

City of Kalispell
West Side Urban Renewal - Core Area
Tax Increment Financing District
Policies, Procedures, and Programs

City of Kalispell- Urban Renewal Agency

City Council Resolution 5664

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West Side Urban Renewal-Core Area Tax Increment Financing District
Policies, Procedures, and Programs

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**West Side Urban Renewal-Core Area Tax Increment Financing District
Policies, Procedures, and Programs**

INTRODUCTION

Tax Increment Financing (hereafter referred to as ‘TIF’) is an important element of economic development in the City of Kalispell as a means to fund development activities. The TIF program operates by first establishing a base year taxable value for all properties within a designated boundary. Property taxes from that boundary or district continue to be paid to all taxing jurisdictions such as schools, county, etc., on the basis of the base year valuation. All *increases* in property taxes in the district above this tax base valuation due to new development or reappraisals are assigned to the City of Kalispell to be used to fund eligible activities identified within the urban renewal plan for the West Side Urban Renewal-Core Area TIF District.

BACKGROUND INFORMATION

In 1997, an urban renewal plan was adopted by the Kalispell City Council creating the West Side Urban Renewal Plan and Tax Increment Financing District, (City of Kalispell Resolution 4309). The intent of the plan was to improve the area and encourage redevelopment through the use of TIF as specified by Montana Urban Renewal Law 7-15-42 and 7-15-43, M.C.A.

In 2010, pursuant to City of Kalispell Resolution 5435, an Urban Renewal Agency (hereafter referred to as ‘URA’) was established for the purpose of assisting the City Council in evaluating and proposing tax increment finance district plans and projects. This five member committee is responsible for reviewing all TIF applications and making recommendations to Kalispell City Council.

In 2012 City of Kalispell Ordinance 1717 modified the boundaries of the Westside Tax Increment Financing District to include an area referred to as the “Core Area”. The Core Area is an area encompassing 365 acres. Most initial redevelopment efforts will be focused along the major roadways of Idaho Street, Main Street, Center Street, Meridian Road, and 5th Avenue West North so that a more concentrated impact is realized.

In 2013, Kalispell City Council Resolution 5605 adopted as an amendment to the West Side Urban Renewal Plan, the Core Area Plan. The intent is to eliminate blight and encourage redevelopment in the West Side Urban Renewal- Core Area TIF District through the use of TIF as specified by State Law. The goals and objectives of the Core Area Plan lay the groundwork for redevelopment. The language of the planning document encourages the development of innovative and creative projects in Kalispell consistent with this plan. It is the intention of the City of Kalispell to foster creative and innovative projects within the West Side Urban Renewal-Core Area TIF District as well as through the use of its public/ private partnership programs and other available resources.

CRITERIA FOR REVIEWING FUNDING APPLICATIONS

Throughout the application and review process it should be recognized that the overriding goal of the West Side Urban Renewal- Core Area TIF District is the elimination of blight resulting in an increased tax base. TIF applications will be assessed based on the merits of individual projects in relation to the goals and objectives of the Core Area Plan (found online at http://kalispell.com/community_economic_development/). Priority will be given to projects that

maximize public benefit. Applications should demonstrate one or more of the following objectives and considerations:

