

RESOLUTION 10429

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, APPROVING THE BUSINESS IMPROVEMENT DISTRICT'S APPLICATION FOR USE OF WEST BANK URBAN RENEWAL TAX INCREMENT FINANCING (TIF) DISTRICT FUNDS

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WHEREAS, under the provisions of the Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended, an urban renewal district may be established so that a municipality may undertake urban renewal projects therein, provide for the segregation and collection of tax increment with respect to taxes collected in such district, and apply all or a portion of the tax increment derived from such district to the payment of costs of such urban renewal projects; and

WHEREAS, the City Commission, in 2007, established the West Bank Urban Renewal Tax Increment Financing District to address blighted conditions and foster economic development; and,

WHEREAS, in April 2013, the City Commission approved the revised Tax Increment Application and Forms that outline eligible activities under state statute, the application process to be followed, and criteria to be used when evaluating applications; and,

WHEREAS, the City Commission, pursuant to Resolution 10393, duly adopted on April 6, 2021, adopted the City of Great Falls Wayfinding Plan;

WHEREAS, the Great Falls Business Improvement District has proposed the manufacturing and installation of Wayfinding Signs within, or directing towards, the West Bank Urban Renewal District, with eligible tax increment financing expenses and has applied for such funds; and

WHEREAS, City Staff has assessed the project in relation to the goals and objectives of the West Bank Urban Renewal District Plan, evaluated the project based on the evaluation criteria, and determined that expenditure of TIF funds up to the amount of \$6,820, is warranted for the

purpose of paying for the manufacturing and installation of Wayfinding signs within, or directing towards, the West Bank Urban Renewal District.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Great Falls, Montana, that the Business Improvement District's Application for use of West Bank Urban Renewal Tax Increment Financing District Funds is approved in the amount of up to \$6,820 for the purpose of manufacturing and installation of Wayfinding signs within, or directing towards, the West Bank Urban Renewal District.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, October 19, 2021.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

Jeffery M. Hindoién, Interim City Attorney

CITY OF GREAT FALLS



**TAX INCREMENT FINANCING
(TIF)**

APPLICATION FOR FUNDS

**CITY OF GREAT FALLS
TAX INCREMENT FINANCING (TIF)
APPLICATION FOR FUNDS**

Project Name: Implementation of the Wayfinding Plan

Date Submitted: July 2021

Name of TIF District: WestBank Landing Urban Renewal District

APPLICANT INFORMATION

Name: Great Falls Business Improvement District

Address: 318 Central Avenue, Great Falls 59401

Telephone: 406.727.5430

DEVELOPMENT INFORMATION

1. Building Address: N/A

2. Legal Description: N/A

3. Ownership: City of Great Falls
Address: 2 Park Dr Great Falls MT 59401

4. If property is not owned by the Applicant, list leasehold interest: (*Attach evidentiary materials*).
Name: _____
Address: _____

5. Existing/Proposed Businesses: Great Falls Business Improvement District
Business Description: The Great Falls Business Improvement District (BID) is the focal point of regional commerce for social, cultural, governmental, business and residential activity in downtown Great Falls. The goal of the BID is to maintain, beautify, and stimulate development in Great Falls' historic downtown district. The BID is operated by an all-volunteer Board of Directors who are property owners or their designated representatives within the district; with additional administrative support within their office setting. All board members are appointed by the City Commission.

The BID has proven itself to be a vital part of the downtown area providing for improvement and beautification. The initial creation of the BID was in 1989, it was renewed in 1999, 2009 and again in 2019 each for periods of ten years by petition of the property owners within the District. The BID took the lead in organizing and securing funding for the development of a Great Falls city-wide Wayfinding Plan. It is now the intention of the BID to contract for implementation of the city-wide Wayfinding Plan that the City Commission formally adopted.

6. Employment: Existing FTE Jobs: None directly by the BID

New Permanent FTE Jobs created by project: _____ Construction FTE jobs: _____

7. Architectural/Engineering Firm: Cushing Terrell

Address: 219 2nd Ave South, Great Falls MT 59405

Representative: Anthony Houtz

**CITY OF GREAT FALLS
TAX INCREMENT FINANCING (TIF)
APPLICATION FOR FUNDS**

8. Please provide a description of the Total Project Development (attach a narrative explanation).

This application seeks up to a maximum of \$6,820 from the WestBank Landing Urban Renewal District to complete the funding needed to implement the City of Great Falls Wayfinding Plan.

The City Commission formally adopted the Plan at their meeting on April 6, 2021. The Commission has supported this project in the past by allocating \$25,000 from the Downtown Urban Renewal TIF District toward the Planning process that was completed in 2020.

The estimated cost of installation of the Wayfinding Plan is \$220,000. This figure was determined through a competitive bid process overseen by the BID with participation from City staff and the Downtown Development Partnership. Cushing Terrell drafted the bidding documents for implementation of the Plan.

The BID, in partnership with the City, secured a Montana Main Street Grant in the amount of \$12,500 for the installation of the Plan. The BID also secured a Montana Tourism grant in the amount of \$84,184 for the installation of the Plan. The BID and the Downtown Development Partnership have each committed \$6,500; Great Falls Montana Tourism has committed \$5,000; the Great Falls Association of Realtors has committed \$1,300; and the Great Falls Development Authority and the Downtown Great Falls Association have each committed \$1,000 toward implementation of the Plan.

There are a total of 58 motorist and 20 pedestrian signs called for in the Plan. Of the 58 motorist signs there are 39 signs that direct individuals to destinations located within the Downtown Urban Renewal boundaries, making those 39 of the 58 motorist signs eligible for TIF funding through the Downtown TIF. In addition, all but four of the 20 pedestrian signs will be located within the Downtown Urban Renewal District, making 16 pedestrian signs eligible for TIF funding through the Downtown TIF. Two of the motorist signs are eligible to be funded with funds from the WestBank Landing Urban Renewal District.

Not including any TIF funding, the identified sources, as noted above, of income toward implementation total \$117,984. The estimated price per motorist sign is \$3,050.00. With 39 motorist signs being eligible to be funded via the Downtown Urban Renewal TIF District that equates to \$118,950. This application also includes up to \$10,000 for possible removal of signs if duplicate signs are discovered as installation progresses. The BID is seeking approval for maximum TIF funding from the Downtown Urban Renewal District of \$128,950 to cover the difference in cost from the estimate to identified funding sources. It should also be noted that 16 pedestrian signs, at an estimate of \$720.00 per sign equates to \$11,520; these signs are also eligible for Downtown TIF funding.

The Downtown Master Plan was formally adopted by the City Commission in 2011 and called for Wayfinding. The City, BID and partners have been working to secure the funds for creation of and implementation of a Wayfinding Plan for many years. We achieved that goal in 2020 and are now moving forward on implementation of the Plan. A comprehensive wayfinding program is essential to connect people traveling to Great Falls to historic downtown and to the surrounding cultural, natural and recreational activities. By providing prominent, appealing signage, many who would otherwise simply travel through Great Falls or those who are not familiar with the area, will learn about the services, destinations and points of interest that are available.

The BID may be submitting for incremental payments as this project progresses.

9. Please provide rehabilitation/construction plans (attach schematics, site, and landscaping plans).

N/A

10. What is the development schedule or estimated completion date for the Total Project Development? The Total Project Development is best defined as the entire development, not just the TIF improvements (please include project phasing if appropriate).

Contractor will have until March 2022 to complete installation of the project.

11. Do you plan on asking for any other tax abatements, grants, tax credits or other forms of relief? If so, what type?

N/A

12. Please describe your funding needs and the anticipated timing schedule for your identified Eligible TIF Activities (example: *I will be fronting the costs of all identified TIF improvements and would like to be reimbursed incrementally as TIF funds become available; I am interested in utilizing bond financing to complete the identified project improvements and would like to be reimbursed with TIF funds as they become available, I need TIF funds immediately to complete the identified TIF improvements, etc.*)

Following a public bidding process, the BID will be contracting with the selected contractor to perform all work as described in the Wayfinding Plan. The BID will submit for reimbursement, up to the maximum of \$128,950, for any remaining difference between the identified committed funding sources and the contracted amount. Submission for reimbursement may be done on an incremental basis, as the BID's cash flow requires. The project is expected to be complete in the spring of 2022.

13. Please indicate the amount of Public Infrastructure Need and the amount of Public Infrastructure being requested to be financed by the TIF District.

N/A

TOTAL PROJECT DEVELOPMENT COSTS

The total project development cost is the cost to develop the entire project/site, and should include the cost of the TIF improvements.

Land and Site Preparation Improvements (Itemized)

1. <u>Value of Land</u>	\$ _____	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
Subtotal		\$ _____

Construction/Rehabilitation Costs (Use general construction trade divisions)
(Total value of improvements)

1. <u>Wayfinding Implementation</u>	\$ 220,000	
2. <u>Architectural fees</u>	\$ 3,200	
3. <u>Demolition</u>	\$ 10,000	
4. _____	\$ _____	
5. _____	\$ _____	
6. _____	\$ _____	
7. _____	\$ _____	
Subtotal		<u>\$223,200</u>

Equipment Costs
(Total value of equipment)

1. _____	\$ _____	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
Subtotal		\$ _____

Total Project Development Costs \$223,200

ELIGIBLE TIF ACTIVITIES

Land Acquisition

	Total	Amount Requested from TIF	Timing for Funds
1.	_____	_____	_____

Demolition & Removal of Structures

1.	_____ \$10,000 _____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
Subtotal	_____ \$10,000 _____	_____	_____

Relocation of Occupants

1.	_____	_____	_____
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Public Improvements

(acquisitions, construction, and improvement of infrastructure which includes streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, storm sewers, etc.)

1.	_____ \$118,950 _____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
Subtotal	_____ \$118,950 _____	_____	_____

Fees (associated with eligible activities)

(A&E design/supervision, permits & other fees)

1.	_____ \$3,200 _____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

CERTIFICATION

I (we), Joan Redeen (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 Joan Redeen

Title Community Director

Address 318 Central Ave, Great Falls 59401

Date 8/12/2021

Signature _____

Title _____

Address _____

Date _____