



**OFFICE OF THE CITY CLERK
COUNCIL ACTION FORM**

SUBJECT: RES 22-11077 Authorizing issuance
and setting parameters for Tax Increment Bonds

Council Meeting Date: 10/10/22

Vote: APPROVED 7-4, Neese, Owen, Purinton and Tidswell opposed

**Shaw, Gulick, Neese, Owen, Joy, Choriki, Tidswell,
Purinton, Boyett, Rupsis, Mayor Cole**

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Billings, Montana (the "City"), hereby certify that the attached resolution is a true copy of Resolution No. 22-11077, entitled: "RESOLUTION RELATING TO TAX INCREMENT URBAN RENEWAL REVENUE BONDS (SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT), SERIES 2022; AUTHORIZING THE ISSUANCE AND PRIVATE NEGOTIATED SALE THEREOF" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Council of the City at a regular meeting on October 10, 2022, and that the meeting was duly held by the City Council and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at said meeting, the following Council Members voted in favor thereof: _____

Shaw, Gulick, Joy, Choriki, Boyett, Rupsis and Mayor Cole;

voted against the

same: Neese, Owen, Tidswell and Purinton; abstained from

voting thereon: N/A; or were

absent: N/A.

WITNESS my hand officially this 10th day of October, 2022.

(SEAL)



DocuSigned by:

Denise Bohlman

Denise R. Bohlman, City Clerk

RESOLUTION 22-11077

RESOLUTION RELATING TO TAX INCREMENT URBAN RENEWAL REVENUE BONDS (SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT), SERIES 2022; AUTHORIZING THE ISSUANCE AND PRIVATE NEGOTIATED SALE THEREOF

BE IT RESOLVED by the City Council (the “Council”) of the City of Billings, Montana (the “City”), as follows:

Section 1. Recitals; Prior City Actions.

1.01. Under the provisions of Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the “Act”), the City is authorized to create urban renewal areas, prepare and adopt an urban renewal plan therefor and amendments thereto, undertake urban renewal projects therein, provide for the segregation and collection of tax increment with respect to property taxes collected in such areas, issue its bonds to pay the costs of such projects and to refund bonds previously issued under the Act and pledge to the repayment of the bonds the tax increment and other revenues derived from projects undertaken within the urban renewal area.

1.02. Pursuant to the Act and Ordinance No. 07-5441, adopted by the Council on December 10, 2007, as amended by Ordinance Nos. 08-5462, 08-5484, and 19-5725, adopted by the Council on May 12, 2008, December 8, 2008, and July 22, 2019, respectively, the City created its South Billings Boulevard Urban Renewal District and approved and amended the South Billings Boulevard Urban Renewal Plan (the “Plan”), which contains a tax increment financing provision. By Ordinance No. 21-5765, adopted by the Council on July 26, 2021, the City expanded the boundaries of its South Billings Boulevard Urban Renewal District (as so expanded, the “District”).

1.03. The City proposes to undertake the design, construction and installation of street improvements with respect to various streets within the District, including Vaughn Lane, Mitchell Avenue, Morgan Avenue, Ryan Avenue and Hillview Lane (collectively, the “Infrastructure Improvements”). The Infrastructure Improvements have been authorized as urban renewal projects pursuant to the Act and the Plan, and as set forth in the Plan, the City declared its intention to use tax increment revenue from the District (as defined in the Act, “Tax Increment”) to finance such improvements.

Section 2. Authorizations. Pursuant to the authorizations and findings recited in the Plan and in Section 1 hereof, it is hereby determined that it is in the best interests of the City to offer for sale its Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Series 2022 (the “Series 2022 Bonds”), in the maximum aggregate principal amount of \$3,000,000, for the purpose of financing the Infrastructure Improvements, funding a deposit to a debt service reserve account for the Series 2022 Bonds, and paying costs of issuance of the Series 2022 Bonds, as

determined by the officers of the City identified pursuant to, and subject to the limitations set forth in, Section 4 hereof.