1. *Geographic location*– Consideration will be given to projects located along the five traffic arterials of the Westside Urban Renewal Plan- Core Area TIF District. Most redevelopment efforts will be focused along these arterials so that a more concentrated impact may be realized. These arterials include: Idaho Street, Main Street, Center Street, Meridian Road, 5th Avenue West North.
2. *Tax generation*– In order for the Westside Urban Renewal Plan- Core Area TIF District to stay economically healthy for the maximum benefit to the district and community, a project is expected to generate new taxes.
3. *Relationship of public and private investment*– The relationship of private investment to public investment of a project shall be significant enough to ensure prudent investment of public funds within the Westside Urban Renewal Plan- Core Area TIF District. A public investment of no more than \$1 for every \$9 of private funds could be considered a responsible use of public funds.
4. *Job creation*– Projects that create opportunities for new employment contribute to the economic vitality of the district and community in a variety of ways. Projects creating five or more full-time equivalent jobs would be considered to have a significant positive impact on the economic well-being of the district, and will be given greater priority. Additionally, new jobs that pay at or above the median county income level will be given priority.
5. *Investment*- The project’s potential for subsequent investment in a blighted area, but that might not be within one of the four major corridors.
6. *Improvement of public services* - The project’s ability to improve public services such as water, sewer, sidewalks, parking, improved traffic circulation, etc., to an area currently underserved and which will promote economic development.
7. *Unique opportunities*- The project’s potential to present a unique opportunity, meet a special need, or address specific TIF district or community goals such as filling a market niche or providing an un-met community need.
8. *Urban renewal goals*- The project’s ability to significantly further specific goals found in the Core Area Plan.
9. *Environmental Impacts*-The project’s ability to positively impact the environment in terms of noise, dust, and traffic reduction; pollution reduction; public safety and pedestrian access improvements; visual aesthetics, etc.
10. *Project financing*- Types of financing available to the applicant. Lender participation commitments, industrial development revenue bonds, and state and federal grant monies, for example, are examined to assess the need for TIF assistance.
11. *Project feasibility*- A determination of feasibility is made based on the strength of the applicant's demonstration of market demand for the project as contained primarily on the pro forma and financing commitments.
12. *Applicant’s ability to perform*- An assessment of the applicant’s capability to undertake the relative complexities of the project based on past performance and the project design and management team on similar projects based on the complexity of the project.
13. *Timely completion* - The feasibility of completing the project according to the applicant's proposed project schedule.

GUIDELINES

Grant funding for individual funding categories varies. Loan funding for any individual project should not exceed more than \$150,000. These funding limits are meant to ensure significant private investment in any given project. If it is the finding of the URA that an amount exceeding these limits is merited due to the size of the project, the magnitude of its impact on the surrounding properties, public benefit, and/or tax generation, the URA may, at its sole discretion recommend additional TIF participation. All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date. All approved expenses are reimbursable subject to completion of improvements, based on submittal of invoices, within one year of executed Development Agreement.

ELIGIBLE ACTIVITIES

Per Montana State Law (7-15-4288 M.C.A.) tax increments may be used by the local government to pay the following costs of or incurred in connection with an urban renewal area or targeted economic development district as identified in the urban renewal plan or targeted economic development district comprehensive development plan:

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

10. The connection of the urban renewal area or targeted economic development district to existing infrastructure outside the area or district;
11. The provision of direct assistance to secondary value-adding industries to assist in meeting their infrastructure and land needs within the area or district; and
12. The acquisition, construction, or improvement of facilities or equipment for reducing, preventing, abating, or eliminating pollution.

IMPORTANT: Costs to be paid with TIF monies may not be incurred by the applicant prior to funding approval and the satisfaction of any conditions of such approval unless specific approval has been granted by City Council. Any expenditure is solely at the risk of the applicant if the project is not approved.

ELIGIBLE APPLICANTS

- Property owners or their designated representatives whose property is located within the Core Area are eligible to apply

ELIGIBLE PROPERTIES

Properties must be located inside the West Side Urban Renewal-Core Area TIF boundary and be:

- Commercial
- Mixed-use
- Multi-family properties consisting of four or more units

APPLICATION PROCESS

Applicants must submit a complete written application for each TIF project to the City of Kalispell Community and Economic Development Department. The TIF application is available online at http://kalispell.com/community_economic_development/ under 'online applications' or by contacting the Community and Economic Development Department. Completed applications must be received at least ten business days prior to the URA board meeting at which time the application will be considered. This is to allow adequate time for a thorough staff review of the application for presentation to the URA committee. The following procedure has been developed to expedite the review of TIF funding requests:

