal Plans for each of its Urban Renewal Districts, and those Plans specify goals for each Urban Renewal District; and

WHEREAS, the City of Billings may establish local policies that guide the establishment, operations, funding and governance of urban renewal districts; and

WHEREAS, development of TIF (Tax Increment Financing) Policies would be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

That the City Council now makes and adopts the following TIF Policy:

CITY OF BILLINGS TAX INCREMENT FINANCE POLICY

1. PERMITTED USES OF TIF FUNDS. TIF funds may be used for costs outlined in MCA, Title 7, Chapter 15, Part 42, Section 88. Urban Renewal Plans adopted by the City may limit what TIF funds may be spent on in any Urban Renewal District. Eligible costs may include, but are not limited to:
   a. Land acquisition and assemblage, demolition and removal of structures, relocation of occupants, analysis to determine needs of an urban renewal area, administrative cost for redevelopment activities.
   b. Public infrastructure, including, but not limited to: streets, storm drains, parking, public buildings, water and sewer lines, sidewalks, utility connections.
   c. Private infrastructure with public benefit, including, but not limited to, building façades, windows, doors, fire suppression or alarm systems, storm drainage, environmental remediation, parking, and ADA access.

2. FINANCIAL ASSISTANCE THROUGH TIF. All financial assistance must be approved by the City Council prior to any activity receiving funding. Financial assistance should be requested prior to beginning construction. All activity (design and construction) must be completed prior to issuance of TIF funds from the City Finance Department. Financial thresholds and assistance tools are as follows:
   a. A minimum of $\geq$ $5 of private investment for every $1 of public investment is the preferred threshold to be met for each TIF application. The City Council reserves the right to approve any application that does not meet this minimum. The City Council also may make exceptions for projects of less than $100,000, and for publicly owned projects, properties or facilities.
   b. Grants may be made for uses listed in Part 1 above benefitting any government owned-land or buildings and for profit and non-profit businesses.
   c. Bonding may be available at the discretion of the City Council.
   d. All TIF grants will be formalized by a development agreement that must be signed by the grantee before the City will reimburse eligible expenses.

3. URD MANAGEMENT. Each URD in the City of Billings will be managed as follows:
   a. Each URD should maintain a non-profit advisory board to make recommendations to the City Council regarding TIF expenditures. Unless specifically authorized by a Memorandum of Understanding (MOU) referenced in 3(b) below, a majority of board members must own or lease property within the district, or must represent such owner or lessee, and may include representation from residential or commercial property owners or lessees. Advisory Boards must carry insurance for their members and provide proof of insurance to the City.
   b. A MOU must be executed between the advisory board and the City Council that defines the board's roles, responsibilities, authority, and processes, including for hiring and maintaining board support staff. The MOU must

contain language addressing conflict of interest situations for board members whose property may directly benefit from a TIF expenditure and for board support staff. The MOU also must include language that if there is the appearance of a conflict of interest the issue will be reviewed by City legal staff before moving forward.

c. Training for all URD advisory boards will be conducted biannually in coordination with City staff and URD support staff. The training must include, but is not limited to: review of URD and TIF laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

d. URD financial reporting will be consistent across all URDs and be set by coordination between the City Finance Director and the Planning and Community Services Director, and URD support staff.

e. TIF application review and City Council staff report preparation will be conducted by the Planning and Community Services Department Director, in coordination with the Assistant City Administrator, Finance Director, and URD support staff.

PASSED by the City Council and APPROVED this 9th day of July, 2018.

CITY OF BILLINGS

BY: William A Cole
William A. Cole, Mayor

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

ATTEST

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

City Council Regular

Date:	12/18/2023
Title:	EBURD Tax Increment Assistance - 216-224 North 18th Street - Billings Brownstones
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	No
Project Number:	NA

RECOMMENDATION

The Billings Industrial Revitalization District (BIRD) Board of Directors recommends the City Council approve up to a maximum reimbursement of $86,776 from the EBURD tax increment finance district funds to BIRD Street, LLC (Billings Brownstones) to assist in the demolition, abatement, and other elements for the construction of a 22-unit housing complex at property at 216 - 224 North 18th Street. Actual reimbursement will be based upon 100% of the actual costs incurred for qualified expenses for the improvements made to property subject to the following conditions:

1. The Applicant shall sign a development agreement with the City of Billings and BIRD within 180 days of City Council's approval.
2. This TIFD reimbursement is the maximum that can be received pending satisfactory submission of all paid invoices showing the completion of expenditures related to this project.
3. If funds are not available, reimbursement can be carried over to the next fiscal year.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Billings Industrial Revitalization District (BIRD) Board of Directors is presenting this recommendation to the City Council for allocating $86,776 in tax increment finance funds (TIF) from the East Billings Urban Renewal District (EBURD) to provide financial assistance to Billings Brownstones (Duane and Tiffany Youngren) for redevelopment of property for housing units at 216-224 North 18th Street. The BIRD Review Committee considered the project at its meeting on October 7 and then again on November 14 and recommended approval of the project to the full BIRD Board. The Bird Board recommended approval of the project to City Council at its November 14 meeting. This TIF application is for the site application (Phase I), and the Youngren's plan to submit a request for TIF funds to assist in the construction of the units (Phase II) early in 2024. Upon completion, the project is to develop 22 new housing units on the site, with this TIF request focused on asbestos abatement and demolition. The Billings Brownstones project is anticipated to seek further urban renewal assistance when it enters its Phase II portion of the project in early 2024 and begins construction on the new housing units. This Phase I request will facilitate removal of unoccupied and dilapidated residential units from the EBURD to make way for new and increased housing density and types with the completion of this project. While these properties have not been major attractive nuisances in the past few years, there have been multiple Code Enforcement cases on all three of the properties (216, 220 and 224 North 18th) in recent years for nuisance weeds and junk vehicles.

The BIRD Board's recommendation of $86,776 toward the improvements results in about a 6:1 ratio of private investment for first portion of the project. Phase I of the project totals $520,554 in project design, site work, and the property acquisition (Land purchase is not included in the reimbursement request). The BIRD Board noted several reasons for its support of the project:

- With the reuse and redevelopment of this property, this project is in alignment with the EBURD Urban Renewal Plan under its Housing Improvements goal (See page 4-5, item V of the Urban Renewal Plan Attached), and the EBURD Master Plan's implementation Strategy of encouraging diverse housing in the Downtown area (Section 4, Strategy 4.5 Housing, page 4-4). Reuse and improvement of this property in the EBURD for housing aligns well with the urban renewal efforts and housing support goals of the City.

Table 1.

Qualified Improvements	Recommended TIF	City TIF Policy	Urban Renewal Plan	MT Code Annotated

	Reimbursement			
Demolition Asbestos Abatement	$86,776	Section 1(b)	Section 2 (V) Housing Improvements Section 2 (IV) Infrastructure Improvements	7-15-4233 7-15-4288

This process and action of the BIRD is under its authority per the Memorandum of Understanding between the City of Billings, Big Sky Economic Development, and the BIRD, Inc. approved by the City Council on May 13, 2019.

ALTERNATIVES

The City Council is the final authority in disbursing TIF funding. This proposed use of TIF funds conforms to the City's TIF Policy and aligns with the EBURD Urban Renewal Plan and Montana Code for urban renewal projects and programs. The City Council may:

- Approve the recommendation from the BIRD Board for the expenditure of these TIF funds, or;
- Modify and approve the recommendation from the BIRD Board for the expenditure of these TIF funds
- Disapprove of the recommendation from the BIRD Board for the expenditure of these TIF funds.

FISCAL EFFECTS

The request is for a total of up to a maximum of $86,776 to be reimbursed to Billings Brownstones only upon completion of the work and submittal of the invoices for the cost incurred. It is expected that this expenditure will not negatively impact the EBURD budget for FY24 as the project will not seek reimbursement until early FY25. Given this timeline, the budget for EBURD for FY25 may be planned to include this expenditure. The FY24 budget included $643,226 for development projects, which included $352,576 for projects not yet identified. If this project is completed in FY24, there will be sufficient budget available.

.

Attachments

Billings Brownstones TIF Application
BIRD Recommendation Letter
Billings Brownstones TIF Analysis
EBURD URD Plan
City TIF Policy

BIRD

Billings Industrial Revitalization District

City of Billings
East Billings Urban Renewal District

Urban Renewal Assistance Information and Application

Effective: **January 11, 2021**

To receive maximum funding all applications must be submitted to the BIRD and approved by the CITY prior to the start of construction. If applications are submitted after the commencement of construction the amount of funds to be awarded will be discounted or denied.

Billings Industrial Revitalization District Inc. (BIRD)
1413 4th Ave N, Suite C
Billings, MT 59101
406.272.4321

TAX INCREMENT FINANCING APPLICATION PROCESS FOR POTENTIAL PUBLIC INFRASTRUCTURE ASSISTANCE VIA A DEVELOPMENT AGREEMENT AND POSSIBLE ISSUANCE OF TIFD BONDS

IMPORTANT: The material below outlines the Tax Increment Financing (TIF) application process and Development Agreement and the responsibilities of the person or firm requesting TIF fund assistance (hereinafter known as APPLICANT) and the Billings Industrial Revitalization District, Inc. (hereinafter known as BIRD). Please review this information carefully before submitting the application or finalizing your development plans. Incomplete applications will be returned.

INTRODUCTION

The BIRD is responsible for advising the Billings City Council (hereinafter known as CITY), of the East Billings Tax Increment District, pursuant to Montana Urban Renewal Law (Title 7 Chapter 15 part 4288 Montana Code Annotated). TIF is an important element of the program as it provides a means to finance public urban renewal activities that assist and enhance private development within the district. A TIF program operates by first establishing a base year taxable value for all properties within the urban renewal district. Property taxes continue to be paid to all taxing jurisdictions on the basis of the base year valuation. All increases in property taxes above this base valuation due to new development or reappraisals are assigned to the TIF District (TIFD.) They are then invested in district revitalization activities. Consideration of TIFD assistance is available to private land owners for public infrastructure components of construction projects within the boundaries of the East Billings Urban Renewal District (EBURD).

ELIGIBLE ACTIVITIES

The TIF may be used to finance certain urban renewal activities. The BIRD will review applications and make recommendations to the CITY for assistance to projects eligible under this statute. Requests are evaluated on criteria outlined in the "Criteria for Review" section. Special emphasis will be placed on those projects that exemplify the EBURD Master Plan. This plan is available for download at the BIRD website: **www.billingsbird.com**

Projects requesting TIFD funds should eliminate blight where development will contribute to increased tax revenue for the TIFD that improve the aesthetics, character, safety and/or quality of life in the area.

