

RESOLUTION NO. 10-18920

A RESOLUTION RELATING TO W.O. 09-02, MISCELLANEOUS/DEVELOPER-RELATED IMPROVEMENTS; DECLARING IT TO BE THE INTENTION OF THE CITY COUNCIL TO ORDER IN THE PROGRAM FOR THE PURPOSE OF UNDERTAKING CERTAIN LOCAL IMPROVEMENTS AND FINANCING THE COSTS THEREOF AND INCIDENTAL THERETO THROUGH THE ISSUANCE OF SIDEWALK, CURB AND GUTTER IMPROVEMENT BONDS SECURED BY THE CITY'S SPECIAL IMPROVEMENT DISTRICT REVOLVING FUND.

WHEREAS, the city is granted the power pursuant to M.C.A. 7-14-4109 to order certain improvements without creation of a special improvement district and certain sections of curb and gutter, sidewalks, drive approaches, alley approaches and/or appurtenant features have deteriorated, settled and cracked, or none exist, or some of the foregoing do not exist; and

WHEREAS, the safety and convenience of the public require installation, construction, reconstruction, repair or replacement of curbs and gutters, sidewalks, drive approaches, alley approaches, and/or appurtenant features or combinations thereof; and

WHEREAS, said improvements should be ordered as provided by law.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA, AS FOLLOWS:

1. INTENTION TO ORDER IN. It is the intention of the Council to order the installation, construction, reconstruction, or replacements of certain curbs, gutters, sidewalks, drive approaches, alley approaches and appurtenant improvements in certain locations, which improvements and locations are more fully described in Exhibits "A" and "B" attached hereto.
2. AFFECTED PROPERTIES. All properties, which will be required to pay any portion of the costs of the improvements identified herein, are listed and the owners of those properties are identified on Exhibit "B" attached hereto.
3. ESTIMATED COSTS. The estimated assessed costs of the proposed improvements, including construction costs, incidental expenses, engineering fees, legal fees, administrative fees and bond issuance costs, but exclusive of interest charges, will be \$419,000.00 as described below:

Construction Costs	\$324,147.42
Engineering & Administration (12.5%)	\$ 52,375.00
Revolving Fund (5%)	\$ 20,950.00
Bond Discount (2%)	\$ 8,380.00
Issuance Costs (3.0%)	\$ 12,570.00
Bank Fees	\$ 500.00
Roundoff	\$ 77.58
Total Assessed Costs	\$419,000.00

Estimated unit costs for construction only, not including engineering, legal, administrative, and bond costs as follows:

<u>Removal of:</u>	<u>Unit Price:</u>
Flatwork Removal	\$15.00/SY
Curb and Gutter Removal	\$12.00/LF
<u>New Construction:</u>	
Concrete Sidewalk	\$ 5.25/SF
Curb and Gutter	\$22.00/LF
New Drive Approach	\$ 6.00/SF
New Alley Approach	\$ 6.00/SF
Street Reconstruction	\$43.00/SY

The actual cost to be assessed against any benefited property will be determined by the actual amount of work done adjacent to the property.

4. **ASSESSMENT OF COSTS.** All costs of constructing the curbs, gutters, sidewalks, and drive approaches, including engineering, administrative and bond costs, will be assessed against the properties which are adjacent to the improvements installed. As shown on Exhibit "B", assessments will be levied against 236 separate lots, parcels, or tracts.

The costs for each property will vary depending upon the actual construction that is required adjacent to each property. The average total assessment, including engineering, administrative, and bond costs is estimated to be \$1,746.00, with a high of \$17,519.00, low of \$0.00, and a median of \$516.00.

5. **PERIOD OF ASSESSMENT.** The assessments for all improvements and costs shall be paid in not more than twelve (12) annual installments, plus interest, provided however, that payment of one-half of each annual installment, plus interest, may be deferred to May 31 of the year following the assessment.
6. **PROPERTY OWNER OPTION TO CONSTRUCT IMPROVEMENTS.** In the event that the City Council orders in the above-described improvements following the public hearing, then the owners of all properties to be assessed for the costs of said improvements will be notified of such action in writing. Said owners will have thirty (30) days from the date of said notice in which to install the required improvements at their own expense. In the event the owners do not install these improvements, the City will do so and will assess the costs against the benefited properties as described herein.
7. **METHOD OF FINANCING; PLEDGE OF REVOLVING FUND; FINDINGS AND DETERMINATIONS.**