1. Initial contact- Contact the Community and Economic Development Department, City of Kalispell, 201 First Avenue East, Kalispell MT 59901, (406) 758-7713, kthompson@kalispell.com to discuss the project and determine eligibility for TIF assistance.
2. Complete a TIF application with required attachments- The applicant must prepare a TIF application for each funding request and include all required attachments. The Community and Economic Development staff will assist the applicant in preparing the application. The application should address the objectives listed on page 3 of this document.
3. Board review and approval- Upon submittal of all necessary information, the URA will review the merits of the project and the need for funding. At any point in the review process the Community and Economic Development Department staff or URA 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, presentation, or comment by other agencies. The URA will review the project, and issue a recommendation on the funding request or any part thereof, and any special terms of TIF assistance to Kalispell City Council. Applicants are encouraged to be present during this review.

4. City Council review and approval- The Kalispell City Council shall act on applications within 30 days of URA recommendation, and take formal action to approve or deny the request. Applicants are encouraged to be present during this review.
5. Development agreement- Upon approval by Kalispell City Council, the City of Kalispell and the applicant must execute a legally binding Development Agreement which establishes the terms and conditions of the TIF assistance. Among the terms and conditions, the agreement shall specify the schedule for the start and completion of the project. The Development Agreement must be executed within six months of City Council approval; if not completed by this time the applicant must re-apply for project funding.

IMPORTANT: Other compliance and code requirements may apply. URA recommendation and City Council approval of funding does not relieve the applicant's responsibility to secure all necessary permits.

All requests for loan dollars will be subject to approval by the City of Kalispell Revolving Loan Fund Committee. City of Kalispell Community and Economic Development Department Revolving Loan Fund Policy and Procedures will apply to all loans. Current financial statements for each shareholder involved in the project may be required, as well as documentation of financial capacity. This information will be kept confidential, subject to challenge in a court of law.

West Side Urban Renewal-Core Area Tax Increment Financing District Programs:

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*Loan funding may not exceed \$150,000	
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***West Side Urban Renewal-Core Area Tax Increment Financing District
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I. PRIVATE INVESTMENT PROGRAMS:

Façade Improvement Program

Objectives

The primary objective of the Façade Improvement Program is to encourage voluntary repair in the West Side Urban Renewal-Core Area TIF District in a way that advances the aesthetic environment and enhances the pedestrian experience. Additional objectives include expanding the property tax base, stimulation of business and economic development and retention and expansion of employment in the district.

Guidelines

The Façade Improvement Program is a loan based program eligible up to \$50,000. Terms and rates are subject to the decision of the URA and Revolving Loan Fund Committee.

Costs incurred in connection with redevelopment activities allowed under Montana State Law

- **7-15-4233 (i)** To improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area
- **7-15-4288 (12)** The acquisition, construction, or improvement of facilities or equipment for reducing, preventing, abating, or eliminating pollution

Core Area Plan Goals:

- Chapter 2 Goals for Our Future #5. A functional, physical and architectural connection between the traditional downtown and other surrounding neighborhoods and the Core Area as appropriate.
- Chapter 4 Vision & Goals #10. Develop and fund a loan/grant program that offers incentives to commercial property owners to improve/upgrade their properties.
 - a. Develop a revolving loan/grant program using TIF or other funding sources
 - i. Encourage façade and exterior amenities improvements
 - ii. Offer incentives for expansion and mixed use opportunities
 - iii. Actively advertise and promote this program
- Chapter 4 Vision & Goals #14. Amend the city's architectural design standards.
 - a. Work with the public, business owners, property owners and the city's Architectural Review Committee to develop design guidelines tailored for the Core Area

Design Criteria

URA will review the design for compatibility and appropriateness based upon the project's architectural design and site plan in the context of adjacent structures, the immediate neighborhood, and the vision for West Side Urban Renewal- Core Area TIF District.

