

RESOLUTION NO. 3730

A RESOLUTION APPROVING THE WAIVER OF 40% OF BUILDING PERMIT FEES AND 40% OF WATER AND SEWER CONNECTION FEES AND REDUCING PARKING REQUIREMENTS TO 1.5 STALLS PER UNIT FOR THE STOWER COMMONS AFFORDABLE HOUSING PROPERTY

WHEREAS, Alex Burkhalter of Housing Solutions, LLC has requested that the City of Miles City commit to reducing building permit fees, water and sewer connection fees, and reduce the required number of parking spaces per unit, for the proposed Stower Commons Affordable Housing property which is being planned for construction in Miles City;

AND WHEREAS, the City has deemed the request to be appropriate and beneficial to the community;


NOW THEREFORE BE IT RESOLVED by the City Council of Miles City, Montana, as follows:

1. The City of Miles City agrees to waive 40% of the building permit fees, being the portion of the fee attributable to the City under its contract with the Building Inspector, 40% of the water and sewer connection fees, and to reduce the required number of parking spaces per unit to 1.5, related to the proposed Stower Commons Affordable Housing property which is being planned for construction in Miles City.
2. The Mayor of the City of Miles City is hereby authorized to execute and deliver the approval letter attached hereto as Exhibit "A," the contents of which are hereby ratified and adopted by the City Council.

SAID RESOLUTION FINALLY PASSED AND ADOPTED BY A DULY CONSTITUTED QUORUM OF THE CITY COUNCIL OF THE CITY OF MILES CITY, MONTANA, AT A DULY CALLED MEETING THIS 12th DAY OF AUGUST, 2014.


C.A. Grenz, Mayor

ATTEST:


Lorrie Pearce, City Clerk



CITY OF MILES CITY

17 S. 8th, P.O. Box 910
Miles City, MT 59301

Telephone: (406) 234-3462
Fax: (406) 234-2903

August 12, 2014

Alex Burkhalter
Housing Solutions LLC
5014 Elk Hills Ct
Missoula MT 59803

RE: Stower Commons Affordable Housing Property

Dear Mr. Burkhalter:

Please accept this letter as our enthusiastic support of your proposed Stower Commons Affordable Housing Property. We appreciate the time you have spent in Miles City and bringing this project before the city council on July 8th and again on August 12.

Stower Commons will meet a great need in Miles City. Our community is experiencing the effects of the Bakken Oil Development in a big way. Safe, decent and affordable housing has become increasingly difficult to locate for the desperately needed employees of our service, hospitality and retail employers. In the last two years Miles City has seen two new apartment complexes totaling 72 units open, but those who need it most can't afford the rents ranging from \$995 to \$1,695 per month at these properties.

The proposed property is ideally located in Miles City. Grocery/Pharmacy, Miles City Community College, Wal-mart, Banking, Highland Park Elementary, Billings Clinic, and our popular Wibaux Park are all within walking distance, along established streets with sidewalks. Not only are these places able to offer services to the residents, but these and other businesses in the immediate area will provide job opportunities for your residents. In turn, you will provide badly needed homes for these workers.

Miles City recognizes the incredible need for very low to low income housing in our community. We so desire to see this project in our community, that the city council has agreed to reduce the building permit and the water/sewer connection fees by 50% for this project. Further, recognizing that every dollar counts, we are willing to reduce the parking requirement to 1.5 stalls per unit to reduce your land costs. As our economy and community continues to grow, our desire is to see all residents, at all places on the economic ladder, benefit and be able to enjoy safe, decent and affordable housing.

Please contact us with any further questions for needs for your project.

Kindest Regards,

Chris A. Grenz
Mayor

A handwritten signature in blue ink that reads "Chris A. Grenz".

**NOTICE OF PUBLIC
HEARING**

Housing Solutions LLC, 5014 Elk Hills Court, Missoula, MT, 59803, Tel: (406) 203-1558, hereby notifies all interested persons of Custer County, Montana, that Housing Solutions LLC is planning to develop Stower Commons, an affordable multi-family rental housing complex on the site at NHN Stower Street, Miles City, MT (behind Albertsons). The project will consist of 2 one bedroom, 18 two bedroom units and 9 three bedroom units for families. There will be public hearing on whether the proposed qualifying low-income housing meets a community housing need at the Miles City Council Meeting August 12th, 2014 at 7:00 P.M. in the City Council Chambers, 17 S 8th Street in Miles City. You are encouraged to attend and comment.

(Published July 25, and August 11, 2014)

MNAXLP