

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 24-11178, entitled: "RESOLUTION RELATING TO TAX INCREMENT URBAN RENEWAL REVENUE BONDS (EXPANDED NORTH 27TH STREET URBAN RENEWAL AREA), SERIES 2024; 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 January 22, 2024, 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notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.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 Councilmembers voted in favor thereof: Shaw, Gulick, Neese, Owen, Joy, Kennedy, Aspenlieder, Tidswell, Boyett, Rupsis; voted against the same: N/A

; or were absent: N/A

WITNESS my hand officially this 22nd day of January, 2024.



Denise R. Bohlman
Denise R. Bohlman City Clerk

RESOLUTION 24-11178

RESOLUTION RELATING TO TAX INCREMENT URBAN RENEWAL REVENUE BONDS (EXPANDED NORTH 27TH STREET URBAN RENEWAL AREA), SERIES 2024; 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. 05-5333, adopted by the Council on July 11, 2005, as amended and supplemented by Ordinance Nos. 06-5394, 08-5483 and 11-5539 adopted on November 13, 2006, December 8, 2008 and July 11, 2011, respectively (as so amended and supplemented, the "Ordinance"), the Council created the Expanded North 27th Street Urban Renewal Area (the "District") and approved the Expanded North 27th Street Urban Renewal Plan (the "Plan"). The Plan provides for the segregation and collection of tax increment with respect to the District. The District and the Plan have been duly and validly created and adopted in accordance with the Act and are in full force and effect.

1.03. The City proposes to undertake the design, engineering and construction of one-way to two-way street conversions and a pedestrian walking bridge in the District, together with related improvements (collectively, the "2024 Project"). The purpose of the 2024 Project is to facilitate pedestrian safety, improve traffic flow and enhance access to local businesses within the District. The 2024 Project is authorized under the Plan and constitutes an urban renewal project within the meaning of the Act. Pursuant to the Plan, the Council 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 (Expanded North 27th Street Urban Renewal Area), Series 2024 (the "Series 2024 Bonds"), for the purpose of financing costs of the 2024 Project, funding a deposit to a debt service reserve account for the Series 2024 Bonds, and paying costs of issuance of the Series

2024 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 its Tax Increment Urban Renewal Revenue Bonds (Expanded North 27th Street Urban Renewal Area) (Tax Exempt), Series 2013A (the “Series 2013A Bonds”), which are currently outstanding in the aggregate principal amount of \$7,885,000, its Tax Increment Urban Renewal Revenue Bonds (Expanded North 27th Street Urban Renewal Area) (Taxable), Series 2013B (the “Series 2013B Bonds” and together with the Series 2013A Bonds, the “Series 2013 Bonds”), which are currently outstanding in the aggregate principal amount of \$2,075,000, and its Tax Increment Urban Renewal Revenue Bonds (Expanded North 27th Street Urban Renewal Area), Series 2020 (the “Series 2020 Bonds”), which are currently outstanding in the aggregate principal amount of \$1,975,000. Upon the issuance of the Series 2024 Bonds, there are no other obligations of the City in respect of the Tax Increment, other than the Series 2013 Bonds, the Series 2020 Bonds and the Subordinate Obligations described below.

The maximum aggregate annual debt service on the Series 2013 Bonds, the Series 2020 Bonds and the Series 2024 Bonds, assuming with respect to the Series 2024 Bonds an average interest rate of 6.500% per annum and a final maturity of July 1, 2044, is \$1,639,475. Based on Tax Increment of \$2,963,563 received by the City in fiscal year 2023, the City estimates that the Tax Increment to be received by the City each fiscal year will be at least \$2,963,563 per year. Accordingly, the estimated Tax Increment to be received by the City in each fiscal year is expected to be sufficient to pay the maximum aggregate annual debt service on the Series 2013 Bonds, the Series 2020 Bonds and the Series 2024 Bonds and amounts due pursuant to the Subordinate Obligations, and the Tax Increment received by the City in fiscal year 2023 (\$2,963,563) was equal to at least 130% of the estimated maximum aggregate annual debt service for any future calendar year (\$2,131,317.50) with respect to the Series 2013 Bonds, the Series 2020 Bonds and the Series 2024 Bonds.

In addition, the Tax Increment received by the City in fiscal year 2023 (\$2,963,563) and the Tax Increment estimated to be received by the City in the next succeeding three fiscal years (\$2,963,563) (adjusted as provided in the Original Resolution) is estimated to be equal to at least 140% of the maximum aggregate annual debt service for any future calendar year (\$2,295,265) with respect to the Series 2013 Bonds, the Series 2020 Bonds and the Series 2024 Bonds.