Façade improvement projects are subject to City of Kalispell Architectural Review Committee

and Building Department approvals as appropriate.

Rehabilitation is limited to building façades visible from the street. Improvements shall be scaled to the pedestrian and provide visual interest both day and night. Effort should be made to facilitate access into the building and to create a building façade which conveys permanence and improves the aesthetics of the area. Improvements shall incorporate green building techniques and energy efficiency measures where feasible. Non-conforming improvements, per municipal zoning and building codes, shall not be considered. Other criteria may be applied by the URA depending on the specifics of the application and the URA's determination of the priorities for redevelopment within the district.

Examples of Eligible Activities

- Projects consisting of permanent materials such as stone, brick, or heavy gauge metal (Materials with a limited life span such as EFIS (synthetic stucco) are generally not eligible)
- Projects increasing the energy efficiency of the building
- Projects using recycled, renewable and otherwise green material
- Projects enhancing the pedestrian environment
- Projects improving the aesthetics of the district
- Projects with architectural detailing addressing pedestrian scale

Examples of Ineligible Activities

- Interior rehabilitation
- Roof and re-roofing unless the roof is a prominent façade element which is visible from the street or sidewalk
- Structural foundations
- Security bars
- New construction or additions
- Site improvements in the public right-of-way including sidewalks, curb, and gutter, and planters

***West Side Urban Renewal-Core Area Tax Increment Financing District
Policies, Procedures, and Programs***

Rehabilitation/Code Compliance Program

Objectives

The primary objective of the Rehabilitation/Code Compliance Program is to improve the project's interior design and structure, and ensure the building is in compliance with City code. Additional objectives include expanding the property tax base, stimulation of business and economic development and retention and expansion of employment in the district.

Guidelines

The Rehabilitation/Code Compliance Program is a loan based program eligible up to \$50,000. Terms and rates are subject to the decision of the URA and Revolving Loan Fund Committee. Eligible projects are subject to City of Kalispell Architectural Review Committee and Building Department approvals as appropriate. The URA will review the project for compatibility and appropriateness based on the vision for the West Side Urban Renewal- Core Area TIF District. Per the Montana Code Annotated 2013, section **7-15-4206 (17)**: "Rehabilitation" may include the restoration and renewal of a blighted area or portion of the area in accordance with an urban renewal plan by:

- (i) Carrying out plans for a program of voluntary or compulsory repair and rehabilitation of buildings or other improvements...

Costs incurred in connection with redevelopment activities allowed under Montana State Law

- **7-15-4233 (i)** To improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area.

Core Area Plan Goals:

- Chapter 4 Vision & Goals #10. Develop and fund a loan/grant program that offers incentives to commercial property owners to improve/upgrade their properties.
 - a. Develop a revolving loan/grant program using TIF or other funding sources
 - iv. Encourage façade and exterior amenities improvements
 - v. Offer incentives for expansion and mixed use opportunities
 - vi. Actively advertise and promote this program

Examples of Eligible Activities

- Projects addressing ADA Compliance
- Projects addressing and eliminating specific code violations and conditions that could be injurious to the public's health, safety, and welfare
- Projects stimulating economic and business developments by providing safe environments for workers, businesses and the public
- Improvement to the building's interior and /or exterior that address repair and rehabilitation

Examples of Ineligible Activities

- Working capital
- Product for sale

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Historic Façade Restoration Program

Objectives

The primary objective of the Historic Façade Restoration Program is to encourage voluntary repair and rehabilitation of commercial, mixed-use and multi-family property (minimum of 4 units) in the West Side Urban Renewal-Core Area TIF District in a way that advances the aesthetic environment and enhances the pedestrian experience. Additional objectives include expanding the property tax base, stimulation of business and economic development and retention, and expansion of employment in the district.