This application is intended for eligible increment generating projects. All requests for TIFD funds are subject to approval by the CITY and TIFD fund availability.

Examples of TIF-Eligible Public Infrastructure Improvements

	MCA Statue
Demolition and abatement of structures and removal of blight	7-15-4288 (2)
Relocation of residents from building to be raised	7-15-4288 (3)
Sidewalks, Curbs, Gutters	7-15-4288 (4)
Public Utilities - Water, Wastewater, Storm Water	7-15-4288 (4)
Private Utilities - Electrical, Natural Gas, Telecommunications, Fiber Optic	7-15-4288 (4)
Intersection Signals & HAWK Crossings	7-15-4288 (4)
Street & Alley Surface Improvements	7-15-4288 (4)
Crosswalks	7-15-4288 (4)
Landscaping	7-15-4288 (4)
Green Space & water ways	7-15-4288 (4)
Improvement of Pedestrian Areas	7-15-4288 (4)
Historical Restorations	7-15-4288 (4)
Off Street Parking for public use where there is a need for public parking	7-15-4288 (4)
Bridges & walkways	7-15-4288 (4)
Pollution Reduction	7-15-4288 (12)
Architect, Engineering, Surveys & Appraisals	7-15-4233(n)

Applications must be approved by CITY and a Development Agreement signed before any construction begins to qualify for maximum TIFD funds.

Allow a minimum of 60 days between submitting a complete application to the BIRD and receiving a decision from the CITY.

APPLICATION PROCESS AND TIMELINE

Anyone seeking TIF assistance from the BIRD must submit a written application for each TIF-assisted project. The following procedure has been developed to expedite the review of TIF funding requests.

1. Initial Contact. Contact: BIRD: EBURD Coordinator, 1413 4th Avenue North, Suite C, Billings, MT 59101, 406-272-4321, to discuss the project and determine preliminary eligibility for TIF assistance.

2. Prepare a Written Application. The APPLICANT must prepare a written application for each project assistance request using the most current form. Applications must be received by the BIRD staff in advance of any construction work on the project. Development Agreements must be approved and signed prior to commencement of construction (see #6 below.) Waiver of this requirement can be considered when public safety or other factors warrant. For all TIF requests, the APPLICANT must complete a "Developer's Statement of Qualification and Financial Responsibility" which includes submittal of personal financial statements.

3. Staff Review. Upon submittal of all necessary information, the BIRD staff will review the project and the need for funding. At any point in the review process the staff or BIRD Board may request more information of the APPLICANT or solicit comment on the project from other public agencies. Items included in personal financial statements become public documents and are subject to public review or presentation to or comment by other agencies.

4. TIFD Application Review Committee. The BIRD Board has appointed a review committee that will evaluate the application and staff recommendations. The review committee reserves the right to seek additional project review from supporting committees of the BIRD and from other public agencies. The review committee will issue preliminary approval/disapproval of the assistance request or any part thereof and will make a recommendation to the BIRD Board that will then submit to the CITY, if approved.

5. Billings City Council Review. Projects will be forwarded to the CITY for final approval to proceed to a Development Agreement that will clearly spell out the public investment required to be applied towards public infrastructure on private property and/or development improvements within the public right of

way. CITY approval is required before the BIRD and the CITY enter a Development Agreement with the APPLICANT.

6. Development Agreement. The BIRD, the CITY and the APPLICANT must execute a mutual agreeable legally binding Development Agreement which establishes the terms and conditions of TIF assistance. Sample Development Agreements are available at the BIRD office for reference. The Development Agreement may include, but is not limited to, the following:

   - Complete architectural design specifications and site plan
   - Time frame for project development, construction, and completion
   - Specifications for release of funds related to public infrastructure
   - Cash flow and pro forma statements for a minimum of five years of the development
   - Terms and conditions of the various financings
   - Commitment letters and loan documents related to the various financings
   - Ownership of completed development
   - Events of default/remedies
   - Zoning approval
   - Tenant commitments
   - Non-liability of CITY officials and BIRD
   - Cause for termination

7. Timing. Following the above process for approval, the APPLICANT can expect a minimum of 60 days between submitting an application to the BIRD and receiving a decision from the CITY.

COMMITMENT OF FUNDS

Upon CITY approval of a project, the BIRD will commit funds to the project from the available TIFD funds and/or potential for Tax Increment Bond issuance. Committed funds will be encumbered for a period of 180 days, by which time construction must have commenced. Commencement of construction means the date on which the first building permit is issued. Projects that have not commenced construction within 180 days risk losing the committed funds. Funds will be released only if the project is developed and constructed as presented in the Development Agreement. Funds will be released as specified by the Development Agreement or following project's receipt of a Certificate of Occupancy from the City of Billings if not specified. When necessary, the BIRD will encumber funds for additional fiscal years to accommodate construction schedules.

CRITERIA FOR REVIEW - Materials contained in TIFD application are used to assess the merits of projects in relation to the goals and objectives of the EBURD Master Plan. The BIRD evaluates projects based on the following criteria. Please prepare written response and provide supporting documentation for each of the applicable criteria areas.

1. Relevance to the EBURD Master Plan – Documentation of the project's impact in relation to the goals and objectives of the EBURD Master Plan, particularly mixed-use development. Urban design elements will also be considered, including pedestrian emphasis, quality of design, and Billings' personality.

2. Economic Stimulus – The amount of economic activity to be generated by the project is assessed, as well as the leverage ratio of public to private investment. Applications should contain credible, measurable information substantiating APPLICANT claims of economic stimulus.

3. Tax Generation – The increase in taxable value due to new construction & rehabilitation is estimated by the County Assessor's office or State Department of Revenue to determine tax increment generation.

4. Employment Generation – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.

5. Elimination of Blight – The project's direct and indirect impact on the physical and fiscal deterioration within the Tax Increment Financing District and the community.

6. Special or Unique Opportunities – The extent to which the project represents a unique opportunity, meets a special need, or addresses specific BIRD or community goals. The restoration of historic property or the provision of an unmet community need, are examples of special and unique opportunities.

7. Impact Assessment – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.

8. Financial Assistance – Other forms of financing available to the APPLICANT, i.e. lender participation and state and federal grant monies, are examined to assess the need for TIF assistance.

9. Project Feasibility – A determination of feasibility is made on the strength of the APPLICANT's demonstration of market demand for the project as contained primarily on the pro forma and financing commitments.

10. Developer Ability to Perform – An assessment of the APPLICANT's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

11. Timely Completion – The feasibility of completing the project according to the APPLICANT's project schedule.

12. Payment of Taxes – All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date.

BIRD

Billings Industrial Revitalization District

BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.
EBURD APPLICATION

Project Name: **BILLINGS BROWNSTONES** Date Submitted: **October 13, 2023**

APPLICANT INFORMATION

1. Name: **BIRD STREETS LLC, Duane & Tiffany Youngren, Managers**
2. Address: **Mailing Address - 1112 Clark Ave, Billings, MT 59102**
3. Telephone Number: **406-426-4027 (Duane's Cell)**

PROJECT INFORMATION

1. Building Address: **216-224 NORTH 18TH ST, BILLINGS MT 59101**
2. Legal Description:

   216 N 18th St., Billings, MT 59101
   BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 67, Lot 7 - 8

   220 N 18th St., Billings, MT 59101
   BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 67, Lot 9 - 10

   224 N 18th St., Billings, MT 59101
   BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 67, Lot 11 - 12, E98' LTS 11-12

3. Ownership: **BIRD STREETS LLC**

   Address: **1112 CLARK AVE, BILLINGS, MT 59102**

4. If property is not owned by the APPLICANT, list leasehold interests (Attach evidentiary materials.)

Name: _____

Address: _____

5. Existing/**Proposed** Business:

   BILLINGS BROWNSTONES Townhome-style apartments

   Business Description: **22 Unit Apartment Buildings**

6. Employment: Existing FTE Jobs: 0

   New Permanent FTE Jobs created by project _____

   Construction FTE Jobs: **5 Companies; 14+ Jobs**

7. Architectural Firm: **SIMONSEN ARCHITECT**

   Address: **PO Box 2132, Billings, MT 59103-2132**

   Architect: **Eric Simonsen AIA, Principal**

8. Description of Project: **(Attached)**

9. Rehabilitation/construction plans: **(Attached)**

10. Project Schedule: **(Attached)**

PROJECT COSTS

Fees		
Architect		183,695.00
Engineering plan review		-
Permits for Demo		455.95
Site Improvements		
Landscaping		-
Fences & Gates		-
Benches & bike rack		-
Building		
Performance bond		-
Job site administration		-
Testing-soils & concrete		-
Engineering plan review		-
Traffic mitigation fee		-
Plan check		-
Zoning compliance fee		-
Field office & sheds		-
Misc labor & clean up		-
Rentals		-
Install owner-supplied kitchen equipment		-
Surveying		2,900.00
Building permit		-
Builders risk insurance		-
Site Work		
Building Footing Excavating		-
Curb & gutter		-
Asbestos Testing		3,955.00
Asbestos Abatement		41,609.00
Concrete sidewalks		-
Demo		57,940.00
Sanitary sewer system & fees		-
Water system development fees		-
	$	290,554.95
Subtotal	**$**	**428,160.51**

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested (Equity)	$252,305.49
Land & Buildings Value (Entitled)	*$ 875,000*
A. Subtotal Applicant Equity	$252,305.49

B. Lender Commitments (Attach Bank Loan Commitment letter, Letters of Credit or other documentation.)

ALL LOANS ARE ALREADY IN PLACE. The CityLife loan is specifically to complete Phase 1 of this project to get it ready for the building permit application.