The City will issue **Sidewalk, Curb, and Gutter Improvement Bonds** in an aggregate principal amount not to exceed \$419,000.00 in order to finance the costs of the Improvements. Principal of and interest on the Bonds will be paid from special assessments levied against the property in the Project. This Council further finds it is in the public interest, and in the best interest of the City and the Project, to secure payment of principal of and interest on the Bonds by the Revolving Fund and hereby authorizes the City to enter into the undertakings and agreements authorized in Section 7-12-4225 in respect to the Bonds.

In determining to authorize such undertakings and agreements, this Council has taken into consideration the following factors:

- (a) **Estimated Market Value of Parcels.** The estimated total market value of the lots, parcels, or tracts in the Project, as of the date of adoption of this resolution, as estimated by the County Assessor, is \$48,750,123.00. The average market value is \$207,447.00 with a high of \$10,518,736.00 and a low of \$10,138.00 and median value of \$76,384.00. The special assessments to be levied against each lot, parcel, or tract are less than the increase in the estimated market value of the properties as a result of the construction of the improvements.
- (b) **Diversity of Property Ownership.** For the 236 Tax codes in this project, there are 221 separate owners. Aspen Group LLC owns (3) parcels with (3) lots. Grand Ave Investor LLC owns (1) parcel with (1) lot and (5) Units of common area interest. Harbour Towne Company owns (3) parcels with (3) lots. McDonald Land Holdings LLC owns (2) parcels with (2) lots. Scherer, Jered & Bonnie L CO-T own (2) parcels with (2) lots. One parcel listed is Montana Rail Link which is (E00097). All other parcels are under separate ownership, it is unlikely that financial difficulties would arise that would require a loan to be made from the Revolving Fund.
- (c) **Comparison of Special Assessments, Property Taxes and Market Value.** Currently, thirteen (13) parcels have an SID levied against them. Parcel A00804 is being assessed under SID 1334, with a payoff amount of \$2,986.73 and a payoff date of 2012. Parcels A05004 and A07663 are being assessed under SID 2101, with payoff amounts of \$971.81 and \$171.21, and a payoff date of 2013; Parcels A08753, A08754, A08755, A08756, and A08757 are being assessed under SID 2701, with payoff amounts of \$467.98, \$233.99, \$233.99, \$233.99, and \$7,760.23 and a payoff date of 2021; Parcels A28465, A28466, and A28486 are being assessed under SID 1366, with payoff amounts of \$1,986.49, \$1,986.49, and \$1,931.84, and a payoff

date of 2020. Parcel C11813 is being assessed under SID 1360, with a payoff amount of \$5,009.38 and a payoff date of 2018. Parcel E00097 is being assessed under SID 1334, with a payoff amount of \$9,798.63 and a payoff date of 2012.

As noted in Section 4, the estimated average assessment levied by this project will be \$1,746.00. With an average market value of \$207,447.00, and an average yearly principal payment of \$145.55 (monthly principal of \$12.13) assuming 6% interest rate, the amount of assessment versus the value of the property would appear acceptable. As such, no unusual need for loans from the Revolving Fund would be expected. Further information comparing the total cost (estimate) to the market value for each parcel is listed in Exhibit "B".

(d) Delinquencies. For tax year 2008, Zero (0) parcels were delinquent. This rate is above the average city collection rate of 95%.

Therefore, given the delinquency history of this Project area, no unusual need for loans from the Revolving Fund would be expected.

(e) The Public Benefit of the Improvements. Current City Subdivision and Site Development Ordinances, and under City Council policies, the cost of installation of new curb, gutter, sidewalk, and drive approaches is to be borne by the adjoining property owners.

Some of the parcels have been involved in recent construction or subdivision activity. Some of these parcels have undergone recent site developments, both residential and commercial, in which a permit was taken out, but the improvements were not constructed, or the developer has requested that the improvements be included and constructed under the proposed project. Developers generally make a request to be included in the proposed project to take advantage of the financing opportunity of the 12-year assessment. Some of these parcels are lots included in recently approved subdivisions. The improvements were required as part of the Subdivision Improvements Agreements, but were not installed by the subdivider/developer.