Guidelines

Historic façade restoration projects may be eligible for a 50% matching grant up to \$50,000. Some projects may also qualify for additional funding under the Façade Improvement Loan Program. To qualify under the historic façade restoration program, buildings must either be individually listed on the National Register of Historic Places, in a designated historic district, or at least 50 years old.

Historic photographs of Kalispell and its Core Area store fronts may be available and should be used when determining the original character of a building design. Applicants should make a reasonable effort to provide historic images of the building. If no image is available the applicant should provide research on materials and building styles consistent with the construction date of the building or other appropriate time period. Materials and workmanship should accurately replicate the historic façade.

Rehabilitation is limited to building facades visible from the street. Improvements shall be scaled to the pedestrian and provide visual interest both day and night. Effort should be made to facilitate access into the building and to create a building façade which conveys permanence and improves the aesthetics of the area. Improvements shall incorporate green building techniques and energy efficiency measures where feasible. Non-conforming improvements, per municipal zoning and building codes, shall not be considered.

Costs incurred in connection with redevelopment activities allowed under Montana State Law

- **7-15-4233 (i)** to improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area

Core Area Plan Goals:

- Chapter 2 Goals for Our Future #5. A functional, physical and architectural connection between the traditional downtown and other surrounding neighborhoods and the Core Area as appropriate.
- Chapter 4 Vision & Goals #10. Develop and fund a loan/grant program that offers incentives to commercial property owners to improve/upgrade their properties.
 - a. Develop a revolving loan/grant program using TIF or other funding sources
 - i. Encourage façade and exterior amenities improvements

- ii. Offer incentives for expansion and mixed use opportunities

Design Criteria

The URA will review the design for compatibility and appropriateness based upon the project's architectural design, historic appearance, and site plan in the context of adjacent structures, the immediate neighborhood, and the vision for the West Side Urban Renewal- Core Area TIF District.

Examples of Eligible Activities

- Projects that preserve the storefront's character defining elements such as: display windows, transom, kickplate, entry, upper-story windows, and cornice molding
- Projects that avoid use of materials that were unavailable when the storefront was constructed (vinyl, aluminum siding, mirrored/tinted glass, artificial stone, and brick veneer) and use paint colors based on the buildings historical appearance

Examples of Ineligible Activities

- Interior rehabilitation
- Roof and re-roofing unless the roof is a prominent historic façade element which is visible from the street or sidewalk
- Structural foundations
- Security bars
- New construction or additions
- Site improvements in the public right-of-way including sidewalks, curb, and gutter, and planters

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Site Demolition, Cleanup, And Preparation Program

Objectives

The primary objective of the Site Demolition/Preparation/Cleanup Program is to prepare sites for redevelopment. Additional objectives include expanding the property tax base, stimulation of business and economic development and retention and expansion of employment in the district.

Guidelines

Site Demolition/Preparation/Cleanup projects may be eligible for loan funds, and/or a 50% matching grant up to \$50,000. Approved projects must be fully prepped for redevelopment, including removing all demolition materials and attractive nuisances, leveling the site, capping all utilities, stabilizing the site from wind and erosion, and securing the site as necessary.

Eligible projects must first complete a Phase I and/or Phase II environmental site assessment (ESA) as necessary on the site to characterize the site. Phase I and Phase II ESA's may be done at the property owner's expense, under the City of Kalispell Brownfields Program as funds are available, or as a Core Area TIF grant. In the event that environmental remediation is necessary at the site for reuse, a Brownfields clean-up loan or TIF loan may be pursued. Phase II environmental site assessments may eligible for a 50% matching grant, up to \$50,000.