Lender	Loan Amount	Interest	Term	Payment/Period
CityLife	$ 310,000	17%	1 yr	$ 4,392 /Month
Opportunity Bank	$ 109,259	7.25%	3yrs	$ 875/Month
Jay Wright	$ 155,000	9%	3yrs	$ 1,162
	B. Total Loan Amount	$574,259		

C. TIFD request for funds for eligible public improvements.

	Total Project	Total TIF Qualifying
Fees		
Site Improvements	$184,150.95	$184,150.95
Building	2,900.00	2,900.00
Site Work	103,504.00	103,504.00
Concrete	-	-
Metals	-	-
Wood & Plastic	-	-
Thermal & Moisture Protection	-	-
Doors & Windows	-	-
Finishes	-	-
Specialties	-	-
Special Construction	-	-
Mechanical	-	-
Electrical	-	-
Site Overhead	-	-
Land	230,000.00	-
Building Overhead	-	
-		
Total Project Cost	$ 520,554.95	$ 290,554.95

Total Project Cost	$	520,554.95
Requested TIF Assistance	$	86,776.51
TIF Assistance Allowable Items	$	290,554.95

APPLICANT STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

APPLICANT

1. Name: BIRD STREETS LLC, DUANE AND TIFFANY YOUNGREN - MANAGERS

   Address: 1112 CLARK AVE, BILLINGS, MT 59102

2. If the APPLICANT is not an individual doing business under his/her own name, the APPLICANT has the status indicated below and is organized or operating under the laws of YELLOWSTONE COUNTY / MONTANA.

3. ___✓___ corporation/LLC.

   _____ nonprofit or charitable institution

   _____ partnership known as _____

   _____ Other (explain): _____

   Date of organization: DECEMBER 4, 2021

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the APPLICANT.

Name and Address	Nature and Extent of Interest
YOUNGREN SOLUTIONS LLC, MEMBER	100% OWNER

Youngren Solutions, LLC is Owned as Follows:
Duane Youngren, Member: 50%
Tiffany Youngren, Member: 50%

FINANCIAL CONDITION

1. Provide a current financial statement (consisting of a Balance Sheet and Profit & Loss Statement) & Current Tax Return for each private entity involved in the project. This application and all financial information become part of the public record

when submitted to the BIRD and is available upon request under the State of Montana Public Information Rules.

2. Has the APPLICANT or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten (10) years?
   No __✓_ Yes _____ If yes, give date, place, and under what name

   _____

3. Has the APPLICANT or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:
   No _✓__ Yes _____ if yes, give date, charge, place, court and action taken for each case.

   _____

   _____

CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

   Name: DUANE YOUNGREN CONTRACTOR LLC, DBA Youngren Builders

   Address: 1112 CLARK AVE, BILLINGS, MT 59102

2. Has named contractor or builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?
   No __✓__ Yes _____ if yes, explain.

3. Attach copies of bids to application:

4. If Applicant intends to do any of the construction themselves then APPLICANT shall provide three (3) independent contractor bids which must accompany this application for the work to be provided.

CERTIFICATION

I (we), Duane & Tiffany Youngren
(please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief. I/We certify that I/We will make no application for any other tax abatement that may be available for this real property or building.

Signature _____ Signature _____

Title **Manager / Owner** Title **Manager / Owner**

Address **1112 Clark Ave.** Address **1112 Clark Ave.**

Billings, MT 59102 **Billings, MT 59102**

Date _____ Date _____

BIRD STREETS, LLC
DUANE & TIFFANY YOUNGREN, MANAGERS

Phase 1 BILLINGS BROWNSTONES

TURNING BLIGHT ON 216, 220, 224 N 18TH INTO
BEAUTIFUL TOWNHOME STYLE APARTMENTS

Scope of Phase 1:
Get the Property Permit-Ready

- Aggregate the Lots
- Remove the Buildings / Smooth the Land, Including Asbestos Abatement
- Complete the Architectural and Engineering Work

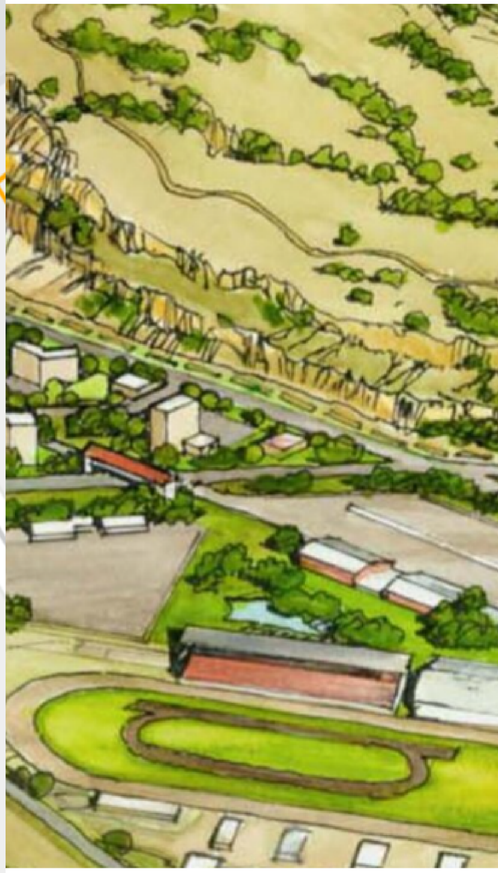
Permit-Ready Value: $875,000 ($39,773 / Unit)

VISION COMMUNITY TRANSFORMATION CAPITAL

CURRENT USE (UNINHABITED)

