

APPENDIX D

Public Support

Resolution 3267 – Resolution of Necessity

Hamilton PUBLIC SCHOOLS

Hamilton School District #3 • 217 Daly Avenue • Hamilton, Montana 59840-2827

September 22, 2015

Ravalli County Board of Commissioners
215 South 4th Street
Hamilton, Montana 59840

Dear Commissioners,

This letter provides the Hamilton School District's assessment of the pending designation of the "East Ravalli County, Ravalli County Airport" area as a targeted economic development district (TEDD). Terry Nelson (Ravalli County Planning Department Administrator) and Julie Foster (Executive Director of the Ravalli County Economic Development Authority) provided the School Board with valuable information on the nature of a TEDD and on tax increment financing, which was of great help as we considered this matter.

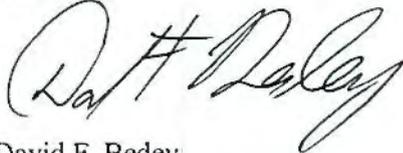
While tax increment financing is in effect (a period of at least 15 years but perhaps as many as 40 years), Hamilton School District taxpayers will not receive the full benefit of development-related increases to the tax base. However, economic development driven by the TEDD but occurring outside of its boundaries will likely broaden the tax base enough to offset operating budget increases caused by the enrollment of additional students. The main risk to the District is the possible need to build or renovate a school in response to development-driven enrollment increases. Should this happen, District taxpayers outside the TEDD would bear the entire burden of providing additional school infrastructure, unless the Commissioners take action to provide part of the tax increment to support this purpose. The severity and timing of this potential problem will depend upon the rate of economic development (inside and outside the TEDD) along with when and how quickly enrollment increases occur.

After the expiration of tax increment financing, the net effect of the TEDD on the Hamilton School District should be positive. Tax relief generated by an increase in the District's taxable valuation (both on property within the TEDD and on improvements to property outside the TEDD) would almost certainly outweigh the revenue required to support each additional student enrolled. If enrollment increases create the need for additional classroom space, the cost of financing a school bond could be spread over a larger tax base and thus reduce the tax impact on individual taxpayers.

In summary, the Hamilton School District Board of Trustees believes that economic development is good for the District's students and its taxpayers. However, the School Board asks that the Commissioners take action as appropriate throughout the lifetime of the TEDD to ensure that the District's taxpayers are not unfairly burdened in the event that enrollment increases resulting from the TEDD require the improvement or addition of school infrastructure.

Should you have any questions, I would be glad to discuss them with you.

Sincerely,



David F. Bedey
Chairman, Board of Trustees
Hamilton School District #3

RECEIVED

SEP 23 2015

Ravalli County Commissioners

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OFFICE OF THE SUPERINTENDENT

217 DALY AVENUE
P: 406.363.2280
F: 406.363.1843

HAMILTON HIGH SCHOOL

327 FAIRGROUNDS ROAD
P: 406.375.6060
F: 406.375.6076

HAMILTON MIDDLE SCHOOL

209 SOUTH 5TH STREET
P: 406.363.2121
F: 406.363.7032

DALY ELEMENTARY SCHOOL

208 DALY AVENUE
P: 406.363.2122
F: 406.363.6494

WASHINGTON PRIMARY SCHOOL

225 NORTH 5TH STREET
P: 406.363.2144
F: 406.363.7420

**Ilona Besseney
Bitter Root Stock Farm
P.O. Box 496
Hamilton, MT**

June 6, 2013

Montana Department of Commerce
Big Sky Trust Fund Program
Community Development Block Grant Program
PO Box 200505
Helena MT 59620-0505

Re: Support Letter and Commitment of Funds

To Whom It May Concern:

I write as the executor of my father's estate to support Ravalli County's planning grant applications to the Big Sky Trust Fund and the Montana Department of Commerce Community Development Block Grant programs to assist the local government in the creation of the Targeted Economic Development District (TEDD). My father's estate has substantial land holdings on the edge of the City of Hamilton, including the original core acreage of the Bitter Root Stock Farm. Some of this land would be adjacent to the proposed TEDD, and some of the land is likely to be included in the TEDD.