Pursuant to certain development agreements entered into (or to be entered into) between the City and various developers, the City has agreed to make grant payments to such developers with respect to certain eligible infrastructure expenses, subject to the satisfaction of certain conditions precedent, in the amounts reflected in such agreements. Such grant payments are to be made from Tax Increment and are payable on a subordinate basis to the Series 2013 Bonds, the Series 2020 Bonds and Series 2024 Bonds (the “Subordinate Obligations”). Schedule 1 attached hereto reflects such Subordinate Obligations and the estimated timing for payment thereof.

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 2024 Bonds through a private negotiated sale. The City Finance Director is authorized to select one or more purchasers (the "Purchaser") for the Series 2024 Bonds and to negotiate the sale thereof, subject to Section 4.02 hereof.

4.02. The Series 2024 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 2024 Bonds, exclusive of original issue discount or premium, shall not exceed \$5,750,000; (2) the maximum true interest cost on the Series 2024 Bonds shall not exceed 6.500%; (3) the underwriter's discount shall not exceed 1.30% of the principal amount of the Series 2024 Bonds, exclusive of original issue premium or discount; and (4) the final stated maturity of the Series 2024 Bonds shall not be later than July 1, 2044. The Series 2024 Bonds will be payable from Tax Increment on a parity basis with the Series 2013 Bonds and Series 2020 Bonds and prior to the Subordinate Obligations described Section 3 hereof. All costs of issuing the Series 2024 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 2024 Bonds) shall be paid by the City.

The form of the Series 2024 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 2024 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 2024 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 disability of the City Finance Director and/or City Administrator, 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 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 2024 Bonds and the agreement of the City to sell the Series 2024 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 2024 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 2024 Bonds. The City Administrator and the 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 2024 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 2024 Bonds, to provide annual reports of specified information and notice of the occurrence of certain events.

ADOPTED AND APPROVED by the City Council of the City of Billings, Montana, on the 22nd day of January, 2024.



CITY OF BILLINGS

By: William A. Cole
William A. Cole, Mayor

ATTEST:

By: Denise R. Bohlman
Denise R. Bohlman, City Clerk

SCHEDULE 1

**Subordinate Obligations
Estimated Payment Dates**

Name	FY24	FY25	FY26	FY27	FY28
Arthouse Cinema Phase II	\$ 350,000				
Alberta Bair Theater	250,000				
Burger Dive		\$ 233,186	\$ 233,186		
Stone Building	221,922	221,922	221,922		
Kibler & Kirch PO 23-000881	79,940				
MJShanks LLC PO 24-000425	110,200				
Skypoint Project PO 22-000032	260,000				
Montana Rescue Mission		210,000	210,000		
Old Town Flats		384,553	384,553	\$384,553	\$384,553
Lincoln Apartments PO 24-000224	50,000	50,000	50,000	50,000	50,000
Old Billings Hardware		149,000	149,000	149,000	149,000

City Council Regular

Date: 01/22/2024
Title: Resolution Authorizing the Issuance and Private Negotiated Sale of Expanded North 27th Street Tax Increment Bonds
Presented by: Andy Zoeller, Finance Director
Department: Finance
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends that City Council approve the resolution authorizing the issuance and private negotiated sale of Expanded North 27th Street tax increment bonds.

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

This resolution has been submitted to authorize the issuance of tax increment bonds, and to set the limits for the principal amount, the interest rate, underwriter's discount, and the maturity of the bonds. Bond proceeds would finance the conversion of one-way to two-way streets in the downtown area and related costs of debt issuance. The project will also include upgrading traffic and pedestrian signals, improvements to off-street parking, and landscaping. The purpose of the project is to facilitate pedestrian safety, improve traffic flow, improve public parking, and enhance access to local businesses within the district. The annual debt payments for these improvements will be paid from the tax increment funds from the District. This project has not yet been bid, final bond sale amounts will correspond with construction bid amounts, if approved.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve the resolution. If not approved, sufficient funding for the two-way conversion project will not be available and the project will not occur.

FISCAL EFFECTS

During the negotiations, the interest rate will be determined, which will drive the total cost of borrowing. The parameters authorized by this resolution limits the maximum aggregate principal amount, exclusive of premium or discount, not to exceed \$5,750,000, with a maximum interest rate of 6.50%. The underwriter's discount shall not exceed 1.30% of the principal amount of the bonds, exclusive of premium or discount. The final maturity will be later than July 1, 2044.

The project is included in the FY24 budget to be funded with \$3.8M from Tax Increment Funds. Staff is requesting authority to issue up to \$5.7M to cover estimated bond issuance costs of \$144,000, a deposit for the debt service reserve requirement of \$415,000, reimbursement for the construction design contract \$674,374 (awarded 11/14/22) and \$4,466,626 available for construction. Because bids for the project will not be opened until early February, staff is recommending a parameter that will allow for the construction capacity beyond the original budget, pending final bids. Final bonds issued will be consistent with construction bids, and will not occur until after Council approves the construction contract.