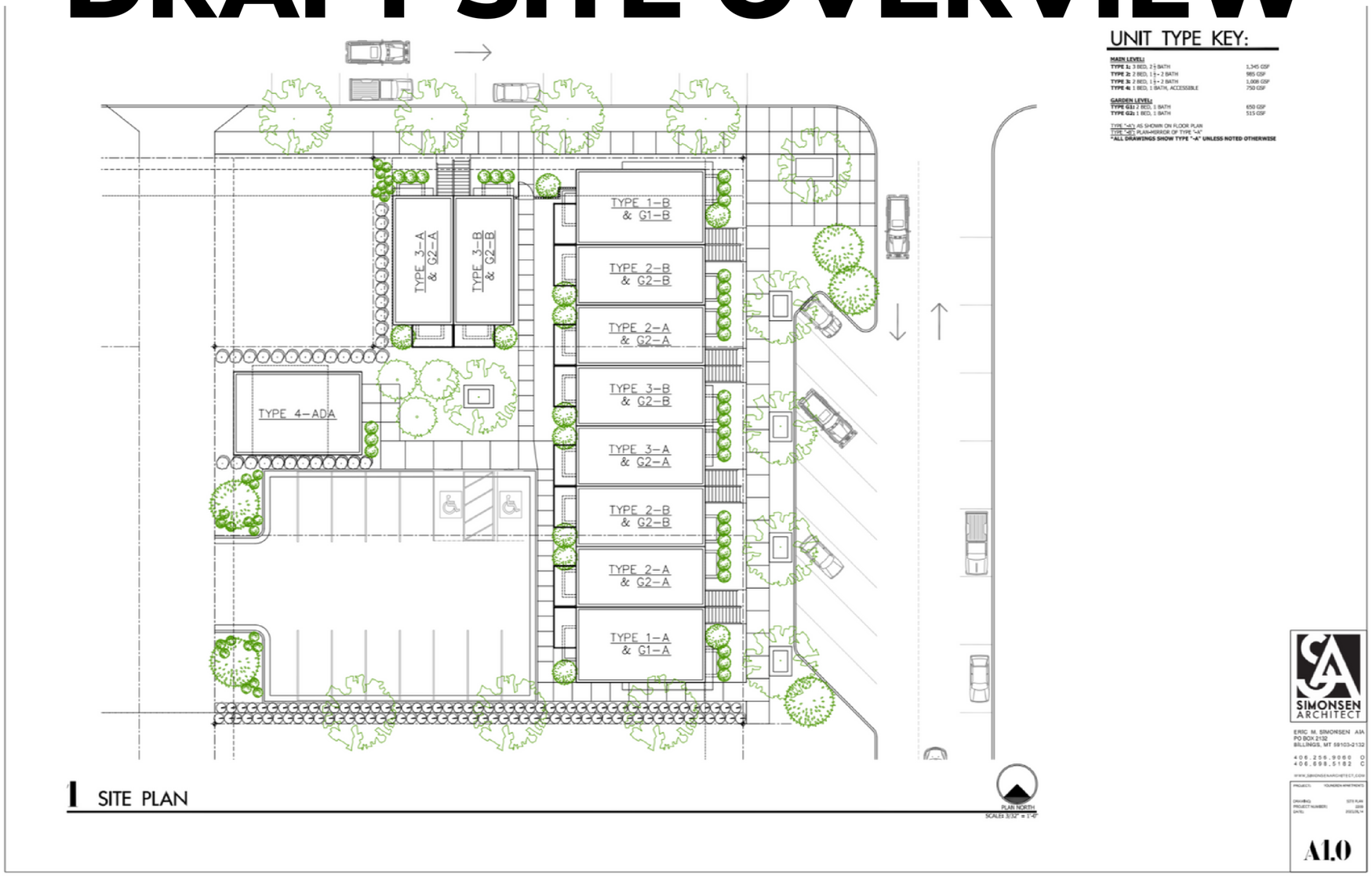
We are Getting Ready for Demo

GOING FROM MULTIPLE LOTS

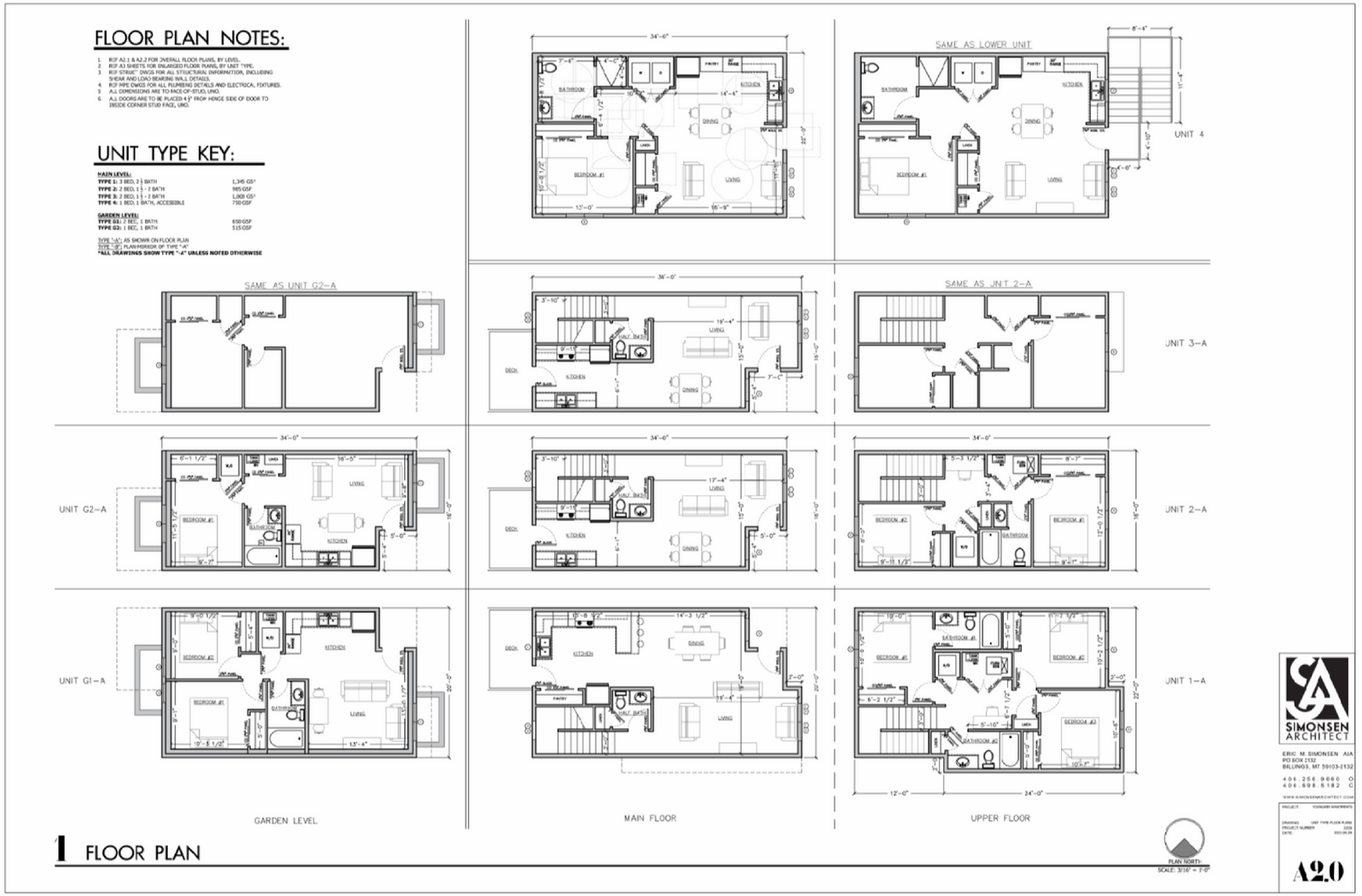


TO 1 AGGREGATED LOT

DRAFT SITE OVERVIEW



DRAFT FLOOR PLANS



PHASE 2 WILL BE TO BUILD THE TOWNHOME STYLE APARTMENTS	
Property Location:	North 18th, Billings, MT (BIRD/EBURD)
Property Type:	Apartments
Total Units	22
Unit Mix	2 Bedroom / 2 Bath: 8 1 Bedroom / 1 Bath: 8 3 Bedroom / 2 Bath: 2 2 Bedroom / 1 Bath: 2 ADU Large 1 Bedroom / 1 Bath: 1 Plus Parking Stall Other Dedicated Parking Stalls: 14
Net Rentable Area	**18,676**
Number of Buildings:	3

UNIT MIX

INCOME WORKSHEET			Parking	NOU	APPROX SF	Average Rent	Rent Unit Type	
Large Corner Apts.	3 BR / 2 BA	Apt (Up)	Street	2	1,360	$1,950	$3,900	Monthly Rents:
Standard Apts.	2 BR / 2 BA	Apt (Up)	Street	8	1,088	$1,650	$13,200	$31,700
Large Garden Apts.	2 BR / 1 BA	Apt (Down)	Street	2	680	$1,350	$2,700	Annual Rents:
Economy Garden Apts.	1 BR / 1 BA	Apt (Down)	Street	9	544	$1,150	$10,350	$380,400
Accessible Unit	2 BR / 1 BA	House	Dedicated Stall	1	840	$1,550	$1,550	
								Annual:
Dedicated Parking Spaces				13		$25	$325	$3,900
CAM				22		$40	$880	$10,560
	Total Units:	22				Gross Monthly Income	$32,905	
	Total Living SF:	*18,520*	*$281.27 /sf*			**Gross Annual Income**	**$394,860**	
	Value per Unit:	$236,775						

PROPOSED TIMELINE

(PHASE 1)

NOVEMBER 2023

1

Complete asbestos abatement and scrape the buildings.

NOVEMBER 2023

2

Architects and Engineers work on the final plans and drawings.

DECEMBER 2023

3

Receive Final Drawings from the Architects and Engineers and apply for permits for Phase 2.

FEBRUARY 2023

>

PHASE 2: Start Building!

MANAGEMENT TEAM

Backed by a strong support team, Duane and Tiffany have the experience, focus, and skills to finish what they start. You can rest easy knowing that they are fully dedicated to the success of every project.

Duane Youngren
General Contractor

30 Years in Construction and Project Management

Tiffany Youngren
Asset Management

30 Years in Management, Marketing, and RE

PAST EXPERIENCE

Duane and Tiffany have teamed up on dozens of projects over the years. They have seen several market cycles and continue to educate themselves on the best processes to optimize opportunities.

Multiple Sub-Divisions

16 Unit Townhome Development

Owned & Managed Dozens of Rentals

Operated Many Businesses

Gained a Mastery of Marketing

THE YOUNGREN TEAM

Duane and Tiffany Youngren are licensed Montana Real Estate Agents

Duane's Number : 406-426-4027

Tiffany's Number : 360-333-2058

Email : tiffany@youngensolutions.com

DISCLAIMER

This Report is provided solely for general business information purposes. No advisory, fiduciary or other relationship is created by any acceptance or use of this Report.

The projected valuation, financial and investment return information, conclusions and other information contained in this Report are based upon tested methodologies for accuracy. However, such information and conclusions are not definitive forecasts, appraisals or opinions of valuations. All such information and conclusions are stated in terms of probability of likelihood based on market factors and information submitted to Bird Streets LLC, and such information and conclusions are not guaranteed by Bird Streets LLC and should not be construed as a certified appraisal or valuation, or investment advice.

Bird Streets LLC uses or has used public and/or confidential data and assumptions provided to Bird Streets LLC by third parties. Attributes for properties may be inaccurate because county assessor and property data records do not always include recent additions and/or modifications to property structures. Changes in the underlying data or operating assumptions, or any loss of access to any one or more sources will clearly impact the analyses, information and conclusions set forth in this Report.

DATA SOURCES
Comparable sales information and property data is collected from county records and other public sources and third party software.

BIRD

Billings Industrial Revitalization District

November 20, 2023

City of Billings Planning and Community Services
Attn: Wyeth Friday
PO Box 1178
Billings, MT 59103-1178

Request for TIF Fund Assistance – Billings Brownstones

Dear Wyeth,

The BIRD is submitting a request for TIF fund assistance on behalf Billings Brownstones for a project in the East Billings Urban Renewal District.

The project involves redevelopment of a quarter of a city block to ready for the preparation pf the construction of the Billings Brownstones twenty-two-unit housing complex in the EBURD. The property is need of demolition, abatement, and other fees for the construction of this new complex. The Billings Brownstones is not the first housing project for Duane and Tiffany Youngren in the EBURD, this one will be on the same block as two others they own and will be located from 216 to 224 N 18th Street. While this TIF application is for the site application (Phase I), they will be submitting the construction of the units (Phase II) within the first quarter of 2024.

The total cost of fees, abatement, site work and demolition for the project is $520,555. The Board of Directors of the BIRD have been aware of this project since it the beginning. On October 7th, 2023, the BIRD Review Committee assessed the project and made a recommendation to applicants, we received updates and called a vote and was unanimously passed with one recusal on November 14th to the BIRD Board. On November 14th, the BIRD Board made a final unanimous decision to approve $86,776 for TIF eligible costs associated with this project. The BIRD Board found that this project was in line with the EBURD Master Plan particularly in the areas of economic growth, industrial development, infrastructure improvements and increasing environmental land use in the district.

We are requesting a position for review by the Billings City Council during the work session on December 18th, 2023.

Thank you for your assistance.

Michelle Harkins
BIRD Director

Billings Brownstones									
Tax Increment Application Analysis									
		Per			**Allowability**				
		General	**Per**		**MT Code**	**MT Code**			**Application**
		Contractor	**Applicant**		**7-15-4233**	**7-15-4288**	**Total**		**Page**
Allowable TIF Expenditures									
Site Improvements									
	Landscaping	$ -	-	-		-	-		
Building									
	Architechural/Engineering		183,695.00	183,695.00	183,695.00		183,695.00		10
	Permits for Demo		455.95	455.95	455.95		455.95		10
	Survey		2,900.00	2,900.00	2,900.00		2,900.00		10
	Zoning compliance fee		-	-	-		-		
	Building permit		-	-	-		-		
Site Work									
	Abestos Testing	-	3,955.00	3,955.00		3,955.00	3,955.00		10
	Abestos Abatement	-	41,609.00	41,609.00		41,609.00	41,609.00		10
	Demo Houses/ Clear Houses		57,940.00	57,940.00		57,940.00	57,940.00		10
			-	-	-		-		
			-	-	-		-		
			-	-					
		$ -	$ 290,554.95	$ 290,554.95	$ 187,050.95	$ 103,504.00	$ 290,554.95		
	Total Project Cost			$ 520,554.95					
	Maximum TIF Assistance (16.67% of Total Project Cost)			$ 86,776.51					
	Requested TIF Assistance			$ 86,776.51					
	Payback Period:								
	Expected Increase in Taxable Value (80% of Project Cost)			$ 416,444.00					
	Commercial Tax Rate (1.89%)			$ 7,871.00					
	Annual Tax Increment (69 mills)			$ 5,430.99					
	Payback Period (years)			15.98					

2015 EXPANSION OF THE BILLINGS, MONTANA EAST BILLINGS URBAN RENEWAL DISTRICT, WITH TAX INCREMENT, AND AMENDMENT TO THE URBAN RENEWAL PLAN

FOR CITY OF BILLINGS AND PLANNING REVIEW
February 2015

Prepared by

Billings Industrial Revitalization District, Inc. (BIRD)
1413 4th Ave. N., Ste. C – Billings, MT 59101
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SECTION 1 – INTRODUCTION

On November 16, 2006, the City Council adopted Ordinance #06-5395 that (a) created the East Billings Urban Renewal District (EBURD) and (b) adopted an urban renewal plan for the district. For reasons discussed in this Amendment to the East Billings Urban Renewal District Plan ("Plan"), it has been determined that the EBURD should be expanded to include other contiguous blighted properties in need of redevelopment. Further, it has been determined that this area has been and is in need of expanded public parking, enhanced pedestrian connections and experiences, improved public safety, and infrastructure improvements to public and private properties that will alleviate flooding issues and lead to increased taxable values. The existing urban renewal plan may be modified by ordinance in accordance with the procedure described in M.C.A. § 7-15-4221. The Urban Renewal Plan of the EBURD approved by the City Council on November 16, 2006, is included by reference as part of this amended Plan and shall remain applicable except to the extent the original plan is explicitly or impliedly amended by this Plan. It is recognized as part of this Plan that the basic vision of the document known as EBURD Master Plan, adopted by the Billings City Council on September 14, 2009 (Resolution #09-18878) and by the Yellowstone County Commissioners on September 29, 2009 (Resolution #09-66), remains valid and should be considered a part. In addition, it is recognized that as part of this amended Plan, the basic vision of the document known as the Exposition Gateway Plan, approved by the Yellowstone County Commissioners on May 28, 2013, and adopted by the Billings City Council on June 24, 2013 (Resolution #13-19289) also remains valid and should be considered a part. The terms defined in "Part A.III – DEFINITIONS" of the EBURD Urban Renewal Plan shall have the same meanings in this Plan unless a contrary meaning is expressed. The expanded district proposed in this Plan is hereafter referred to as the 2015 Expanded EBURD.