My father, and I can report with confidence, his heirs, have a great love for the Valley and we use the Marcus Daly legacy as a guide for management of our land holdings. Much like he did when he originally planned the City of Hamilton, we seek a balanced approach to development of the land. This includes managing our land to preserve the integrity of the Daly Mansion and its view shed. In the absence of the opportunity to plan in collaboration with the local municipality for appropriate development and infrastructure, we have borne all the costs of maintaining the view shed and ensuring the continued integrity of the land. This arrangement is not sustainable.

The creation of the Targeted Economic Development District provides a level of predictability through zoning and planning that will help protect our investment in both conservation and economic development. The family is also committed financially to the success of the project and will be providing an amount not to exceed \$3,500 toward the scope of work that was submitted via the planning grant applications.

Sincerely,

/s/

Ilona Besseney
Executor
Estate of Francis B. Besseney



Bitterroot Valley Board of REALTORS®, Inc.

224 North Fourth Street
Hamilton, Montana 59840

Phone: 406-363-2000 Fax: 406-363-4511 email: Layna@bvbor.net

June 3, 2013

Montana Department of Commerce
Big Sky Trust Fund Program
Community Development Block Grant Program
P.O. Box 200505
Helena, Montana 59620-0505

RE: Support Letter and Commitment of Funds

To Whom It May Concern:

The Bitterroot Valley Board of REALTORS® supports Ravalli County's planning grant applications to the Big Sky Trust Fund and the Montana Department of Commerce Community Development Block Grant programs.

Appropriate planning and the availability of infrastructure are critical needs for commercial and residential real estate development. The creation of the Targeted Economic Development District would, eventually enable land that is infrastructure deficient and not currently suitable to add value to our economy, to have the necessary infrastructure provisioned.

The Bitterroot Valley Board of REALTORS® emphasizes their hearty support of the Ravalli County Commissioners proactive strategy and work to provide space for industrial businesses, technology businesses, education, and new Workforce housing development to occur. The Bitterroot Valley Board of REALTORS® is also committed financially to the success of the project and will be providing an amount not to exceed \$3,000.00 toward the scope of work that was submitted via the planning grant applications.

Thank you for your consideration of this request to support economic development in Ravalli County.

Respectfully,

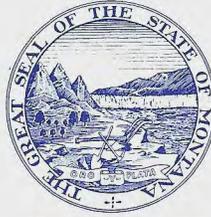
Layna Lyons
Executive Officer
Bitterroot Valley Board of REALTORS®, Inc.



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Montana House of Representatives



REPRESENTATIVE NANCY L. BALLANCE
HOUSE DISTRICT 89

HELENA ADDRESS:
CAPITOL BUILDING
PO BOX 200400
HELENA, MONTANA 59620-0400
PHONE: (406) 444-4800

HOME ADDRESS:
388 HAWK POINT LANE
HAMILTON, MT 59840
PHONE: (406) 363-8416

The Big Sky Country

COMMITTEE:
APPROPRIATIONS

Montana Department of Commerce
Big Sky Trust Fund Program
Community Development Block Grant Program
PO Box 200505
Helena MT 59620-0505

June 6, 2013

Re: Support for the Ravalli County Targeted Economic Development District

To Whom It May Concern:

As Representative for House District 89 in Ravalli County I have been attending meetings to support and assist the Ravalli County Commissioners in their pre-planning for a Targeted Economic Development District during the past year. I support the Ravalli County Commissioners' planning grant application to the Big Sky Trust Fund and the Montana Department of Commerce Community Development Block Grant programs for the creation of a Targeted Economic Development District.