Costs incurred in connection with redevelopment activities allowed under Montana State Law

- **7-15-4288 (2)** Demolition and removal of structures
- **7-15-4288 (5)** Costs incurred in connection with the redevelopment activities allowed under 7-15-4233
- **7-15-4233 (i)** To improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area
- **7-15-4288 (12)** The acquisition, construction, or improvement of facilities or equipment for reducing, preventing, abating, or eliminating pollution

Core Area Plan Goals:

- Chapter 4 Vision & Goals #9. Remove/clear all vacant or blighted properties in the Core Area for the key purpose of redevelopment.
 - a. Develop a financial assistance program to help property owners clear vacant and hazardous buildings and assist the property owner to prepare a site for redevelopment (scrap and bake program).
- Chapter 4 Vision & Goals # 8. A viable Brownfield program in the Core Area.
 - a. Target the Core Area as a priority Brownfield area.
 - b. Maintain a funding pool of grant and loan funds at the city level to address Brownfield issues.

- c. Advocate for the clearance of existing identified Brownfield sites including UST and LUST sites.
 - i. Proactively contact those property owners on a regular basis offering available services to mitigate the issues.

Examples of Eligible Activities

- Phase I and Phase II environmental site assessments
- Projects that are fully prepped for redevelopment, including removing all demolition materials and attractive nuisances
- Projects leveling the site, capping all utilities, stabilizing the site from wind and erosion, and securing the site as necessary

Examples of Ineligible Activities

- Construction or reconstruction of the public utilities serving the site
- Marketing and/or sale of building site or building

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Technical Assistance Program

Objectives

The primary objective of the Technical Assistance Program is to support the applicant with technical assistance during the preliminary phases of site improvement projects within the Westside Urban Renewal Plan- Core Area TIF. Additional objectives include expanding the property tax base, stimulation of business and economic development and retention and expansion of employment in the district.

Guidelines

The Technical Assistance Program is a grant based program. Eligible applicants may receive up to \$5,000.

Technical Assistance applicants must submit the biography, resume, and licensing certificate as appropriate for the firm conducting the technical assistance.

Costs incurred in connection with redevelopment activities allowed under Montana State Law

- **7-15-4233 (i)** To improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area
- **7-15-4233 (m)** To prepare plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements

Core Area Plan Goals:

- Chapter 2 Goals for Our Future #5. A functional, physical and architectural connection between the traditional downtown and other surrounding neighborhoods and the Core Area as appropriate.
- Chapter 2 Goals for Our Future # 8. New development and redevelopment that incorporates parks, landscaped boulevards, open spaces for casual public interaction and landscaping that compliments architecture and the neighborhood to encourage active use of the built environment.
- Chapter 4 Vision & Goals #10. Develop and fund a loan/grant program that offers incentives to commercial property owners to improve/upgrade their properties.
 - a. Develop a revolving loan/grant program using TIF or other funding sources
 - i. Encourage façade and exterior amenities improvements

Examples of Eligible Activities

- Architectural Design
- Engineering
- Landscape Design
- Façade design
- Preliminary development review assistance

- Restoration guidance
- Renovation/reuse study
- Preliminary cost estimates
- Code analysis
- Landscape/hardscape design

Examples of Ineligible Activities

- Demolition
- Construction
- Permits, building, and appraisal fees
- Marketing and/or feasibility studies

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II. PUBLIC/PRIVATE INVESTMENT GRANT PROGRAMS:

Shared Utilities Program

Objectives

The primary objective of the Shared Utilities Program is to improve shared public services such as water, sewer, sidewalks, parking, and traffic circulation to the West Side Urban Renewal-Core Area TIF District.

Guidelines

Shared Utilities projects may be eligible for a 50% matching grant up to \$50,000. All grant dollars are reimbursable upon completion of the approved project expenses. Project must be completed within one year of execution of the Development Agreement. Maintenance obligations are that of the property owner.