Section 3. Adequacy of Tax Increment. The City has previously issued and there are outstanding its Tax Increment Urban Renewal Revenue Refunding Bonds (South Billings Boulevard Urban Renewal District), Series 2015 (the "Series 2015 Bonds") and its Tax Increment Urban Renewal Revenue Bonds (South Billings Boulevard Urban Renewal District), Series 2016 (the "Series 2016 Bonds"). The maximum aggregate annual principal and interest payable on the Series 2015 Bonds, the Series 2016 Bonds and the Series 2022 Bonds, assuming with respect to the Series 2022 Bonds an average interest rate of 7.00% per annum and a term of 25 years, is \$904,038. There are no other bonds or other obligations of the City payable from tax increment received in the District.

In fiscal year 2022, the City received Tax Increment in the amount of \$3,882,119, and the City estimates that Tax Increment to be received in each future fiscal year will be at least \$3,882,119. Accordingly, the Tax Increment estimated to be received each year by the City will be sufficient to pay the maximum aggregate annual principal and interest payable on the Series 2015 Bonds, the Series 2016 Bonds and the Series 2022 Bonds, and the Tax Increment received by the City in fiscal year 2022 was equal to at least 130% of the estimated maximum aggregate annual debt service for any future calendar year with respect to the Series 2015 Bonds, the Series 2016 Bonds and the Series 2022 Bonds. In addition, the Tax Increment estimated to be received by the City in the next succeeding three fiscal years, adjusted as provided in Resolution No. 15-10452, is estimated to be equal to at least 140% of the maximum aggregate annual debt service for any future calendar year with respect to the Series 2015 Bonds, Series 2016 Bonds and the Series 2022 Bonds.

Section 4. Negotiated Sale and Terms.

4.01. This Council hereby determines that it would be in the best interests of the City to sell the Series 2022 Bonds through a private negotiated sale to D.A. Davidson & Co., Great Falls, Montana (the "Purchaser").

4.02. The Series 2022 Bonds shall be sold to the Purchaser on terms and at a purchase price within the following limitations and conditions: (1) the maximum aggregate principal amount of the Series 2022 Bonds, exclusive of original issue discount or premium, shall not exceed \$3,000,000; (2) the maximum true interest cost on the Series 2022 Bonds shall not exceed 7.00%; (3) the purchase price of the Series 2022 Bonds shall not be less than 99.15% of the principal amount thereof, exclusive of original issue premium or discount; and (4) the final stated maturity of the Series 2022 Bonds shall not be later than 25 years from their date of issue. The Series 2022 Bonds will be payable from Tax Increment on a parity basis with the Series 2015 Bonds and the Series 2016 Bonds. All costs of issuing the Series 2022 Bonds (including, without limitation, the fees and expenses of bond counsel, the fees of the paying agent and

registrar, the preliminary and final Official Statement costs, and the costs of printing the Series 2022 Bonds) shall be paid by the City.

The form of the Series 2022 Bonds and the final terms and conditions thereof shall be prescribed by a subsequent resolution to be adopted by this Council.

4.03. The City Administrator and the City Finance Director, in consultation with Baker Tilly Municipal Advisors, LLC, the City's municipal advisor ("Baker Tilly"), are hereby authorized and directed to approve the principal amount, maturity dates, interest rates and redemption provisions of the Series 2022 Bonds and compensation to the Purchaser, subject to the limitations contained in this Section 4. Upon approving such terms, the City Administrator and the City Finance Director are hereby authorized to approve, execute and deliver to the Purchaser a bond purchase agreement (the "Bond Purchase Agreement"), containing the agreement of the City to sell, and the agreement of the Purchaser to purchase, the Series 2022 Bonds on the terms so approved, and containing such other provisions as such officers shall deem necessary and appropriate. In the event of the absence or inability of the City Administrator and/or City Finance Director, either the Mayor and/or the Assistant City Administrator shall make such approvals and execute and deliver the Bond Purchase Agreement. The execution and delivery by two appropriate officers of the City of the Bond Purchase Agreement shall be conclusive as to the approval of such officers of the terms of the Series 2022 Bonds and the agreement of the City to sell the Series 2022 Bonds on such terms in accordance with the provisions thereof.

Section 5. Official Statement. The City Finance Director, in consultation with Baker Tilly, the Purchaser and Dorsey & Whitney LLP, the City's bond counsel, is authorized to prepare on behalf of the City an Official Statement, to be distributed by the Purchaser to prospective purchasers of the Series 2022 Bonds. The Official Statement shall contain such information as shall be advisable and necessary to describe accurately the City and the security for, and the terms and conditions of, the Series 2022 Bonds. The City Administrator and City Finance Director are authorized on behalf of the Council to deem the preliminary Official Statement near "final" as of its date, in accordance with Rule 15c2-12(b)(1) under the Securities Exchange Act of 1934.