Tax increment financing will enable a locally driven resource to leverage scarce funds for expensive and critical infrastructure such as water, waste water, and improved Internet to name a few. Ravalli County needs to work proactively to provide space for industrial businesses, technology businesses, education, and new workforce housing development to occur. I applaud the Commissioners effort and commitment to the creation of the Targeted Economic Development District and I encourage the decision makers on the Committee to fund these worthy applications without delay.

Sincerely,

A handwritten signature in cursive script that reads "Nancy L. Ballance".

Nancy L. Ballance
House District 89

June 7, 2013

Montana Department of Commerce
Big Sky Trust Fund Program
Community Development Block Grant Program
P. O. Box 200505
Helena MT 59620-0505

Re: Support Letter and Commitment of Funds

The Mildenberger family has presided over and owned businesses in the Bitterroot Valley for over seventy years.

Because the development requirements and availability of infrastructure are currently so unpredictable in the valley, we don't invest as much as we might. The creation of the Targeted Economic Development District provides a level of predictability through zoning and planning that will help protect potential investment in economic development from the whimsical government decisions that have plagued our valley. Decisions on land use and so called "master plans" swing wildly from election to election.

The Mildenberger family owns land in the proposed Targeted Economic Development District. We would like to do something positive and economically beneficial with the land for both the community and the family. In order for us to consider this type of large investment, we would like to see a well defined plan from the local government that demonstrates an understanding of what is necessary for business to occur.

We support Ravalli County's planning grant applications to the Big Sky Trust Fund and the Montana Department of Commerce Community Development Block Grant programs to assist local government in the creation of the Targeted Economic Development District. We are committed financially to the success of the project and will be providing an amount not to exceed \$3,500 toward the scope of work that was submitted via the planning grant applications.

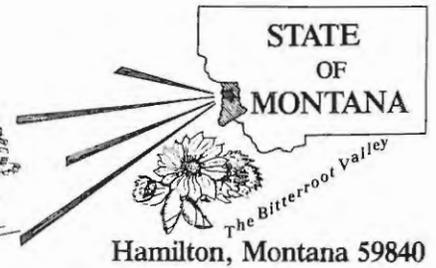
Thank you for your consideration of this request to support economic development in Ravalli County.

Sincerely,



Brad Mildenberger

COUNTY OF RAVALLI



June 10, 2013

Montana Department of Commerce
Big Sky Trust Fund Program
Community Development Block Grant Program
PO Box 200505
Helena MT 59620-0505

Re: Support Letter and Commitment to Matching Funds and Scope of Work

To Whom It May Concern:

The Ravalli County Board of Commissioners supports the Ravalli County planning grant application to the Big Sky Trust Fund and the Montana Department of Commerce Community Development Block Grant programs for the creation of a Targeted Economic Development District (TEDD).

All communities in Ravalli County have severe infrastructure deficiencies. The TEDD will provide a locally driven resource to address some of these serious deficiencies. The creation of the TEDD will eventually enable land that is infrastructure deficient and not currently suitable to add value to our economy, to have the necessary infrastructure provisioned.

The Ravalli County Board of Commissioners emphasizes their strong support of this project to proactively work to provide space for industrial businesses, technology businesses, education, and new workforce housing development to occur. The Ravalli County Commissioners are committed financially to the success of the project and will be providing an amount not to exceed \$14,000 as match. The Ravalli County Board of Commissioners are committed to the scope of work of this project which includes the adoption of a growth policy for the Targeted Economic Development District. The Commissioners emphasize that this growth policy will not be county wide. The growth policy in this project will be created with the owners of the land in the TEDD and will be adopted at the land owners request. Thank you for your consideration of this request to support economic development in Ravalli County.