SECTION 2 – BACKGROUND

The original East Billings Urban Renewal District, a tax increment finance district, was created on November 16, 2006, by a resolution which stated that it was desirable for the City to consider an urban renewal project within the District, and found that the area contains structures and property in states of substantial deterioration, properties that are obsolete or defective, posing unsanitary or unsafe conditions, are vacant and unused, and have inappropriate uses, and that the present condition of the area substantially impairs the sound functioning of the area and its environs. The Council found that the area is a blighted area within the meaning of MCA 7-15-4210, and stated that "rehabilitation, redevelopment, or a combination thereof is necessary in the interest of public health, safety and welfare of the residents." The

Council found that undertaking measures to eradicate or diminish the blight will help to foster a more dynamic, livable, and vibrant neighborhood.

Progress has occurred within the District, as evidenced by: 1) increase in taxable value: base year value of $1,800,794, increased to a 2014 value of $2,502,968 *(Montana Department of Revenue Form AB-72T, 8-4-2014*); 2) successful approval of both the EBURD Master Plan and the Exposition Gateway Plan; 3) successful implementation of the recommended Parking Overlay District; 4) accomplishment of the recommended two-way streets conversion; 5) completion of EPA Brownfields Program environmental assessments on 23 parcels; 6) successful adoption of the EBURD Zoning Code; 7) completion of a Hospitality Corridor Study; and 8) approval of a project to address flooding, storm water management, and infrastructure improvements in the eastern-most portion of the District. However, many of the undesirable conditions continue to exist, and several out-of-City properties adjacent to the District have now petitioned and been approved for annexation into the City (City Council meeting, 1-26-2015). Therefore, it would be in the best interest of the City to expand the District to encompass adjacent properties, construct needed public infrastructure improvements, increase growth of the tax base, increase the parking inventory, increase the inventory of residential property, stimulate mixed-use development, and further implement the visions of the EBURD Master Plan and the Exposition Gateway Plan, both of which are consistent with the adopted City-County Growth Policy.

Although there has been improvement in the valuation of property in much of the District, the area defined by this proposed expanded tax increment district still has pockets of neglect and blight. The 2015 Expanded EBURD creates an opportunity to continue redevelopment in the center of Billings with a mixture of public and private investment.

The 2015 expansion of the EBURD is essential to planned development along Exposition Drive/Main Street, across from the MetraPark facilities. Public infrastructure construction within this expanded District will spur private investment consistent with the EBURD Master Plan, and especially pertinent to the vision of the Exposition Gateway Plan. It is expected that the expanded District may help fund the following projects:

I. Business Programs and Projects

a. Business Retention and Recruitment
    i. Targeted assistance to existing and potential businesses
    ii. Development of “The EBURD Advantage” marketing materials

iii. Collaboration with and referral to Big Sky Economic Development and its business assistance programs

II. Parking and Transportation

a. Facilitate public transit and bicycle/pedestrian-friendly growth and development
b. Collaborate with City regarding parking management practices and programs consistent with the Parking Overlay District
c. Plan for future needs regarding parking lots and/or structures

III. Management, Implementation and Maintenance

a. Billings Industrial Revitalization District, Inc. or its successor, management agreement
    i. Project development
    ii. Public awareness
    iii. Advocacy and liaison between public and private sectors
b. Potential future development of Business Improvement District
    i. Development and promotion of a MetraPark-to-Downtown Corridor through the EBURD
    ii. Crime prevention and public safety:
    Cooperative Security and/or Business Watch Program

IV. Infrastructure Improvements

a. Public
    i. Public parking
    ii. Landscaping and park development
    iii. Street construction/improvements
    iv. Streetscapes and traffic calming plans
    v. Sidewalks, curbs and gutter improvements
    vi. Storm water management
    vii. Water and waste-water line construction/improvements
    viii. Relocation of public and private utility lines

In order to make it possible to move forward with the much-needed infrastructure improvement projects referenced above, the Yellowstone County Board of County Commissioners transferred any interest it had in the public right of way on several streets within the Exposition Gateway area to the City of Billings, with Resolution 15-23, passed on March 10, 2015.

b. Public infrastructure improvements will support investments in:
    i. Workforce housing development
    ii. Parking facilities
    iii. Lodging facilities
    iv. Conference facilities
    v. Entertainment venues
    vi. Retail and restaurant enterprises

V. Housing Improvements

a. Increase in workforce housing and live-work mixed-use projects

b. Revitalization and redevelopment of sub-standard residential housing stock

SECTION 3 – SUMMARY OF BLIGHT FINDINGS

The area in the proposed 2015 expansion of the EBURD contains blight, particularly those parcels directly west of the MetraPark facilities which host events that attract hundreds of thousands of visitors each year. Within the district there is structural deterioration, under-utilized structures and vacant lots, and a railroad spur line that is little used. A major issue that rises to the forefront in every planning discussion is that of inadequate storm water management. Without curb and gutter to direct its flow, water pools in low spots and floods buildings. Several of the commercial buildings in the district are deteriorated and/or vacant and need demolition or renovation. Sidewalks are cracked or non-existent; alleys are deteriorated, and, in general, much of the area is below accepted standards. In contrast to the above, there are certain properties within the district in good repair but included in the district to allow for a contiguous block of land within the district and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without ongoing managed urban renewal, even these success stories could once again decline in taxable value.

SECTION 4 – DESCRIPTION OF BLIGHTED AREA

The 2015 expanded urban renewal area described for this amended Plan incorporates most of the Exposition Gateway area, including those properties annexed in January 2015. Major flooding problems occur with rainstorms, as the infrastructure is inadequate for storm water flow and drainage. The subject properties have been used as car sales lots, truck and truck parts sales, vacant lots partially used for equipment storage, as well as some active business enterprises. Many of these structures are unsuited to their current uses because of age obsolescence and physical deterioration.

Montana‘s Urban Renewal Law (Montana Code Annotated Title 7, Chapter 15, Parts 42 and 43) provides the authority to declare the existence of blighted areas and to target them for improvements. “Blighted area” is defined in Section 7-15-4206(2), M.C.A., as follows:

> *[A]n area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs or arrests the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:*

(a) the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
(b) inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
(c) inappropriate or mixed uses of land or buildings;
(d) high density of population and overcrowding;
(e) defective or inadequate street layout;
(f) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
(g) excessive land coverage;
(h) unsanitary or unsafe conditions;
(i) deterioration of site;
(j) diversity of ownership;
(k) tax or special assessment delinquency exceeding the fair value of the land;
(l) defective or unusual conditions of title;
(m) improper subdivision or obsolete platting;
(n) the existence of conditions that endanger life or property by fire or other causes; or
(o) any combination of the factors listed in this subsection (2).

The land being added to the Plan area in 2015 includes 14 property tax codes, as listed in Exhibit A, with total assessed value of $4,871,639. As noted in the 2006 approved Urban Renewal Plan, there are specific "target areas" that should be immediately considered for redevelopment. The properties on Exposition Drive represent an immediate opportunity to capitalize on the traffic generated by MetraPark events.

The EBURD area is part of Census Tract 2, with a population of 3,751. Within the tract, 28.98 percent of residents live below the Federal Poverty Line, with an estimated 2014 median family income of $30,263. By comparison, in the greater Billings population of 109,059, only 13.1 percent live below the Federal Poverty Line. (*www.ffiec.gov/geocode/CensusDemo 07-01-2014 & http://quickfacts.census.gov.)*

There are 1,995 housing units in Tract 2, with 61.7 percent of the units (1,231) built prior to 1960 (55 years ago or more). Of those 1,231 older units, 546 were built in 1939 or earlier. Of the 446 owner-occupied housing units in the tract, 96 percent (428) are valued at less than $200,000. In fact, 85 of the 446 units (19.1 percent) are valued at less than $100,000. Indeed, there are a few occupied housing units (16) that lack complete plumbing and/or kitchen facilities. The tract holds 1,243 units where occupants are paying rent. The majority of renters (52.4 percent) pay between $500 and $749 per month. However, 29.2 percent (363 renters) pay between $200 and $499 per month. There are even a number of renters (23) living in units at less than $200 per month. Census Tract 2 has a somewhat transient population. Of the 1,689 households, 83.9 percent, or 1,418 householders, moved into the current unit in 2000 or more recently.

Only 16 percent, or 271 householders, have resided in the current unit since 1999 or prior years. (*U.S. Census Bureau, 2008-2012 American Community Survey 5-year Estimates, Table DP04 10-22-14.*)

Public transit, walking and bicycling facilities are important for the area, as 21.6 percent of households (365) do not have a vehicle available. Moreover, the tract houses 406 students in kindergarten through eighth-grade, along with 25 high school attendees and 248 college students. In commuting to work, although the majority of those age 16 and over drove or carpooled to work (72.6 percent), a significant number - 14.9 percent (285 people) - walked to work, and 11.1 percent (212 people) used public transportation or other means of getting to work. (*U.S. Census Bureau, 2008-2012 American Community Survey 5-year Estimates, Tables DP03 & S1401 10-22-14.*)

The EBURD census tract, along with the nearby Heights-Main Street area, is designated by the Billings Police Department as "Beat 3," or the "East" patrol beat. The East Beat has experienced, over the past three years, increasing numbers of calls for service. In the year 2011, the East Beat had 7,756 calls. Number of calls increased to 9,804 in 2012, and jumped to 10,507 (third highest beat of the nine in the City) for 2013. *(Billings Police Department 2013 Annual Report, www.ci.billings.mt.us.)* Unfortunately, there have recently been two murder incidents in the area as well. Parks personnel, during the October conference on addressing homeless/transient issues, mentioned that homeless individuals are congregating under the Rims in the EBURD, as well as in North Park.