Costs incurred in connection with redevelopment activities allowed under Montana State Law

- **7-15-4288 (4)**-The acquisition, construction, and improvement of public improvements or infrastructure, including streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunications lines, rail lines, rail spurs, bridges, publicly owned buildings, and any public improvements authorized by Title 7, chapter 12, parts 41 through 45; Title 7, chapter 13, parts 42 and 43; and Title 7, chapter 14, part 47, and items of personal property to be used in connection with improvements for which the foregoing costs may be incurred
- **7-75-4288 (10)**- The connection of the urban renewal area or targeted economic development district to existing infrastructure outside the area or district

Core Area Plan Goals:

- Chapter 4 Vision & Goals #10. Develop and fund a loan/grant program that offers incentives to commercial property owners to improve/upgrade their properties.

Examples of Eligible Activities

- Projects benefiting more than one business

Examples of Ineligible Activities

- Impact Fees
- Permit Fees
- Utilities benefiting only the applicant's property

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Street Tree Placement Program

Objectives

The primary objective of the Street Tree Placement Program is to encourage the placement of street trees through the City of Kalispell Tree Placement and Maintenance Program per City Council Ordinance 1086.

Guidelines

Street Tree Placement Program projects may be eligible for a 50/50 matching grant up to \$5,000. Eligible applicants will work with the City of Kalispell Parks and Recreation Department's Tree Placement and Maintenance Program.

Costs incurred in connection with redevelopment activities allowed under Montana State Law

- **7-15-4233 (i)** To improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area.

Core Area Plan Goals:

- Chapter 2 Goals for Our Future # 8. New development and redevelopment that incorporates parks, landscaped boulevards, open spaces for casual public interaction and landscaping that compliments architecture and the neighborhood to encourage active use of the built environment.

Examples of Eligible Activities

- New street tree placement
- Irrigation systems limited to the life of the tree

Ineligible Activities

- Trees being placed outside the public right-of-way

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Sidewalk Placement Program

Objectives

The primary objective of the Sidewalk Placement Program is to encourage development, and provide safe pedestrian navigation from business to business in the West Side Core Area TIF District. Additional objectives include expanding the property tax base, stimulation of business and economic development and retention and expansion of employment in the district.

Guidelines

Sidewalk Placement Program projects may be eligible for a 50% matching grant up to \$5,000. Eligible applicants will work with the City of Kalispell Public Works Department.

Costs incurred in connection with redevelopment activities allowed under Montana State Law

- **7-15-4288 (5)** Costs incurred in connection with the redevelopment activities allowed under 7-15-4233.
- **7-15-4233 (i)** To improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area.

Core Area Plan Goals:

- Chapter 4 Vision & Goals # 11. Improve pedestrian and bike access throughout the Core Area.
 - a. Target a program to replace existing walks in deteriorated condition.
 - i. Establish a dedicated funding source for sidewalk replacement.
 - ii. Share cost 50-50 between abutting property owner and City.
 - iii. Identify key routes where the public may need to take a greater share to ensure complete routes are completed.

Example of Eligible Activities

- Sidewalk placement in the public right-of-way
- Handicap ramps at intersections

Examples of Ineligible Activities

- Replacement of existing sidewalks
- Sidewalks located in alleyways
- Curb or gutter expenses

*West Side Urban Renewal-Core Area Tax Increment Financing District
Policies, Procedures, and Programs*

III. PUBLIC INFRASTRUCTURE PROGRAMS:

Public Infrastructure Objectives:

As recommended by City Council

Costs incurred in connection with redevelopment activities allowed under Montana State Law

- **7-15-4288 (4)**-The acquisition, construction, and improvement of public improvements or infrastructure, including streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunications lines, rail lines, rail spurs, bridges, publicly owned buildings, and any public improvements authorized by Title 7, chapter 12, parts 41 through 45; Title 7, chapter 13, parts 42 and 43; and Title 7, chapter 14, part 47, and items of personal property to be used in connection with improvements for which the foregoing costs may be incurred
- **7-75-4288 (10)**- The connection of the urban renewal area or targeted economic development district to existing infrastructure outside the area or district

Core Area Goals:

- See Chapter 4 of the Core Area Plan, Vision & Goals: First Steps