The remaining parcels represent a continuation of an annual improvement project for repairs of tripping hazards, deteriorated sidewalks, drainage problems, property owner requests and citizen complaints.

The project improvements are located in various Task Force areas, both commercial and residential, throughout the City.

8. REIMBURSEMENT EXPENDITURES.

(a) Regulations. The United States Department of Treasury has promulgated final regulations governing the use of proceeds of tax-exempt bonds, all or a portion of which are to be used to reimburse the City for project expenditures paid by the City prior to the date of issuance of such bonds. Those regulations (Treasury Regulations, Section 1.150-2) (the "Regulations") require that the City adopt a statement of official intent to reimburse an original expenditure not later than 60 days after payment of the original expenditure. The Regulations also generally require that the bonds be issued and the reimbursement allocation made from the proceeds of the bonds within 18 months (or three years, if the reimbursement bond issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) after the later of (i) the date the expenditure is paid or (ii) the date the project is placed in service or abandoned, but (unless the issue qualifies for the "small issuer" exception from the arbitrage rebate requirement) in no event more than three years after the date the expenditure is paid. The Regulations generally permit reimbursement of capital expenditures and costs of issuance of the bonds.

(b) Prior Expenditures. Other than (i) expenditures to be paid or reimbursed from sources other than the Bonds, (ii) expenditures permitted to be reimbursed under the transitional provision contained in Section 1.150-2(j)(2) of the Regulations, (iii) expenditures constituting preliminary expenditures within the meaning of Section 1.150-2(f)(2) of the Regulations, or (iv) expenditures in a "de minimus" amount (as defined in Section 1.150-

2(f)(1) of the Regulations), no expenditures for the Improvements have been paid by the City before the date 60 days before the date of adoption of this resolution.

(c) **Declaration of Intent.** The City reasonably expects to reimburse the expenditures made for costs of the Improvements out of the proceeds of Bonds in an estimated maximum aggregate principal amount of \$419,000.00 after the date of payment of all or a portion of the costs of the Improvements. All reimbursed expenditures shall be capital expenditures, a cost of issuance of the Bonds or other expenditures eligible for reimbursement under Section 1.150-2(d)(3) of the Regulations.

(d) **Budgetary Matters.** As of the date hereof, there are no City funds reserved, allocated on a long-term basis or otherwise set aside (or reasonably expected to be reserved, allocated on a long-term basis or otherwise set aside) to provide permanent financing for the expenditures related to the Improvements, other than pursuant to the issuance of the Bonds. The statement of intent contained in this resolution, therefore, is determined to be consistent with the City's budgetary and financial circumstances as they exist or are reasonably foreseeable on the date hereof.

(e) **Reimbursement Allocations.** The City's financial officer shall be responsible for making the "reimbursement allocations" described in the Regulations, being generally the transfer of the appropriate amount of proceeds of the Bonds to reimburse the source of temporary financing used by the City to make prior payment of the costs of the Improvements. Each allocation shall be evidence by an entry on the official books and records of the City maintained for the Bonds or the Improvements and shall specifically identify the actual original expenditure being reimbursed.

9. **PUBLIC HEARING.** On Monday, April 12, 2010, at 6:30 p.m., in the Council Chambers located on the Second Floor of the Police Facility, 220 North 27th Street, Billings, MT, the City Council will conduct a public hearing concerning this project and all interested parties will be allowed to testify. The City Council will also consider all written comments submitted to the City Clerk prior to the hearing or submitted to the Council during the hearing.

10. **NOTICE OF PASSAGE OF RESOLUTION OF INTENTION.** The City Clerk is hereby authorized and directed to publish or cause to be published a copy of a Notice of the passage of this Resolution in the **BILLINGS TIMES**, a newspaper of general circulation in the county on March 25 and April 01, 2010, in the form and manner prescribed by law, and to mail or cause to be mailed, a copy of said Notice to every person, firm corporation, or the agent of such person, firm, or corporation having real property within the District listed in his or her name upon the last completed assessment roll for state, county and school district taxes, at his last-known address, on or before the same day such notice is published.

PASSED by the City Council and APPROVED this 22nd day of March, 2010.