Brownfields, defined as areas with actual or perceived environmental contamination issues, can contribute to unsafe and dangerous conditions, as well as discourage redevelopment efforts. Big Sky Economic Development, in a cooperative agreement with the U.S. Environmental Protection Agency, has secured funding for environmental assessments of properties in the EBURD. With its first round of funding, Big Sky Economic Development contracted with an environmental engineering firm to assess 23 parcels of land in the EBURD to determine "Phase I" conditions (looking at the historical uses of the property and assessing any observed potential contamination issues). In addition, nine parcels were examined with more in-depth "Phase II" assessments, where soil and water testing took place. While none of the completed Phase II assessments pointed to remediation requirements, there are still a number of sites that are advised for Phase II assessment, and many parcels that have not received any environmental assessment to date. Big Sky Economic Development has secured additional EPA Brownfields Program funding with which to accomplish additional environmental assessments in the EBURD beginning in spring 2015, at no cost to property owners who volunteer for the program.

SECTION 5 – DETERMINATION OF BLIGHT

The proposed EBURD Expansion area contains a number of underdeveloped properties and substandard facilities. The Council previously determined that the property included in the EBURD was "blighted" within the meaning of the Act in its adoption of Ordinance #06-5395 that (a) created the East Billings Urban Renewal District (EBURD) and (b) adopted an urban renewal plan for the district (November 16, 2006). Deficiencies in public and private properties located in the district lead to a determination of blight, as defined by state statute. As cited in the original Urban Renewal Plan, the area still meets several definitions of blight:

Deficient Structures in Area (*the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential; deterioration of site)*

There are several buildings and residential structures that are over 50 years in age and do not qualify as being historically significant. Many are in poor repair and may contain potentially hazardous asbestos and lead paint.

While streets, curbs, gutters and sidewalks in some of the area are in satisfactory repair, there are areas without such improvements. Sewer and water utilities in the area are aging and/or inadequate. Flooding occurs within public right-of-way as well as on private property during heavy rain events. Several parking lots generally do not meet code requirements for paving, striping and landscaping. Many of them are cracked and crumbling. Demand for parking will continue and District managers will collaborate with the City to accommodate commercial growth in alignment with the adopted Parking Overlay District.

Deficient Land Use (*inappropriate or mixed uses of land or buildings; defective or inadequate street layout; faulty lot layout in relation to size, adequacy, accessibility, or usefulness)*

In general, the 2015 expansion area is under-utilized due to the significant amount of surface used as storage or left vacant. Most structures are single-story. There are vacant lots, storage lots, and auto sales lots directly across the street from Montana's largest indoor entertainment complex and trade-show facilities. The taxable value of this district must be stabilized and encouraged to grow.

Protecting Public Health & Safety (*unsanitary or unsafe conditions; the existence of conditions that endanger life or property by fire or other causes)*

The conditions of blight, crime, vagrancy and potential brownfields, as described above, reduce "social capital" and community connectedness. Flooding promotes mold growth and related health problems.

SECTION 6 – THE SITE AND ITS RELATIONSHIP TO THE CITY

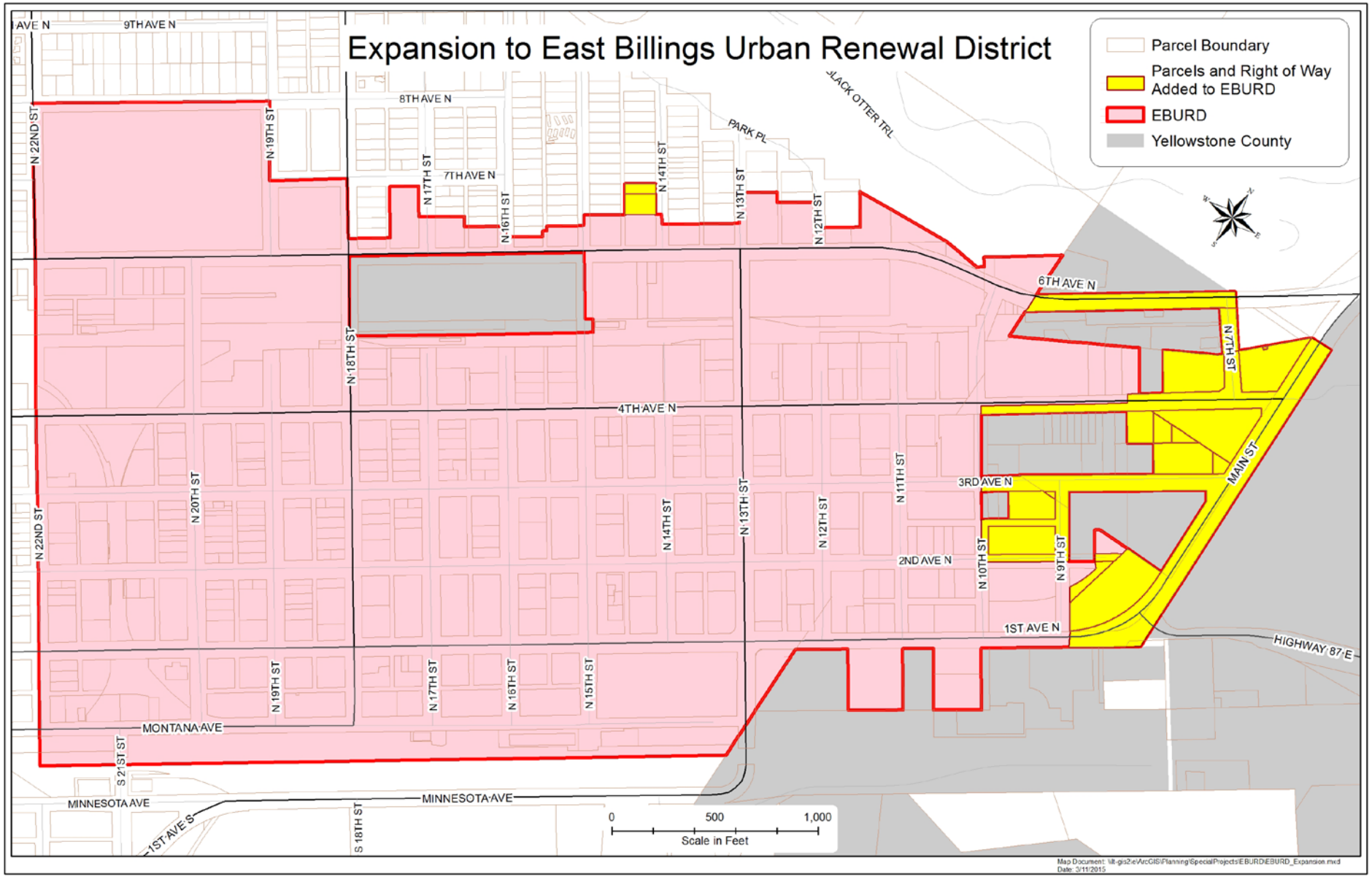
The Expanded EBURD occupies the center of the City of Billings, adjacent to the Downtown Central Business District and the medical corridor to the west; connecting to the Billings Heights area via Main Street to the northeast; welcoming visitors from Lockwood and beyond via 1st Avenue North to the southeast; and meeting up with the Rimrocks to the north.

SECTION 7 – LEGAL DESCRIPTION

The legal description of the proposed 2015 Expanded East Billings Urban Renewal District is as follows: Beginning at a point at the centerlines of the intersection of 1st Avenue North and North 10th Street and proceeding east to the centerline of Exposition Drive/Main Street, and proceeding north from the intersection of 1st Avenue North and Exposition Drive/Main Street to the intersection of 6th Avenue North and Exposition Drive/Main Street, and from the intersection of 6th Avenue North and Exposition Drive/Main Street, proceeding west to the intersection of 6th Avenue North and North 10th Street, and proceeding south from the intersection of 6th Avenue North and Exposition Drive/Main Street to the intersection of 1st Avenue North and North 10th Street, encompassing all parcels and tax codes therein.

Please see map on following page.

In addition, we propose to add property designated as Tax Code A12053 (North Park Subd., S33, T01N, R 26E, Block 2, Lot 11-12) and property designated as Tax Code A12052 (North Park Subd., S33, T01 N, R26E, Block 2, Lot 7-10).. These lots, are slated for expansion of the Billings Carpet Cleaning activities.


Expansion to East Billings Urban Renewal District
Parcel Boundary
Parcels and Right of Way Added to EBURD
EBURD
Yellowstone County
9TH AVE N
8TH AVE N
7TH AVE N
6TH AVE N
4TH AVE N
3RD AVE N
2ND AVE N
1ST AVE N
1ST AVE S
MONTANA AVE
MINNESOTA AVE
HIGHWAY 87 E
MAIN ST
PARK PL
JACK OTTER TRL
N 22ND ST
N 21ST ST
N 20TH ST
N 19TH ST
N 18TH ST
N 17TH ST
N 16TH ST
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N 14TH ST
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0
500
1,000
Scale in Feet

SECTION 8 – PROPERTY DEVELOPERS

New development and revitalization in the proposed 2015 expanded urban renewal district will be accomplished with private investment and public-private partnerships, through the implementation of the EBURD Master Plan and the Exposition Gateway Plan. As outlined in Section 2 above, improvements in infrastructure will spur investments in workforce housing development, parking facilities, lodging facilities, conference facilities, entertainment venues, as well as retail and restaurant enterprises.

SECTION 9 – PROJECT RELATIONSHIP TO THE EBURD MASTER PLAN & EXPOSITION GATEWAY PLAN

The proposed urban renewal area and expanded tax increment district is located generally in the center of the City and encompasses several "districts" as defined by the EBURD Master Plan and the EBURD Code. The EBURD Master Plan contemplated eventual annexation of County properties adjacent to the original urban renewal district, and this Amended Urban Renewal Plan seeks to accomplish that end.

