

RESOLUTION 10166

A RESOLUTION ESTABLISHING GUIDELINES FOR EVALUATION OF SPECIAL APPROPRIATIONS REQUESTS RELATED TO ECONOMIC DEVELOPMENT

WHEREAS, the City Commission has a stated goal of strengthening and diversifying the local economy to provide job opportunities; and

WHEREAS, the City Commission's primary emphasis in helping achieve those goals lies in the provision of quality public services, such as police, fire/rescue, and water, sewer, and storm-water management, without which services economic development efforts by the private sector would be hindered; and

WHEREAS, there are circumstances where direct or indirect financial assistance to the private sector for economic development may be warranted, subject to the City's financial strength and other special considerations; and

WHEREAS, the City Commission has previously acknowledged the need for policies related to assistance to the private sector through, among other things, the creation of targeted economic development districts, and the grant of tax abatements, and

WHEREAS, the City Commission previously adopted Resolution 9433, establishing an economic development assistance policy; and

WHEREAS, the policy established in the forgoing Resolution must be updated, considering changed circumstances, as well as more complex and varied requests for economic assistance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA:

(1) The purpose of this policy is to establish guidelines for the City of Great Falls for processing and reviewing applications for economic development-related assistance. Applications for property tax abatements, the creation of a targeted economic development district, the proposed use of funds available for public expenditure within a targeted economic development district, or for funding under the Community Development Block Grant [CDBG] program, are not governed by this Resolution.

(2) Any grant of economic development assistance must encourage desirable economic development or redevelopment within the City of Great Falls. Applications will be evaluated on a case-by-case basis, taking into consideration established policies, project criteria, and demands on City services in relation to the potential benefits from grant of assistance. Meeting policy criteria as set forth in this Resolution does not guarantee the award or appropriation of funds requested. Approval or denial of one requested appropriation does not set precedent for approval or denial of another request.

(3) The City of Great Falls will evaluate and then either approve, modify, or deny requests for assistance based upon one or more of the following factors, as applicable:

a) Whether the City's financial condition at the time of the application for assistance, or consideration of the application, warrants granting the application;

b) The status and currency of the property or other taxes or assessments on any property owned by an applicant for economic assistance;

c) The projected impact on the tax base of the City;

d) Whether the award of assistance would have any impact on employment opportunities within the City, and if so, the nature and extent of that impact;

e) Whether the project for which funding is sought has already received additional financial assistance from the City, or other authorities with authority to grant such assistance;

f) Whether the applicant has partnered with other individuals or entities in the project or program for which economic assistance is sought;

g) Whether there is any opportunity for cost recovery, in any amount, for City resources utilized or expended in conjunction with the project or program for which assistance is sought;

h) Whether the projected use of funds will create affordable housing opportunities within the City of Great Falls;

i) Whether any funds awarded will encourage additional, unsubsidized development in a particular geographic area located within the City of Great Falls, either directly or indirectly, through "spin-off" development;

j) Whether the project will facilitate the development process and achieve development on sites which would not be developed without assistance, or would not be developed at a level of acceptable quality;

k) Whether the project would encourage redevelopment of commercial and industrial areas in the City of Great Falls, resulting in a higher level and quality of re-investment;

l) Whether the project would encourage removal of blight, or the rehabilitation of a high profile or priority site;

m) Whether the application is sought in whole or in part because of increased costs of redevelopment, such as clean-up of a contaminated site, demolition expenses, or similar costs, over and above costs normally incurred in development;

n) Whether the project or program to be supported by such economic development assistance could be obtained without the benefit of an appropriation from the City; i.e., but for the grant of assistance, the project or program would not be developed or pursued;

o) Whether the provision of assistance will create an adverse impact on existing state, county or municipal services;

p) Whether the project contributes to the implementation of other policies adopted by the City of Great Falls, including, but not limited to, the City's Growth Policy and the Downtown Master Plan;

q) Whether the funds are sought solely for operational expenses of the applicant;

r) Whether the project meets federal, state or local laws or regulations which are applicable to the request for assistance, including but not limited to, the Montana Economic Development Bond Act of 1983 [MCA § 17-5-1501, *et. seq.*], and/or the Big Sky Economic Development Program [MCA § 19-1-201, *et. seq.*];

s) Whether the project would meet other criteria as would be considered reasonable for the best interests of the City.

(4) Any requests for assistance shall be directed to the City Manager for review and recommendation to the City Commission. The City Manager may create and utilize forms for use by applicants in seeking assistance in accordance with this Resolution.

(5) This Resolution shall become effective upon adoption and shall supersede Resolution No. 9433.

PASSED and ADOPTED by the City Commission of the City of Great Falls, Montana, this 20th day of December, 2016.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Sara Sexe, City Attorney