

RESOLUTION NO: 3705

A RESOLUTION DECLARING THE CITY COUNCIL INTENT TO CREATE A MILES CITY DOWNTOWN URBAN RENEWAL DISTRICT WITH TAX INCREMENT AUTHORITY; DECLARING THE EXISTENCE OF BLIGHT WITHIN THE MILES CITY DOWNTOWN URBAN RENEWAL AREA

WHEREAS, the City wishes to provide the proper public notification of its intent to create the Miles City Downtown Urban Renewal District and follow the process as outlined in State Law, and is adopting this amended resolution as part of the required process;

WHEREAS, under the provisions of Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act"), the City of Miles City, Montana (the "City") is authorized, among other things, to identify and declare an area as containing blight with the intention of eliminating it through urban renewal; and

WHEREAS, the City is authorized by the Act to create urban renewal areas with tax increment provisions by adopting an urban renewal plan by ordinance.

NOW, THEREFORE, the City Council of the City of Miles City, Montana, declares and resolves as

1. Legal Description of Miles City Downtown Urban Renewal District The area being considered for inclusion in the proposed urban renewal area is described as:

Beginning at the intersection of Tatro Street and 7<sup>th</sup> St, continuing east to the municipal limits, paralleling the city limits south and east to the intersection of Ullman St and Gordon St, continuing east to the intersection of Gordon St and Woodbury St, continuing South to the intersection of Woodbury St. and Washington St, continuing west on Washington St to the intersection of Washington St and 8<sup>th</sup> St, continuing south on 8<sup>th</sup> St to the intersection of 8<sup>th</sup> and Pleasant St, continuing east to the intersection of Pleasant St and N Center Ave, continuing South to the intersection of S Center Ave and S Montana Ave, continuing southwest to the intersection of S Montana Ave and Atlantic Ave, continuing southwest to the intersection of Atlantic and NueVu, continuing southeast on NueVu to the intersection of NueVu and Yellowstone, continuing southwest to the city limits and the Tongue River, continuing north to the western terminus of Pacific Ave and the city limits, continuing northeast to the intersection of Pacific Ave and S 3<sup>rd</sup> St, continuing North to the intersection of S 3<sup>rd</sup> and Riverside Dr, continuing north and east to the intersection of Main St and N 4<sup>th</sup> St,

continuing west to the intersection of main and N 3<sup>rd</sup> St, continuing north to the intersection of N 3<sup>rd</sup> and Pleasant St, Continuing west to the intersection of Pleasant and Dike Rd, following the municipal limits west, north, and east to the intersection of Wilderness Rd and Hubbell St, continuing east on Hubbell St. to the intersection of Hubbell St and 6<sup>th</sup> St, continuing north to the intersection of 6<sup>th</sup> and William ST, continuing east on William St to the intersection of William St and 7<sup>th</sup> St, continuing north to the intersection of 7<sup>th</sup> St and Tatro St.

2. Determination of blight. A requirement of Montana Annotated Code 2013 is to justify an urban renewal plan 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 or arrests 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;
  - defective or inadequate street layout;
  - faulty lot layout in relation to size, adequacy, accessibility, or usefulness; unsanitary or unsafe conditions;
  - deterioration of site;
  - improper subdivision or obsolete platting;
  - the existence of conditions that endanger life or property by fire or other causes;


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. Montana Code 7-15-4206(2) provides statutory guidance to determine the eligibility of an area of a city to be deemed as blighted. Specifically MCA 715-4206(a)(i)(j)(n) are all items that relate to the condition of the proposed Miles City Downtown Urban Renewal District. The area is currently undergoing a transition as more commercial uses relocate to

other parts of the community leaving behind vacant storefronts and underutilized parcels. This continued lack of investment requires that action be taken by both public and private parties. Portions of the district fall into the blighted, neglected and under-utilized categories. The Miles City Downtown Urban Renewal District Map shows the current infrastructure conditions within the district, attached hereto as Exhibit "A", and made a part hereof, is hereby approved.

Intent to Create an Urban Renewal District with Tax Increment Authority. Pursuant to the Act and considering the blighted conditions cited above, the City Council declares its intention to create a Miles City Downtown Urban Renewal Area and that public improvements that will stimulate private investment in the area may be financed in part through tax increment generated from the District, subject to a public hearing and adoption of the draft urban renewal plan by ordinance.

APPROVED AND PASSED by the City Council of the City of Miles City this 8<sup>th</sup> day of July, 2014.

CITY OF MILES CITY

BY:   
Chris A. Grenz, Mayor

ATTEST:


BY:   
Lorrie Pearce, City Clerk

EXHIBIT A: MILES CITY URBAN RENEWAL DISTRICT MAP