One goal of the EBURD Plan was to develop a zoning code unique to the vision of the EBURD. The new code was established and adopted in October 2012, following several months of committee work and public meetings, with consultation from a professional firm known for, literally, writing the book on form-based code options. Form-based code considers the look of the facility and its surrounding landscape, rather than basing zoning purely on the use of the facility. The new code allows for increased flexibility in uses, which was desired by landowners and developers in the area.

Generally, the EBURD Master Plan stressed the area's ability to make a positive impact on the entire city. The Plan also recommended a private non-profit organization to assist the City of Billings with the management of the Tax Increment District through an annual work plan and contract. This expanded EBURD may be managed in a similar manner and could make use of the redevelopment and facilitation established through that management entity, the Billings Industrial Revitalization District, Inc.

The Plan names housing as an important priority, and recommends that the City continue to work with builders and developers to encourage downtown housing through various methods. Specifically, the plan encourages housing in the Rail Spur Village. However, live-work space is allowed in several EBURD districts, as outlined in the adopted EBURD Code. The formation of an expanded tax increment district will

increase funding for construction or rehabilitation of public infrastructure necessary to attract, retain, and improve housing in the area.

The guiding principles developed through the EBURD Master Plan were built upon the goals of the original Urban Renewal Plan, and continue to guide today's efforts: 1) Foster economic growth; 2) Foster distinct mixed-use, industrial, and hospitality centers; 3) Create affordable housing opportunities and choices; 4) Ensure existing industrial uses can continue to operate as desired; 5) Improve the natural beauty of the District by reintroducing trees and other features; 6) Extend pedestrian and bike trail connections to downtown, Heights, MetraPark and the Yellowstone River; 7) Integrate edges of the District with North Park neighborhood, medical corridor, and downtown; 8) Provide a variety of transportation choices and connections; 9) Complete sewer and storm water infrastructure; and 10) Understand and reduce environmental risks.

Guided by the above principles, several critical action plan steps have already been accomplished: successful approval of both the EBURD Master Plan and the Exposition Gateway Plan; successful implementation of the recommended Parking Overlay District; accomplishment of the recommended two-way streets conversion; completion of EPA Brownfields Program environmental assessments on 23 parcels, with more to take place beginning in 2015; successful adoption of the EBURD Zoning Code; completion of a transportation corridor study; and development of a plan to address flooding, storm water management, and infrastructure improvements in the eastern-most portion of the District. This amendment to the Plan and the urban renewal projects that it contemplates will continue to act upon the Plan's guiding principles.

SECTION 10 – CONFORMANCE TO THE GROWTH POLICY

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43) is that the urban renewal plan must conform to the community's growth policy. The Yellowstone County and City of Billings 2008 Growth Policy ("Growth Policy") aligns with EBURD redevelopment in a variety of ways. This amendment to the East Billings Urban Renewal Plan is consistent with the current Growth Policy. Specifically, the expanded EBURD revitalization efforts meet several Community Goals and Objectives outlined on pages 6-16 of the 2008 Growth Policy:

A. Revitalization in the EBURD meets the goal of contiguous development and of the City's Infill Policy. Revitalization also helps to address the issue stated in the Growth Policy that urban sprawl threatens the rural character of land surrounding Billings, increases the cost of providing public services and threatens the

vitality of the city core and downtown area.

B. Development in the EBURD, especially in the Rail Spur Village area, works toward the goal of affordable housing for all income levels dispersed throughout the City and County. Development of housing helps to address the Growth Policy issue which stated that there is a serious lack of affordable housing for low to moderate income households.

C. Adoption of the more-flexible EBURD Code and continued development efforts in the expanded area help achieve the goal of more housing and business choices within each neighborhood. Moreover, continued development in accordance with the new code assists in addressing the stated issue that there is a desire for more mixed-use neighborhoods.

D. Addition of the Exposition Gateway area to the existing TIF District helps achieve goals to encourage economic development in the neighborhood, encourage new businesses to locate in a prime gateway area, and sets the stage for enhancement of both the functionality and the visual appeal of the entrance to Billings from Lockwood (1st Avenue North & Exposition Drive/Main Street). As noted in the Growth Policy, entryways to our communities should be attractive and not present physical barriers discouraging economic development.

E. The EBURD is adjacent to downtown Billings, and revitalization of the area, as it continues to develop, will contribute toward the vitality and increased safety for visitors and shoppers. As stated in the Growth Policy, safety is an important element.

F. Expansion of the EBURD TIF District assists in meeting the goal of more visually appealing communities, improving the image of the area across the street from the MetraPark facilities and instilling pride in this area of town. Enhancing visual appeal helps to address the Growth Policy's stated issue that there are areas in the City and County that are unattractive and present a poor image of the community.

G. Improvements to the area as envisioned in the Exposition Gateway Plan can lead to a visually appealing design that incorporates the needs not only of vehicular traffic entering the area from Lockwood and from Main Street, but also improves pedestrian access between the MetraPark facilities and new development in the Expo Gateway. Improvements in the proposed expansion area will aid in addressing the Growth Policy's issue that the design of roads, streets, and pedestrian facilities can be more attractive and functional.

H. Expansion of the EBURD TIF District will contribute toward the goal of a well-maintained network of safe and interconnected sidewalks by addressing the critical need for sidewalks, curb and gutter in the Expo Gateway area. As noted in the Growth Policy, the sidewalk system in the City needs upgrading; many sidewalks are cracked and broken, several critical sections are missing, and important sidewalk routes are not adequately maintained.

I. Expansion of the District to include the Expo Gateway area assists the City toward its goal of sanitary and

safe properties, with an improved community image and an increase in property values. Advancing toward this goal helps to address the stated issue that there are dilapidated and unsafe properties in neighborhoods.

J. Expansion of the District allows access to TIF District funding for a long-neglected infrastructure upgrade, moving the City toward its goal of equitable collection and distribution of funding for public services and facilities. Moreover, the expansion assists the City in achieving its objective to ensure that facilities and services are maintained in existing neighborhoods as new neighborhoods are added. The Growth Policy notes that funding for community facilities and infrastructure is very limited; prudent use of TIF District funds assists in solving the limited funding issue.

K. Expansion of the TIF District to include the Expo Gateway area aligns with the City's goal of adaptive reuse of vacant structures, conserving resources, preserving landmarks, preserving neighborhood integrity, and taking advantage of economic development opportunities. Adaptive reuse helps to address the stated issue that there are vacant structures around Billings and in the County that could be reused.

L. Expansion of the EBURD TIF District, leading to development of live-work enterprises and additional workforce housing options, helps move toward the goal of adequate affordable housing and more options for housing, potentially in an area very near to work opportunities. Achievement of these goals assists in solving the stated Growth Policy issue that poor housing and lack of living wage jobs puts the health of residents at risk.

The Growth Policy lists Urban Renewal Districts as an implementation strategy to revitalize neighborhoods, and expansion of the EBURD aligns well with that revitalization strategy.

SECTION 11 – CERTAIN PLAN FEATURES AND FINANCIAL MATTERS

Section 7-15-4217, M.C.A., of the Act requires cities to make certain findings when they adopt an urban renewal plan and approve Urban Renewal Projects. These are addressed below:

1. The existing EBURD contains 133 housing units that are home to 305 people (*U.S. Census 2010, per Leslie Zolman, GISP, Montana Dept. of Commerce Census and Information Center, 5-7-2014)*. For the entire Census Tract, including the North Park neighborhood, there are 1,995 housing units, of which 1,689 are occupied and 306 are vacant (*U.S. Census Bureau, American Community Survey Table DP04, 10-22-14).* Planned projects would not displace any persons from housing. Accordingly, there is no need to have a workable and feasible plan for substitute housing until and unless such a project is developed in the future.

2. This amended East Billings Urban Renewal Plan conforms to the Growth Policy for the City as a whole, and also to the EBURD Master Plan and the Exposition Gateway Plan.

3. This Modified Plan affords maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Expanded EBURD by private enterprise. It is unreasonable to expect that the district will be stabilized and/or redeveloped without substantial public support. Some properties within the area are dilapidated. As presently constituted, property in the district is not conducive to any sort of uniform or integrated development and, as presently existing, cannot compete with other areas of the City for substantial developments, particularly areas at the outskirts of the City. This amended Plan is intended to facilitate the identification and construction of significant Urban Renewal Projects, which would not be possible without this Plan.

4. A sound and adequate financial program exists for financing projects, which include the sale and issuance by the City of tax increment finance bonds. Subsequent approved development projects will require commitments of substantial private financing that will provide the primary means for funding construction of the improvements and revitalization efforts.

5. This 2015 Expanded EBURD may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas, and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA, with respect to initial adoption of this plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may be mailed only to those owners whose properties are situated within the area of expansion of the Urban Renewal District boundaries. Notice will be mailed to those property owners whose properties are within the area of expansion.

SECTION 12 – TAX INCREMENT

Tax increment financing is necessary to encourage private reinvestment within the District, which will further encourage economic growth in the District and the City, create substantial employment opportunities, and increase the tax base of the City and other taxing jurisdictions. The 2015 Expanded EBURD is hereby established as a tax increment financing urban renewal area within the meaning of the

Act, and, in particular, Section 7-15-4282 through 7-15-4293 of the Act. This Section constitutes a tax increment provision within the meaning of the Act. In connection with the expansion:

1. For the purpose of calculating the incremental taxable value each year for the life of the district, the base taxable value shall be calculated as base taxable value of the original district as of [January 1, 2006] plus the base taxable value of all real and personal property added to the district by this amended plan and as shown in Exhibit A as of January 1, 2015.

2. The City is hereby authorized to segregate the tax increment derived in the district and use and deposit such increment into the tax increment fund of the district for use as authorized by the Act and as authorized herein from time to time, including, without limitation, pledging the tax increment to repayment of Bonds.

3. The tax increment received from the district may be used to pay directly costs of an approved Development Project as may from time to time be approved by the Council. The Council also hereby authorizes the use of tax increment in the district to pay debt service on bonds issued to finance a portion of the costs of these development projects, and costs associated with the sale and security of such bonds (including any necessary reserve funds) in compliance with the Act, subject to any limitations imposed by the Montana Constitution and federal law.

