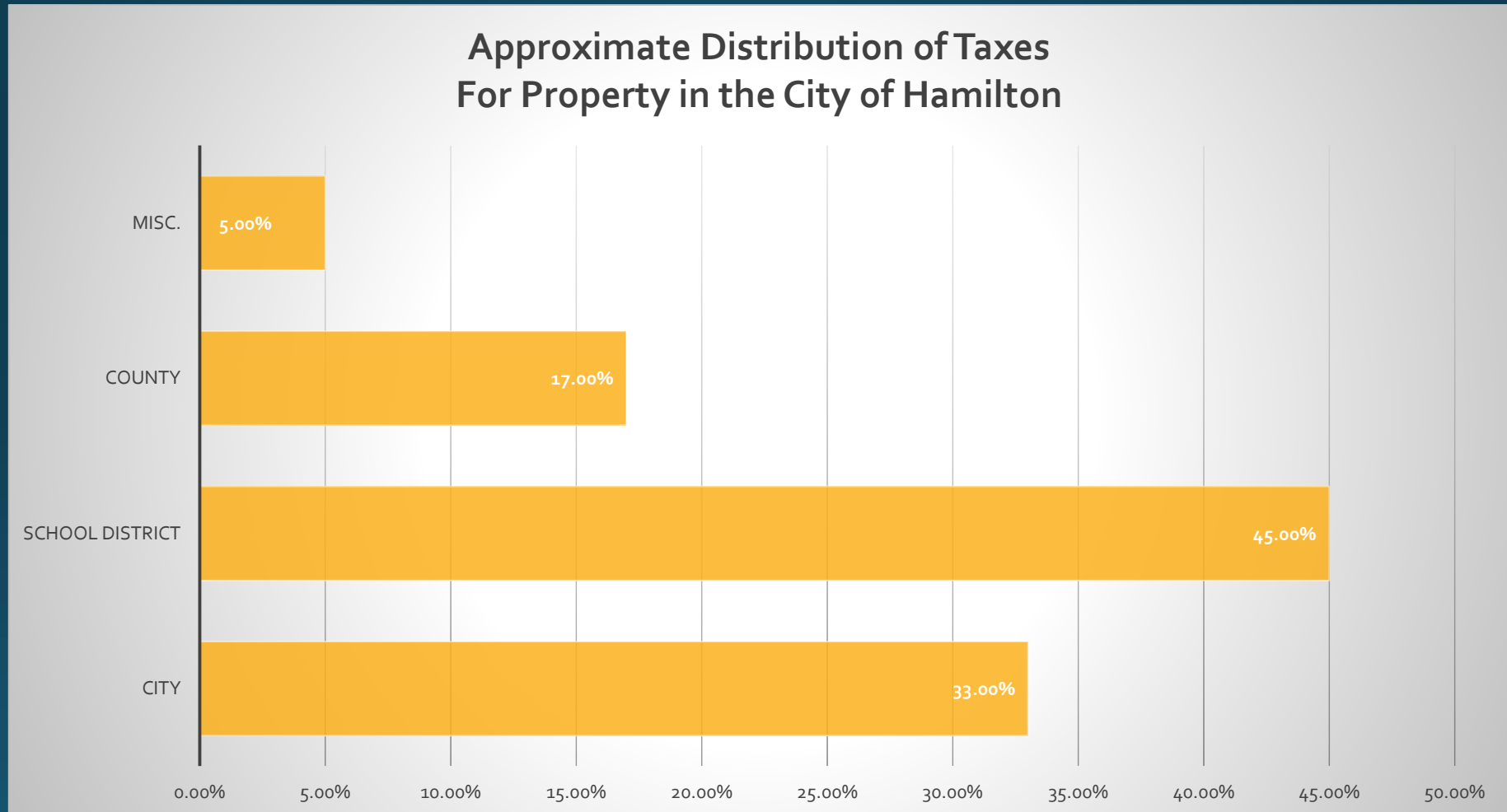


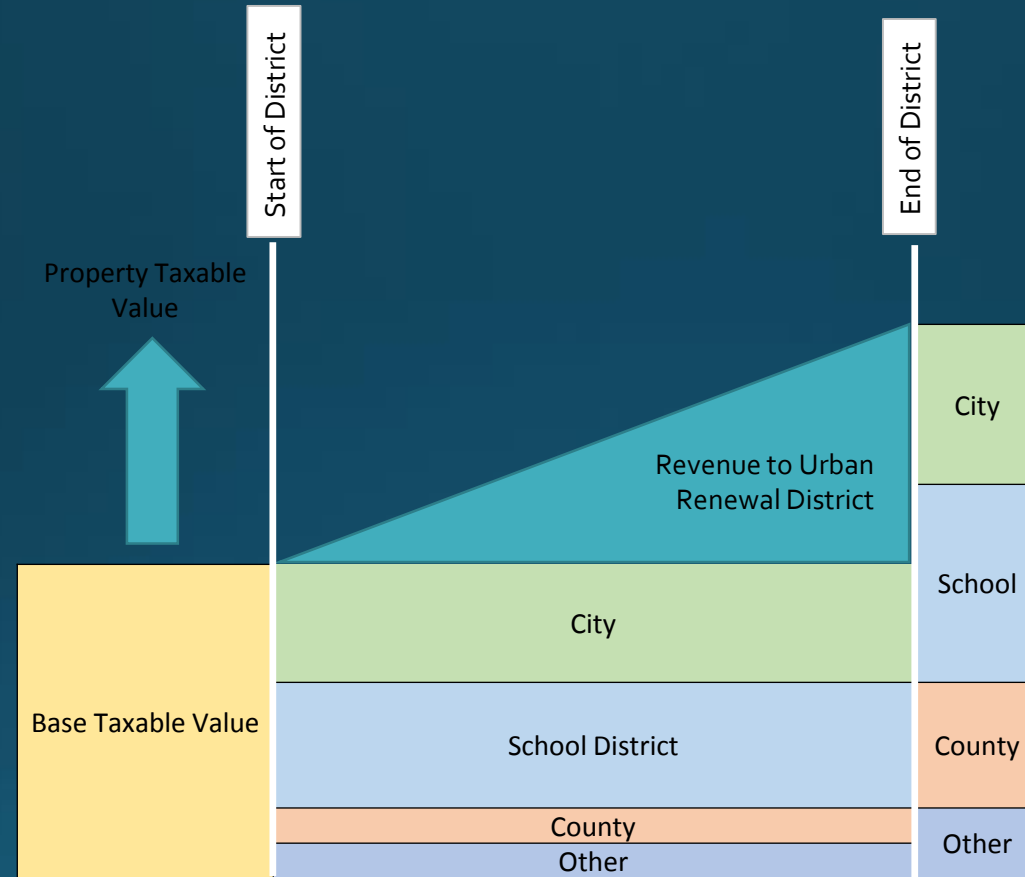
CITY OF HAMILTON

NORTH HAMILTON URBAN RENEWAL DISTRICT

Property Tax Distribution Chart



Tax Increment Distribution Chart



Resolution 1343 – Blight Defined

WHEREAS, blight in the area identified above substantially impairs or arrests the sound growth of the City or its environs, constitutes an economic or social liability, and is detrimental to the public health, safety, and welfare in its present condition and use by reason of:

1. Defective or inadequate street layout, such as
 - a. lack of a stop light on Highway 93 which creates unsafe driving conditions, resulting in traffic and pedestrian accidents and poor traffic circulation.
 - b. lack of sidewalks and storm drainage, lighting, and other non-motorized transportation infrastructure along Old Corvallis Road, resulting in poor or unsafe traffic circulation; and
 - c. Lack of transportation connectivity between Old Corvallis Road and Highway 93, as well as undeveloped right-of-ways and private or unimproved driveways being used to facilitate connectivity.
 - d. The cost to finance improvements to services such street infrastructure to bring streets up to City Code is a challenge identified by the City of Hamilton's Growth Policy.

Resolution 1343 – Blight Defined Continued

2. Unsanitary or unsafe conditions, such as
 - a. Businesses and homes located in the described area that are not connected to the City wastewater system due to inadequate availability of sanitary facility connections, based on the examination by local environmental health officials; and
 - b. Businesses and homes located in the described area that are not connected to the City water system due to inadequate availability of connections to public facilities, which potentially impacts the watershed and water quality per the City of Hamilton's Growth Policy.