CITY OF BILLINGS:

BY: Thomas W. Hanel
Thomas W. Hanel, Mayor

ATTEST:



(Cari Martin)
Cari Martin, City Clerk

Exhibit A
Location of Work
WO 09-02 Miscellaneous and Developer Related

- 1) **SIDEWALK:** 1828 Alderson Avenue * 1236 North 31st Street * 617 Nelson Drive * 2022 13th ST W * 3624 Flagstone (Dev. Rel.) * 1315 2ND St W * 2130 Poly Drive (Dev. Rel.) * 2521 8th Avenue North (Dev. Rel.) * 5859 Ironwood Drive (Dev. Rel.) * 5835 Ironwood Drive (Dev. Rel.) * 1012 & 1014 N 23rd Street * 2189 Pheasant Drive * 2159 Pueblo Drive (Dev. Rel.) * 2901 Thousand Oaks * 623 Cook Avenue * 1931 Gleneagles Drive * 3115 9th Avenue South * 546 Custer Avenue * Various Olympic Park Walkways Behind 3648 Gladiator Circle * 617 Nelson Drive * 1803 Avenue D * 3414 5th Avenue South * 1201 Burlington Avenue * 702 Howard Avenue * 2159 Pueblo Drive *
- 2) **CURB & GUTTER:** 542 Tabriz Drive * 621 Nelson Drive * 522, 514, 506 Howard Avenue *
- 3) **DRIVEWAY APRON:** 5246 Sacagawea Drive * 3733 Poly Dr (Dev. Rel.) * 2039 Broadwater Avenue (Dev. Rel.) * 1046 Calico Drive * 3004 Marguerite Blvd * 3210 Durland Drive * 2071 Rosebud Dr * 2602 Yellowstone Avenue * 2008 & 2014 Colton Blvd * 1035 Alderson Avenue *
- 4) **SIDEWALK, CURB & GUTTER:** East side of N 22nd Street from 1ST Avenue North to 2nd Avenue North * 514 Houle Street * South Side of Montana Avenue between N 26th Street and N 24th Street * North Side of Monad Road between Berthoud Drive and 24th Street West * 1913 Avenue D * 142 Clark Avenue * 206 Clark Avenue * 2537 Broadwater Avenue (Dev. Rel.) * 4128 Corbin Drive * 2700 Grand Avenue (Dev. Rel.) * 2505 46th St W * 2202 Pine Street * 2514 Ridgewood Lane * 2604 Ridgewood Lane * 4408 Murphy Avenue * 1842 Avenue C * 2110 Custer Avenue *
- 5) **ADA Compliant W/C ramps:** N/E corner of Broadwater Avenue & 15th St W * N/W corner of Broadwater Avenue and 14th St W * 2203 & 2303 1ST Avenue S * 1521 S 32nd ST W (2) (Dev. Rel.) * 150 31st St W (Dev. Rel.) * 2690 King Avenue W. (Dev. Rel.) * 704 N 25th Street * 2202 Pine Street * 3115 9th Avenue South * 1802 Avenue F *
- 6) **SIDEWALK, CURB & GUTTER, DRIVEWAY APRONS:** 1021 Alderson Avenue * 1501 Avenue D * 3635 Montana Avenue (DEV. REL.) * 2702 4th Avenue N * 749 Mattson Drive (Dev. Rel.) * 1826 Grand Avenue (Dev. Rel.) * 2425 Central Avenue (Dev. Rel.) * 3103 Reimers Park Drive (Dev. Rel.) * 431 Rimrock Road * 703 Parkhill Drive * 1808 & 1807 Avenue D * 2910 Reimers Park Drive (Dev. Rel.) * 141 Glenhaven Drive * 149 Glenhaven Drive * 2609 Cook Avenue * 218 & 224 N 23rd Street * 2416 & 2428 11th St W * 6149 Masters Blvd * North side of Avenue F between 16th St W and 17th ST W * 27 N27th Street * East Side of South 37th St. from 1st Avenue South to 2nd Avenue South * East Side of South 30th Street between 4th Avenue South & 5th Avenue South * Both sides of Parkhill Drive between Virginia Lane and 6th Street West * 1802 Avenue F * 2007 Grand Avenue * 2143 Beloit Drive *
- 7) **ALLEY APRONS:** North Side of Miles Avenue, between 19th ST W and Glee Place * West side of 15th Street W between Avenue D and Avenue E * West Side of 14th ST W between Grand Avenue and Avenue B * 2143 Beloit Drive * 226 Nantucket Court (Dev. Rel.) * East side of Santa Fe Drive between El Dorado Drive and Fair park Drive * North side of Fair Park Drive between Ardmore Drive and Pecos Place * West side of 7th St W between Parkhill Drive and Beverly Hills Blvd *
- 8) **CURB & GUTTER, SIDEWALK, ALLEY APRONS, DRIVE APRONS:** West side of 17th ST West between Colton Boulevard and Poly Drive *
- 9) **SIDEWALK, CURB & GUTTER, ALLEY APRONS:** South side of South 6th Avenue South & North side of 7th Avenue South, Between South 36th Street to South 37th Street *