4. The tax increment provision of the district will terminate upon the latter of:
   a. The fifteenth (15^{th}) year following the original creation of the district; or
   b. The payment or provision for payment in full or discharge of all bonds, and the payment of interest thereon, for which the tax increment has been pledged.

After termination of the tax increment provision, all taxes shall continue to be levied upon the actual taxable value of the taxable property in the district, but shall be paid into funds of the taxing bodies levying taxes within the district.

SECTION 13 – CONCLUSIONS

The creation of this expanded East Billings Urban Renewal District will have a positive impact on central Billings, and is an essential first step in completing what may be a number of urban renewal projects.

Estimates calculated by ECO-Northwest in preparation of the Exposition Gateway Plan indicate that development in the Expo Gateway has a potential new value of nearly $65 million, with potential TIFD revenues of slightly more than $1 million *(Financial Analysis, ECO-Northwest, April 8, 2013)*. The figures are preliminary estimates; actual values and tax revenue will vary based on type, size and timing of development. Expansion of the district, in addition to further stabilizing the tax base, eliminating blight and providing renaissance to the EBURD, will also bring new employees and residents to the area.

ECO-Northwest states that the Expo Gateway District offers desirable locational attributes:

> The Gateway District has several important locational advantages relative to other areas in Billings that make it a prime area for development in the hospitality and retail sectors.
>
> - Proximity to downtown. It is centrally located near employment and commercial uses in the Central Business District, the medical campuses, and the University (directly to the west).
> - Proximity to MetraPark. The county-owned multi-function facility has an indoor arena, rodeo grounds, a horse track, open space and other facilities. MetraPark has a long history of successful operation (850,000 to 1 million visitors per year, with 30% coming from over 100 miles away, per Sandra Hawke, MetraPark, February 2009), and provides opportunities for complementary meeting space and catering facilities.
> - Proximity to the airport. It is closer to Billings Logan Airport (3 miles) than many areas in the Central Business District as well as areas in south and east Billings.
> - Proximity to amenities and commercial areas. It is in close proximity to commercial areas downtown and in Billings Heights, which is a commercial and residential hub to the north.
> - Proximity to regional highways. The District lies at the intersection of 212, I-90 and I-94.
>
> The key comparative advantage for the area is its central location *between* downtown and MetraPark (and between the West End and the Heights) on flat land with urban services. It is a good location for urban development. *(ECO-Northwest, Existing Market Conditions Assessment, May 22, 2013)*

As stated in the Exposition Gateway Plan and as stated herein, the Exposition Gateway area requires repair and improvement to streets, curbs, gutters and sidewalks and the water and sewer utilities are inadequate. The City hereby approves, as an urban renewal project for the District, the reconstruction of the streets from Main Street to North 11th Street and between 1st Avenue North to 4th Avenue North in accordance with the Exposition Gateway Concept Plan. The streets included in the construction limits are North 9th Street, North 10th Street, 2nd Avenue North, and 3rd Avenue North. Construction includes full street construction, sidewalk, bulb-outs at the corners, on-street parking, new sanitary sewer, new water mains, and storm drain upgrades. In order to make it possible to move forward with this much-needed infrastructure improvement project, the Yellowstone County Board of County Commissioners transferred any interest it had in the public right of way on streets within the Exposition Gateway area to the City of Billings, with Resolution 15-23, passed on March 10, 2015.

The Council through adoption of the modified East Billings Urban Renewal District hereby approves financing of the improvement project described above with proceeds of tax increment bonds payable from tax increment generated by the District. Such bonds will be issued in a principal amount such that the debt service thereon can be paid from tax increment generated by the District over a period of 25 years. The City hereby finds that there is a feasible and workable plan for financing the improvements.

Expansion of the East Billings Urban Renewal District to include the property described in this amended Plan will have a positive effect on the area and on the City. Improvements to infrastructure will surely be the catalyst in attracting the desired types of development, and will spur further achievement in reaching the goals of the overall EBURD Master Plan.

Please see Exhibit A on next page.

EXHIBIT A 2015 EBURD Expansion

TAXID	ASSESSED VALUE	TAXID	MARKET VALUE	TAXABLE VALUE	TAXID	LOT SIZE (Approx. Sq. Ft.)
1002286 Total	$1,720.00	**1002286 Total**	$912.00	$23.00	1002286	0
A09340 Total	$792,286.00	**A09340 Total**	$621,944.00	$15,362.00	A09340	44344.08
A09343 Total	$688,400.00	**A09343 Total**	$540,394.00	$13,347.00	A09343	29403
A09355 Total	$265,451.00	**A09355 Total**	$208,379.00	$5,147.00	A09355	42383.88
A09355B Total	$45,930.00	**A09355B Total**	$36,055.00	$891.00	A09355B	6403.32
A09373 Total	$498,600.00	**A09373 Total**	$391,401.00	$9,667.00	A09373	19035.72
A09374 Total	$71,910.00	**A09374 Total**	$56,449.00	$1,394.00	A09374	10628.64
A09375 Total	$43,862.00	**A09375 Total**	$34,432.00	$850.00	A09375	6054.84
D05887 Total	$358,428.00	**D05887 Total**	$281,366.00	$6,949.00	D05887	56628
D05888 Total	$444,941.00	**D05888 Total**	$349,279.00	$8,628.00	D05888	69260.4
D05893 Total	$593,800.00	**D05893 Total**	$466,133.00	$11,513.00	D05893	56628
D05897 Total	$14,973.00	**D05897 Total**	$11,754.00	$290.00	D05897	1306.8
D05898 Total	$917,363.00	**D05898 Total**	$720,129.00	$17,787.00	D05898	91911.6
I01092A Total	$19,200.00	**I01092A Total**	$15,072.00	$372.00	I01092A	0
Total	$4,756,864.00	**Total**	$3,733,699.00	$92,220.00		

A12052	$92,800.00	A12052	$49,184.00	$1,215.00	A12052	15000
A12053	$21,975.00	A12053	$11,647.00	$ 201.00	A12053	7500
Grand Total	$4,871,639.00		$3,794,530.00	$93,636.00		

Exhibit A figures provided by Yellowstone County GIS

RESOLUTION NO. 18-10750

A RESOLUTION OF THE CITY OF BILLINGS FORMING A POLICY FOR THE ADMINISTRATION OF URBAN RENEWAL AREAS OR DISTRICTS (URD) IN THE CITY.

WHEREAS, MCA, Title 7, Chapter 15, Part 42, Section 51 declares: General powers of municipalities in connection with urban renewal. Every municipality shall have all the power necessary or convenient:

(1) To carry out and effectuate the purposes and provisions of this part and part 43;

(2) To undertake and carry out urban renewal projects within the municipality, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part and part 43, and to disseminate blight clearance and urban renewal information;

(3) To organize, coordinate, and direct, within the municipality, the administration of the provisions of this part and part 43 as they apply to such municipality in order that the objective of remedying blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved and to establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively;

(4) To exercise all or any part or combination of powers granted in this part or part 43; and

WHEREAS, the City of Billings reviews and adopts Urban Renewal Plans for each of its Urban Renewal Districts, and those Plans specify goals for each Urban Renewal District; and

WHEREAS, the City of Billings may establish local policies that guide the establishment, operations, funding and governance of urban renewal districts; and

WHEREAS, development of TIF (Tax Increment Financing) Policies would be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

That the City Council now makes and adopts the following TIF Policy:

CITY OF BILLINGS TAX INCREMENT FINANCE POLICY

1. PERMITTED USES OF TIF FUNDS. TIF funds may be used for costs outlined in MCA, Title 7, Chapter 15, Part 42, Section 88. Urban Renewal Plans adopted by the City may limit what TIF funds may be spent on in any Urban Renewal District. Eligible costs may include, but are not limited to:
   a. Land acquisition and assemblage, demolition and removal of structures, relocation of occupants, analysis to determine needs of an urban renewal area, administrative cost for redevelopment activities.
   b. Public infrastructure, including, but not limited to: streets, storm drains, parking, public buildings, water and sewer lines, sidewalks, utility connections.
   c. Private infrastructure with public benefit, including, but not limited to, building façades, windows, doors, fire suppression or alarm systems, storm drainage, environmental remediation, parking, and ADA access.

2. FINANCIAL ASSISTANCE THROUGH TIF. All financial assistance must be approved by the City Council prior to any activity receiving funding. Financial assistance should be requested prior to beginning construction. All activity (design and construction) must be completed prior to issuance of TIF funds from the City Finance Department. Financial thresholds and assistance tools are as follows:
   a. A minimum of $\geq$ $5 of private investment for every $1 of public investment is the preferred threshold to be met for each TIF application. The City Council reserves the right to approve any application that does not meet this minimum. The City Council also may make exceptions for projects of less than $100,000, and for publicly owned projects, properties or facilities.
   b. Grants may be made for uses listed in Part 1 above benefitting any government owned-land or buildings and for profit and non-profit businesses.
   c. Bonding may be available at the discretion of the City Council.
   d. All TIF grants will be formalized by a development agreement that must be signed by the grantee before the City will reimburse eligible expenses.

3. URD MANAGEMENT. Each URD in the City of Billings will be managed as follows:
   a. Each URD should maintain a non-profit advisory board to make recommendations to the City Council regarding TIF expenditures. Unless specifically authorized by a Memorandum of Understanding (MOU) referenced in 3(b) below, a majority of board members must own or lease property within the district, or must represent such owner or lessee, and may include representation from residential or commercial property owners or lessees. Advisory Boards must carry insurance for their members and provide proof of insurance to the City.
   b. A MOU must be executed between the advisory board and the City Council that defines the board's roles, responsibilities, authority, and processes, including for hiring and maintaining board support staff. The MOU must

contain language addressing conflict of interest situations for board members whose property may directly benefit from a TIF expenditure and for board support staff. The MOU also must include language that if there is the appearance of a conflict of interest the issue will be reviewed by City legal staff before moving forward.

c. Training for all URD advisory boards will be conducted biannually in coordination with City staff and URD support staff. The training must include, but is not limited to: review of URD and TIF laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

d. URD financial reporting will be consistent across all URDs and be set by coordination between the City Finance Director and the Planning and Community Services Director, and URD support staff.

e. TIF application review and City Council staff report preparation will be conducted by the Planning and Community Services Department Director, in coordination with the Assistant City Administrator, Finance Director, and URD support staff.

PASSED by the City Council and APPROVED this 9th day of July, 2018.

CITY OF BILLINGS

BY: William A Cole
William A. Cole, Mayor

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

ATTEST

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk