



## QUARTERLY REPORT TO CITY OF BILLINGS COUNCIL

*End of 4th Quarter – FY 2010*

**DOWNTOWN BILLINGS PARTNERSHIP, INC.**

*FUND 202 – Development Agreement - FUND 203 – Contract Services Agreement*

### June 30, 2010

The Downtown Billings Partnership, Inc., working with the Downtown Billings Association and the Downtown Billings Business Improvement District (The Alliance), continues to implement and complete the “sunset projects” of the original Downtown Urban Renewal District. In addition, we have worked hard to launch the programs and renewal activities of Fund 203, the North 27<sup>th</sup> Street TIFD.

Below, please find a list of the Fund 202 (Old TIFD) Projects as well as their current status:

<b>Railroad Quiet Zone</b>	<b>Complete</b>
<b>Cooperative Security Program</b>	<b>Complete (now ongoing via the BID)</b>
<b>Babcock Theatre Project</b>	<b>Condo documents approved – Developer seeking private funding/loan</b>
<b>GSA Courthouse Project</b>	<b>Working with GSA/Contractor</b>
<b>Streetlights</b>	<b>Intersection lights only – under contract</b>

Below, please find a list of Fund 203 (New CBD TIFD) Projects as well as their current status:

<u>PROJECT</u>	<u>STATUS</u>
<b>Expansion of Historic District</b>	<b>Underway</b>
<b>Skypoint Cleaning</b>	<b>Complete and under budget</b>
<b>ABT Branded Banners</b>	<b>Complete and under budget</b>
<b>Crowne Plaza Landscaping</b>	<b>Complete and under budget</b>
<b>Pedestrian Wayfinding</b>	<b>Updated and 2 new kiosks await placement</b>
<b>Montana Ave. Banners</b>	<b>awaiting status of streetlights</b>
<b>Walking Tour Maps</b>	<b>awaiting status of streetlights</b>
<b>Gateway Billboard branding</b>	<b>in place</b>
<b>City Center Banner Project</b>	<b>on hold – awaiting streetlights</b>
<b>Property Appraisals</b>	<b>2 of 4 complete</b>
<b>Façade-Signs-Awning Assistance</b>	<b>Funds awarded – program to be reviewed</b>
<b>Streetlights/Two-way Streets</b>	<b>Urban Design Committee</b>
<b>Artspace Live/Work Project</b>	<b>on hold - awaiting funding</b>
<b>FY 2011 Budget And Work Plan</b>	<b>study work complete – not currently on DBP funding priority list</b>
<b>Mixed Use Parking Facility (FY2011)</b>	<b>Approved by Council</b>
<b>Revolving Loan Fund Renewal</b>	<b>Preliminary Concept Design awarded to Collaborative Design - \$6750.00</b>
	<b>Underway – adding Stockman Bank</b>

**Below, please find the Fund 203 FY 2010 as of June 31, 2010**

EXHIBIT B - DBP PROJECTS BUDGET FY2010		For the NORTH 27TH STREET TIFD				
		As of <b>June 31, 2010</b>				
PROPOSED N. 27TH TIFD DISTRICT FY 2010 BUDGET		Actual/Encumb.	Paid by City			
Estimated Cash Balance as of 6/30/09 - Tax Year 2008	\$134,870.00	\$134,870.00	\$134,870.00			
Projected Increment - Tax Year 2009 (60% of DOR)	\$304,148	\$475,409.00	\$ 475,409.00			
<b>TOTAL FUND</b>	<b>\$439,018.35</b>	<b>\$610,279.00</b>	<b>\$610,279.00</b>			
<b>Expenses</b>						
DBP Management Services	(\$98,580.00)	(\$98,580.00)	(\$98,580.00)			
Expansion of historic district	(\$15,000.00)	(\$15,000.00)	(\$15,000.00)			
<b>For Council Approved TIFD Projects</b>	<b>(\$75,000.00)</b>	<b>(\$71,562.00)</b>	<b>(\$37,734.00)</b>			
Other Service Charges	(\$9,000.00)	(\$15,000.00)	\$0.00			
<b>Projected FUND 203 Balance</b>	<b>\$241,438.35</b>	<b>\$410,137.00</b>	<b>\$458,965.00</b>			
Approved Projects	Date Approved By Council	Amount Allocated	Actual Paid or Encumbered	Reimbursement Request to City	FUND 203 Acct. Balance	Note
Lanscaping 1st N & N27th	11-May-09	(\$4,500.00)	(\$4,497.00)	(\$4,497.00)	\$3.00	Complete
Tree Treatments	11-May-09	(\$2,500.00)	(\$2,500.00)	(\$2,500.00)	\$0.00	Complete
Skypoint Cleaning	11-May-09	(\$6,000.00)	(\$5,530.00)	(\$5,530.00)	\$470.00	Complete
Pedestrian Wayfinding	11-May-09	(\$7,000.00)	(\$7,000.00)	(\$672.00)	\$6,328.00	Encumbered
ABT Branded Banners	13-Oct-09	(\$2,700.00)	(\$1,485.00)	(\$1,485.00)	\$1,215.00	Encumbered
MT Ave. Banner Hardware	13-Oct-09	(\$5,000.00)	(\$5,000.00)	\$0.00	\$5,000.00	On hold
Reprint Walking Tour Maps	13-Oct-09	(\$3,000.00)	(\$3,000.00)	\$0.00	\$3,000.00	On hold
Gateway Billboard Project	13-Oct-09	(\$5,300.00)	(\$4,550.00)	(\$4,550.00)	\$750.00	Encumbered
City Center Banner Project	13-Oct-09	\$0.00	\$0.00	\$0.00	\$0.00	On hold
Property Appaisals	13-Oct-09	(\$5,000.00)	(\$5,000.00)	(\$5,000.00)	\$0.00	Ongoing
Façade-Signs-Awnings	23-Nov-09	(\$34,000.00)	(\$33,000.00)	(\$13,500.00)	\$20,500.00	Encumbered
Two-way Streets and Lights		\$0.00	\$0.00	\$0.00	\$0.00	On hold
Parking Structure		\$0.00	\$0.00	\$0.00	\$0.00	Ongoing
<b>Total Allocated</b>		<b>(\$75,000.00)</b>	<b>(\$71,562.00)</b>	<b>(\$37,734.00)</b>		
<b>Balance</b>		<b>\$0.00</b>	<b>\$3,438.00</b>	<b>\$37,266.00</b>	<b>\$37,266.00</b>	

The DBP Board continues their commitment to the Framework Plan and the North 27<sup>th</sup> Street TIFD Urban Renewal Plan. Tax Increment Financing is the only effective tool available to Montana cities for renewal, city center stabilization and high density growth benefitting the future of the general funds of all taxing entities. The DBP, via Fund 203 and the economic collaboration of The Alliance, continues to strive for tax base growth, long term stability and economic development opportunities. This new TIFD in our city center, first and foremost, must strive to maintain the growth created by the 1978 TIFD so that our taxing entities can continually count on the added general fund dollars created by that, now sunset, public/private urban renewal program. Next, we must continue to implement the Framework Plan established in 1998 as we modify and annually revise the Urban Renewal Plan (URP) of this new TIFD.

Finally, the focus of this new URP relates directly to street level business retention and recruitment. Our FY 2011 work plan will have us exploring the potential of a new parking garage located near Montana Avenue. True to the spirit of the Framework Plan, the DBP plans to leverage private participation to create a public/private development that will answer the parking needs expressed in the recently completed parking study as well as create a tax base project that could, potentially, via TIF bonds, fund the garage.

Downtown Billings is clean, safe and vibrant.