Exhibit B

WO 09-02 Misc/Developer Related

Tax Code	SID #	SID Pay-off (A)	Delinquent (B)	WO 09-02-Assessment (C)	A + B + C	Market Value
A00257				\$6,401.82	\$6,401.82	\$249,180.00
A00407				\$3,714.42	\$3,714.42	\$49,693.00
A00408				\$1,330.09	\$1,330.09	\$120,961.00
A00571				\$2,682.15	\$2,682.15	\$33,663.00
A00572				\$2,682.15	\$2,682.15	\$35,076.00
A00573				\$2,682.15	\$2,682.15	\$295,205.00
A00804	1334	\$2,986.73	\$0.00	\$0.00	\$2,986.73	\$10,518,736.00
A00886A				\$0.00	\$0.00	\$43,388.00
A00887				\$0.00	\$0.00	\$202,453.00
A01458				\$1,072.86	\$1,072.86	\$43,579.00
A01618				\$484.08	\$484.08	\$21,066.00
A01619				\$484.08	\$484.08	\$45,411.00
A01620				\$484.08	\$484.08	\$44,398.00
A01621				\$484.08	\$484.08	\$32,923.00
A01622				\$484.08	\$484.08	\$33,985.00
A01623				\$484.08	\$484.08	\$34,747.00
A01624				\$11,289.90	\$11,289.90	\$10,138.00
A01624A				\$484.08	\$484.08	\$50,760.00
A01625				\$484.08	\$484.08	\$59,179.00
A01626				\$484.08	\$484.08	\$73,353.00
A01627				\$726.13	\$726.13	\$36,918.00
A01777				\$1,931.14	\$1,931.14	\$59,765.00
A02843A				\$1,849.28	\$1,849.28	\$168,205.00
A04575				\$895.20	\$895.20	\$74,869.00
A04576				\$194.07	\$194.07	\$70,613.00
A04577				\$199.14	\$199.14	\$67,615.00
A04578				\$190.37	\$190.37	\$68,094.00
A04579				\$204.50	\$204.50	\$81,262.00
A04580				\$177.67	\$177.67	\$71,561.00
A04581				\$286.93	\$286.93	\$88,467.00
A04582				\$264.76	\$264.76	\$75,954.00
A04583				\$195.39	\$195.39	\$67,043.00
A04584				\$196.04	\$196.04	\$78,671.00
A04585				\$187.39	\$187.39	\$73,205.00
A04586				\$176.85	\$176.85	\$63,366.00
A04587				\$176.85	\$176.85	\$69,918.00
A04588				\$176.85	\$176.85	\$66,789.00
A04589				\$176.85	\$176.85	\$65,715.00
A04590				\$176.85	\$176.85	\$84,611.00
A04591				\$176.85	\$176.85	\$67,843.00
A04592				\$176.85	\$176.85	\$69,707.00
A04593				\$176.85	\$176.85	\$71,140.00
A04594				\$176.85	\$176.85	\$67,096.00
A04595				\$314.71	\$314.71	\$76,902.00

A04596				\$183.65	\$183.65	\$74,784.00
A04597				\$183.65	\$183.65	\$73,742.00
A04598				\$216.98	\$216.98	\$72,414.00
A04599				\$183.65	\$183.65	\$66,264.00
A04600				\$163.99	\$163.99	\$69,992.00
A04601				\$186.04	\$186.04	\$69,139.00
A04602				\$141.31	\$141.31	\$61,144.00
A04603				\$163.99	\$163.99	\$61,618.00
A04604				\$265.27	\$265.27	\$78,323.00
A04724				\$1,963.63	\$1,963.63	\$66,610.00
A04792				\$1,859.19	\$1,859.19	\$74,753.00
A04796				\$886.72	\$886.72	\$63,009.00
A04798				\$2,547.71	\$2,547.71	\$67,138.00
A04800				\$1,101.30	\$1,101.30	\$70,076.00
A04801				\$1,451.16	\$1,451.16	\$66,937.00
A04818				\$2,220.47	\$2,220.47	\$71,287.00
A04824				\$287.82	\$287.82	\$70,382.00
A04825				\$1,537.77	\$1,537.77	\$67,397.00
A04860				\$875.74	\$875.74	\$254,373.00
A04870				\$357.62	\$357.62	\$106,764.00
A04965				\$2,208.78	\$2,208.78	\$96,904.00
A04965A				\$2,208.79	\$2,208.79	\$84,602.00
A04966				\$3,782.57	\$3,782.57	\$54,498.00
A04967				\$1,195.23	\$1,195.23	\$69,602.00
A04968				\$5,078.63	\$5,078.63	\$60,523.00
A04969				\$0.00	\$0.00	\$62,544.00
A04970				\$1,931.91	\$1,931.91	\$55,547.00
A04971				\$894.05	\$894.05	\$73,393.00
A04999				\$2,304.91	\$2,304.91	\$54,949.00
A05001				\$2,879.80	\$2,879.80	\$16,042.00
A05003				\$6,583.42	\$6,583.42	\$60,828.00
A05004	2101	\$971.81	\$0.00	\$7,380.75	\$8,352.56	\$102,346.00
A06301				\$7,015.10	\$7,015.10	\$78,829.00
A06493				\$6,112.38	\$6,112.38	\$95,734.00
A06494				\$216.33	\$216.33	\$108,858.00
A06495				\$236.31	\$236.31	\$111,620.00
A06496				\$236.31	\$236.31	\$126,922.00
A06497				\$236.31	\$236.31	\$103,888.00
A06498				\$236.31	\$236.31	\$103,813.00
A06499				\$236.31	\$236.31	\$101,665.00
A06500A				\$145.79	\$145.79	\$61,604.00
A06500B				\$145.61	\$145.61	\$87,309.00
A06500E				\$145.79	\$145.79	\$80,546.00
A06500F				\$145.61	\$145.61	\$78,250.00
A06501				\$216.50	\$216.50	\$92,649.00
A06502				\$4,013.52	\$4,013.52	\$79,226.00
A06503				\$4,758.94	\$4,758.94	\$106,047.00
A06504				\$278.32	\$278.32	\$81,904.00
A06505				\$278.32	\$278.32	\$96,620.00
A06506				\$278.32	\$278.32	\$85,647.00
A06509				\$269.78	\$269.78	\$102,488.00

A06510				\$278.32	\$278.32	\$122,182.00
A06511				\$278.32	\$278.32	\$106,141.00
A06512				\$278.32	\$278.32	\$87,582.00
A06513				\$285.87	\$285.87	\$131,148.00
A06514				\$10,343.92	\$10,343.92	\$97,419.00
A06520B				\$7,331.85	\$7,331.85	\$129,229.00
A06520E				\$17,311.68	\$17,311.68	\$97,390.00
A06560				\$257.93	\$257.93	\$97,926.00
A06645				\$527.51	\$527.51	\$253,337.00
A06648				\$182.30	\$182.30	\$37,833.00
A06649				\$178.68	\$178.68	\$64,263.00
A06650				\$179.35	\$179.35	\$35,653.00
A06651				\$539.08	\$539.08	\$264,557.00
A06654				\$534.46	\$534.46	\$301,290.00
A06656				\$182.30	\$182.30	\$105,725.00
A06657				\$182.30	\$182.30	\$59,385.00
A06658				\$182.30	\$182.30	\$32,101.00
A06659				\$182.30	\$182.30	\$65,137.00
A06660				\$182.30	\$182.30	\$56,078.00
A06661				\$182.30	\$182.30	\$56,709.00
A06662				\$182.30	\$182.30	\$54,857.00
A06663				\$182.30	\$182.30	\$56,710.00
A06664				\$182.30	\$182.30	\$61,934.00
A06665				\$182.30	\$182.30	\$54,845.00
A06666				\$182.30	\$182.30	\$52,707.00
A06667				\$182.30	\$182.30	\$54,372.00
A06868				\$518.11	\$518.11	\$77,460.00
A07111				\$2,830.79	\$2,830.79	\$58,891.00
A07237				\$1,587.83	\$1,587.83	\$45,755.00
A07663	2101	\$171.21	\$0.00	\$686.37	\$857.58	\$74,099.00
A07738				\$192.55	\$192.55	\$74,806.00
A07739				\$231.05	\$231.05	\$88,637.00
A07740				\$192.55	\$192.55	\$76,880.00
A07741				\$192.55	\$192.55	\$79,556.00
A07742				\$192.55	\$192.55	\$79,103.00
A07743				\$179.71	\$179.71	\$76,511.00
A07744				\$154.04	\$154.04	\$74,163.00
A07746				\$154.04	\$154.04	\$60,112.00
A07747				\$236.18	\$236.18	\$92,206.00
A07748				\$217.70	\$217.70	\$76,384.00
A07749				\$222.04	\$222.04	\$82,357.00
A07750				\$241.46	\$241.46	\$79,977.00
A07751				\$220.16	\$220.16	\$75,479.00
A07752				\$190.05	\$190.05	\$80,125.00
A07753				\$265.53	\$265.53	\$88,719.00
A07754				\$217.05	\$217.05	\$86,813.00
A07755				\$155.78	\$155.78	\$70,918.00
A07906				\$2,682.15	\$2,682.15	\$70,613.00
A07907				\$1,609.29	\$1,609.29	\$60,165.00
A08167				\$0.00	\$0.00	\$92,714.00
A08276				\$1,555.64	\$1,555.64	\$77,922.00

A08753	2701	\$467.98	\$0.00	\$5,198.51	\$5,666.49	\$19,143.00
A08754	2701	\$233.99	\$0.00	\$2,020.04	\$2,254.03	\$33,461.00
A08755	2701	\$233.99	\$0.00	\$970.42	\$1,204.41	\$39,923.00
A08756	2701	\$233.99	\$0.00	\$1,850.42	\$2,084.41	\$57,214.00
A08757	2701	\$7,760.23	\$0.00	\$1,029.94	\$8,790.17	\$31,904.00
A09050				\$2,260.62	\$2,260.62	\$72,909.00
A09051				\$2,260.62	\$2,260.62	\$67,852.00
A09290				\$0.00	\$0.00	\$720,124.00
A09847				\$3,376.70	\$3,376.70	\$65,410.00
A09848				\$670.54	\$670.54	\$79,271.00
A09849				\$607.52	\$607.52	\$81,495.00
A09883				\$811.75	\$811.75	\$75,164.00
A09895				\$1,760.02	\$1,760.02	\$77,217.00
A10299				\$2,398.99	\$2,398.99	\$74,795.00
A10322				\$882.41	\$882.41	\$74,173.00
A10723				\$4,458.60	\$4,458.60	\$30,916.00
A10848				\$7,626.59	\$7,626.59	\$333,612.00
A10861				\$1,487.56	\$1,487.56	\$61,629.00
A12451				\$943.80	\$943.80	\$54,002.00
A12544				\$254.99	\$254.99	\$104,457.00
A12545				\$238.08	\$238.08	\$110,521.00
A12648				\$9,239.83	\$9,239.83	\$754,790.00
A12687				\$894.05	\$894.05	\$89,351.00
A12689				\$393.17	\$393.17	\$75,352.00
A12690				\$2,027.22	\$2,027.22	\$102,055.00
A12691				\$2,056.31	\$2,056.31	\$87,919.00
A12692				\$2,765.62	\$2,765.62	\$75,500.00
A12693				\$2,111.18	\$2,111.18	\$68,168.00
A12694				\$3,571.88	\$3,571.88	\$82,747.00
A12695				\$10,274.98	\$10,274.98	\$66,400.00
A12918				\$1,970.74	\$1,970.74	\$107,722.00
A12923				\$223.52	\$223.52	\$132,622.00
A13169C				\$0.00	\$0.00	\$161,379.00
A13176				\$11,619.08	\$11,619.08	\$147,409.00
A13496				\$0.00	\$0.00	\$66,789.00
A13497				\$512.84	\$512.84	\$71,449.00
A14019				\$1,029.78	\$1,029.78	\$71,058.00
A15874				\$3,745.31	\$3,745.31	\$236,844.00
A16410				\$1,315.48	\$1,315.48	\$58,570.00
A16634				\$4,177.46	\$4,177.46	\$108,353.00
A16636				\$4,520.92	\$4,520.92	\$68,622.00
A17784				\$686.37	\$686.37	\$49,968.00
A17872				\$2,708.97	\$2,708.97	\$315,244.00
A17989				\$1,329.67	\$1,329.67	\$209,881.00
A18687				\$410.79	\$410.79	\$65,060.00
A18688				\$3,924.75	\$3,924.75	\$658,553.00
A18689				\$177.16	\$177.16	\$71,446.00
A18690				\$3,732.59	\$3,732.59	\$196,727.00
A18984				\$1,111.64	\$1,111.64	\$52,359.00
A19200				\$0.00	\$0.00	\$57,615.00
A19202				\$0.00	\$0.00	\$65,206.00
A19205				\$0.00	\$0.00	\$37,240.00

A19212				\$2,824.91	\$2,824.91	\$66,812.00
A19251				\$1,192.42	\$1,192.42	\$36,527.00
A19637				\$2,707.67	\$2,707.67	\$106,131.00
A20298				\$17,519.03	\$17,519.03	\$2,495,712.00
A21589				\$3,122.03	\$3,122.03	\$115,158.00
A21791				\$0.00	\$0.00	\$196,791.00
A22085				\$504.93	\$504.93	\$120,319.00
A22814				\$8,542.11	\$8,542.11	\$118,677.00
A22815				\$9,485.95	\$9,485.95	\$110,282.00
A24260				\$526.19	\$526.19	\$144,945.00
A24845				\$2,906.70	\$2,906.70	\$98,980.00
A25513				\$5,333.41	\$5,333.41	\$140,080.00
A27251				\$3,053.77	\$3,053.77	\$203,457.00
A28233A				\$1,467.88	\$1,467.88	\$369,229.00
A28233B				\$1,267.30	\$1,267.30	\$321,211.00
A28233C				\$879.30	\$879.30	\$221,927.00
A28233D				\$855.80	\$855.80	\$219,126.00
A28233E				\$994.62	\$994.62	\$250,041.00
A28353				\$7,429.13	\$7,429.13	\$4,562,645.00
A28465	1366	\$1,986.49	\$0.00	\$0.00	\$1,986.49	\$192,974.00
A28466	1366	\$1,986.49	\$0.00	\$0.00	\$1,986.49	\$340,800.00
A28486	1366	\$1,931.84	\$0.00	\$0.00	\$1,931.84	\$269,923.00
A29594				\$3,229.78	\$3,229.78	\$144,466.00
A30394				\$0.00	\$0.00	\$232,266.00
A30998				\$1,017.92	\$1,017.92	\$725,328.00
A31028				\$3,906.84	\$3,906.84	\$24,418.00
A31501				\$11,169.64	\$11,169.64	\$79,135.00
A31677				\$4,071.69	\$4,071.69	\$295,346.00
A31681				\$8,143.38	\$8,143.38	\$333,256.00
A33618				\$800.12	\$800.12	\$92,900.00
C05768				\$0.00	\$0.00	\$230,612.00
C07187				\$0.00	\$0.00	\$101,770.00
C11713				\$1,422.73	\$1,422.73	\$346,105.00
C11714				\$1,422.73	\$1,422.73	\$443,507.00
C11716				\$1,422.73	\$1,422.73	\$443,507.00
C11813	1360	\$5,009.38	\$0.00	\$4,612.00	\$9,621.38	\$3,925,949.00
D01341A				\$3,180.87	\$3,180.87	\$1,550,580.00
E00097	1334	\$9,798.63	\$0.00	\$6,458.26	\$16,256.89	MT RAIL LINK
Average				\$1,746.41		\$352,108.32
Median				\$515.48		\$126,470.50
Low				\$0.00		\$24,418.00
High				\$17,519.03		\$4,562,645.00