Attachments

resolution

Res. 211-11178

COUNCIL ACTION	Approved
11-0	
JAN 22 2024	
db	
CITY CLERK	

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

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I further certify that, upon vote being taken on the Resolution at said meeting, the following Council Members voted in favor thereof: _____; voted against the same: _____; abstained from voting thereon: _____; or were absent: _____.

WITNESS my hand officially this _____ day of January, 2024.

(SEAL)

City Clerk

RESOLUTION NO. _____

RESOLUTION RELATING TO TAX INCREMENT URBAN
RENEWAL REVENUE BONDS (EXPANDED NORTH 27TH
STREET URBAN RENEWAL AREA), SERIES 2024;
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1.02. Pursuant to the Act and Ordinance No. 05-5333, adopted by the Council on July 11, 2005, as amended and supplemented by Ordinance Nos. 06-5394, 08-5483 and 11-5539 adopted on November 13, 2006, December 8, 2008 and July 11, 2011, respectively (as so amended and supplemented, the “Ordinance”), the Council created the Expanded North 27th Street Urban Renewal Area (the “District”) and approved the Expanded North 27th Street Urban Renewal Plan (the “Plan”). The Plan provides for the segregation and collection of tax increment with respect to the District. The District and the Plan have been duly and validly created and adopted in accordance with the Act and are in full force and effect.a

1.03. The City proposes to undertake the design, engineering and construction of one-way to two-way street conversions and a pedestrian walking bridge in the District, together with related improvements (collectively, the “2024 Project”). The purpose of the 2024 Project is to facilitate pedestrian safety, improve traffic flow and enhance access to local businesses within the District. The 2024 Project is authorized under the Plan and constitutes an urban renewal project within the meaning of the Act. Pursuant to the Plan, the Council 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 (Expanded North 27th Street Urban Renewal Area), Series 2024 (the “Series 2024 Bonds”), for the purpose of financing costs of the 2024 Project, funding a deposit to a debt service reserve account for the Series 2024 Bonds, and paying costs of issuance of the Series 2024 Bonds, as determined by the officers of the City identified pursuant to, and subject to the limitations set forth in, Section 4 hereof.

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In addition, the Tax Increment received by the City in fiscal year 2023 (\$2,963,563) and the Tax Increment estimated to be received by the City in the next succeeding three fiscal years (\$2,963,563) (adjusted as provided in the Original Resolution) is estimated to be equal to at least 140% of the maximum aggregate annual debt service for any future calendar year (\$2,295,265) with respect to the Series 2013 Bonds, the Series 2020 Bonds and the Series 2024 Bonds.

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4.01. This Council hereby determines that it would be in the best interests of the City to sell the Series 2024 Bonds through a private negotiated sale. The City Finance Director is

authorized to select one or more purchasers (the “Purchaser”) for the Series 2024 Bonds and to negotiate the sale thereof, subject to Section 4.02 hereof.

4.02. The Series 2024 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 2024 Bonds, exclusive of original issue discount or premium, shall not exceed \$5,750,000; (2) the maximum true interest cost on the Series 2024 Bonds shall not exceed 6.500%; (3) the underwriter’s discount shall not exceed 1.30% of the principal amount of the Series 2024 Bonds, exclusive of original issue premium or discount; and (4) the final stated maturity of the Series 2024 Bonds shall not be later than July 1, 2044. The Series 2024 Bonds will be payable from Tax Increment on a parity basis with the Series 2013 Bonds and Series 2020 Bonds and prior to the Subordinate Obligations described Section 3 hereof. All costs of issuing the Series 2024 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 2024 Bonds) shall be paid by the City.

The form of the Series 2024 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 2024 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 2024 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 disability of the City Finance Director and/or City Administrator, 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 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 2024 Bonds and the agreement of the City to sell the Series 2024 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 2024 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 2024 Bonds. The City Administrator and the 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 2024 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 2024 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
22nd day of January, 2024.

Mayor

Attest: _____
City Clerk

SCHEDULE 1

Subordinate Obligations Estimated Payment Dates

Name	FY24	FY25	FY26	FY27	FY28
Arthouse Cinema Phase II	\$ 350,000				
Alberta Bair Theater	250,000				
Burger Dive		\$ 233,186	\$ 233,186		
Stone Building	221,922	221,922	221,922		
Kibler & Kirch PO 23-000881	79,940				
MJShanks LLC PO 24-000425	110,200				
Skypoint Project PO 22-000032	260,000				
Montana Rescue Mission		210,000	210,000		
Old Town Flats		384,553	384,553	\$384,553	\$384,553
Lincoln Apartments PO 24-000224	50,000	50,000	50,000	50,000	50,000
Old Billings Hardware		149,000	149,000	149,000	149,000