

RESOLUTIONS OF THE CITY OF HELENA, MONTANA

RESOLUTION NO. 20739

A RESOLUTION DISTRIBUTING DOWNTOWN URBAN RENEWAL DISTRICT TAX INCREMENT FINANCING FUNDS TO UNION MARKET PROPERTIES, LLC, FOR WATER AND SIDEWALK INFRASTRUCTURE IMPROVEMENTS AT 101 EAST SIXTH AVENUE.

WHEREAS, on May 21, 2018, the City Commission adopted Resolution No. 20444 that found the Downtown Urban Renewal District a "blighted area" in need of rehabilitation and/or redevelopment in the interests of public health, safety, morals, and welfare of the residents of the City of Helena;

WHEREAS, on October 29, 2018, the City Commission passed Ordinance No. 3242, which adopted the Downtown Urban Renewal District along with the Downtown Urban Renewal District Plan to guide the redevelopment of the blighted area of the Downtown Urban Renewal District;

WHEREAS, the Downtown Urban Renewal Plan includes goals to (1) "invest in the public infrastructure needed to attract development" and (2) "improve transit, pedestrian and bike connections;"

WHEREAS, Ordinance No. 3242 authorized the segregation and application of tax increments received from within the Downtown Urban Renewal District to be used to directly pay for costs of approved urban renewal projects and programs consistent with §7-15-4288, MCA;

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WHEREAS, under § 7-15-4288, MCA, costs incurred in connection with redevelopment activities defined by §7-15-4233, MCA, such as public improvements of infrastructure, including streets, roads, curbs, gutters, sidewalks, and pedestrian malls, are eligible for tax increment funds, as are infrastructure installation costs;

WHEREAS, the applicant Union Market Properties, LLC, proposes a project that will improve real property by replacing an aging lead water service line for a six-unit, privately-owned commercial structure and address hazardous sidewalks in city right-of-way (the "Project");

WHEREAS, the total cost of the Project is estimated to be forty-one thousand three-hundred twenty dollars (\$41,320);

WHEREAS, Union Market Properties, LLC, has requested disbursement of twenty-eight thousand three-hundred forty dollars (\$28,340.00) of Downtown Urban Renewal District tax increment funds for the Project; and

WHEREAS, the Downtown Urban Renewal District Tax Increment Advisory Board recommended approval of tax increment funds for the Project on January 13, 2022.

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

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Section 1. The Helena City Commission finds:

- A.** The Project is located within the established boundary of the Downtown Urban Renewal District.
- B.** The Project constitutes an allowable cost, pursuant to § 7-15-4288, MCA, eligible to be paid by tax increment financing funds.
- C.** The Project conforms to the goals and priorities stated in the Downtown Urban Renewal District Plan.

Section 2. City shall distribute twenty-eight thousand three-hundred forty dollars (\$28,340.00) to Union Market Properties, LLC, payable from the tax increment financing funds generated to date by the Downtown Urban Renewal District.

Section 3. Prior to distribution of funds, Union Market Properties, LLC, must enter into an agreement acceptable to the City.

PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA,
MONTANA, THIS 6th DAY OF JUNE, 2022.



CLERK OF THE COMMISSION



MAYOR