Section 6. Continuing Disclosure. To permit the Purchaser and other participating underwriters in the primary offering of the Series 2022 Bonds to comply with paragraph (b)(5) of Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934, the City will covenant and agree, for the benefit of the registered holders and beneficial owners from time to time of the outstanding Series 2022 Bonds, to provide annual reports of specified information and notice of the occurrence of certain events.

PASSED AND APPROVED by the City Council of the City of Billings, Montana,
this 10th day of October, 2022.

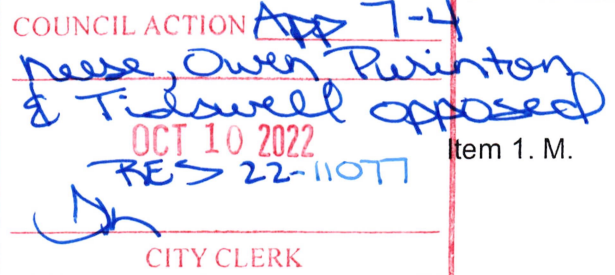


CITY OF BILLINGS:

DocuSigned by:
BY: William A Cole
William A. Cole, Mayor

Attest:

DocuSigned by:
BY: Denise R Bohlman
Denise R Bohlman, City Clerk



Item 1. M.

City Council Regular

Date: 10/10/2022
Title: Resolution Authorizing the Issuance and Setting the Parameters for Tax Increment Bonds
Presented by: Andy Zoeller, Finance Director
Department: Finance
Presentation: No
Legal Review: No

RECOMMENDATION

Staff recommends approval of the parameters resolution, authorizing staff to issue tax increment revenue bonds from the South TIF district.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Billings City Council created the South Billings Urban Renewal District on December 10, 2007. Montana Code Annotated 7-15-4292(4) states that bonds secured by a tax increment provision may not be issued after the 15th anniversary of tax increment provisions. This means that the City Council has until December 10, 2022 to issue tax increment bonds in the South TIF District in order to maximize the life of the District. Issuing bonds for an eligible project will extend the life of the district to approximately 2046. If nothing is done, the District will terminate when the final current bond payment is made in fiscal year 2041, 5 years short of the maximum possible under statute.

Additionally, if the district life is not extended, future financing from the district will be limited to a term that ends in 2041, reducing future borrowing capacity.

On 11/01/2021 City Council received a presentation with the following information.

Currently, the CIP contains plans for building a Recreation Center in the South Billings Urban Renewal District. Estimated costs from the 2019 Rec Center Feasibility Study range from \$35.4M - \$102M. One of the major anticipated funding sources for this project is Tax Increment Bonds. Currently, it is anticipated that bonds for the Rec Center will not be issued until 2024, after the December 10, 2022 deadline. If no bonds are issued by December, when it comes time to issue bonds for the Rec Center Project, the City will only be able to issue bonds for approximately 17 years, as the final debt payment will have to be in FY2041, when our current debt expires. If the City issues a small bond now for an eligible project and extends the life of the district, the City will be able to issue approximately 23 year bonds for the Rec Center in 2024.

If 17 year term bonds are issued for the Rec Center, the estimated amount that could be available to the City would be \$20-25 million. If, by extending the life of the District, the City issues 23-year term bonds, the estimated amount available would increase to \$30-35 million.

On 11/22/2021 City Council approved a resolution allowing for the unimproved streets project to be reimbursed through a future bond issuance.

This resolution will authorize staff to issue bonds within the parameters outlined, reimburse for street construction projects, and extend the life of the South TIF district. The annual debt payments for these improvements will be paid from the tax increment funds from the District.

A parameters resolution has been submitted for approval to set the limits for the principal amounts, the interest rates and the maturity of the bonds.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve the resolution. Not approving the resolution would mean that construction costs are paid for using existing cash on hand within the TIF district, and the life of the district would not be extended.

FISCAL EFFECTS

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Denise Bohlman

bohlmand@billingsmt.gov

City Clerk

City of Billings

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Deputy City Clerk

City Clerk

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Notary Events	Signature	Timestamp
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