3. The mixed uses of land or buildings in the described area—from agricultural to residential to commercial--has proven to be a disincentive to the improvement of properties within the area by private enterprise.
4. Diversity of ownership, such as County ownership of Old Corvallis Road adjacent to city properties creates blight in that the infrastructure cannot be adequately maintained due to budget shortfalls and different design standards.

Potential Projects in District	Estimated Total Cost of Completed Potential Projects	Estimated Total Taxable Value of Completed Potential Projects	Estimated Property Taxes Paid on Completed Projects
Improvement projects on Old Corvallis Road Super 1 Albertsons			
Totals	\$64,000,000	\$32,000,000	\$ 432,000

Estimated Annual Revenue to City Without URD Assuming 50% Capture of Above Projects			\$ 53,102
Estimated Annual Revenue to City With District Assuming 50% Capture of Above Projects			\$ 161,825
Estimated 15 Year Total Revenue With District Assuming 50% Capture of Above Projects			\$ 2,427,375
Estimated 15 Year Total Revenue to City Without District Assuming 50% Capture of Above Projects			\$ 801,034

Potential Public Infrastructure Projects

- Stop Light on Hwy 93 north end
- Old Corvallis Road improvements
- Could assist school with infrastructure
- Fire truck / equipment
- Police car
- Foxfield Fire Hall

Estimated Project Timeline

March, April,
May

- Begin drafting URD Plan
- Gathering information from public continues
- Set URD boundary
- Annexation begins, if any

June, July,
August

- Formal notice to school and county prior to adopting URD Plan
- URD Plan reviewed by planning commission
- Public hearing on URD Plan

September,
October - December

- URD Plan adopted by ordinance
- Begin preparation of documents for the Department of Revenue
- Submit documents for URD to MT Department of Revenue

Tax Increment Distribution Chart