BOARD OF RAVALLI COUNTY COMMISSIONERS

Jeff Burrows, Chairman

From: [Rick Fuhrman](#)
To: commissioners@rc.mt.gov
Cc: gwiles@rc.mt.gov; "Julie Foster"
Subject: Support for Targeted Economic Development District (TEDD)
Date: Sunday, June 09, 2013 4:01:00 PM

Commissioners

I am writing in support of your work to date for the formation of a Targeted Economic Development District (TEDD). It is my understanding that in addition to the two applications already submitted, the Community Block Grant Program requires an explicit statement from the Ravalli County Board of Commissioners in support of the scope of work. I urge you to provide the explicit statement required and the inclusion of the following:

The Ravalli County Board of Commissioners are committed to the scope of work of this project which includes the adoption of a growth policy for the Targeted Economic Development District. The Commissioners emphasize that this growth policy will not be county wide. The growth policy in this project will be created with the owners of the land in the TEDD and will be adopted at the land owners request. Thank you for your consideration of this request to support economic development in Ravalli County.

The establishment of this district will create a degree of certainty regarding future infrastructure and character of the district which does not exist today. This will remove some of the uncertainties that property owners and investors have when they consider making long term investments which can in turn support economic growth in Ravalli County

Thank you for your consideration of this request.

Best regards,

Rick Fuhrman

a distance of 43.56 feet; thence N. 05° 05' 23" W., a distance of 148.38 feet; thence N. 04° 14' 47" E., a distance of 242.27 feet; thence N. 01° 57' 24" E., a distance of 194.12 feet; thence N. 14° 27' 24" E., a distance of 101.12 feet; thence N. 01° 31' 38" E., a distance of 111.93 feet; thence N. 00° 52' 46" W., a distance of 104.22 feet; thence N. 14° 43' 30" E., a distance of 22.19 feet; thence S. 89° 59' 50" W., a distance of 2529.57 feet; thence S. 00° 08' 07" W., a distance of 551.23 feet to the Northeast corner of Parcel A of COS 4343; thence two (2) courses along the Northerly boundary of said Parcel A, N. 89° 59' 50" W., a distance of 1177.23 feet; thence S. 68° 41' 43" W., a distance of 70.11 feet to a point on the West line of said Section 19; thence N. 00° 04' 12" E., along said West line of said Section 19, a distance of 1841.49 feet; thence S. 84° 20' 00" E., a distance of 1070.10 feet; thence S. 35° 00' 00" W., a distance of 328.00 feet; thence S. 03° 12' 54" E., a distance of 512.54 feet to a point on a non-tangent curve from which the radius bears S. 03° 12' 54" E, Easterly, Southeasterly and Southerly, being concave to the Southwest and having a radius of 318.50 feet, a distance of 518.81 feet to a point on a non-tangent line; thence N. 89° 59' 50" E., a distance of 3958.00 feet to a point on the Easterly line of said Section 19; thence S. 00° 11' 01" W., a distance of 1643.25 feet to the Northwest corner of the S1/2N1/2SW1/4SW1/4 of said Section 20; thence N. 89° 58' 49" E., a distance of 1326.55 feet to the Northeast corner of the S1/2N1/2SW1/4SW1/4 of said Section 20; thence N. 00° 07' 03" W., a distance of 328.23 feet to the Northwest corner of the SE1/4SW1/4 of said Section 20; thence N. 89° 57' 11" E., a distance of 1325.64 feet to the Northeast corner of the SE1/4SW1/4 of said Section 20; thence S. 00° 09' 22" E., a distance of 1315.49 feet to the Southeast corner of the SE1/4SW1/4 of said Section 20; thence S. 00° 29' 49" E., a distance of 4056.13 feet to a point on the northerly boundary of Parcel 1 of COS 488373; thence N. 89° 50' 10" E., a distance of 487.88 feet to the Northeast corner of said Parcel 1; thence S. 00° 21' 16" E., a distance of 28.00 feet; thence N. 89° 50' 10" E., a distance of 9.30 feet; thence S. 00° 00' 06" W., a distance of 2546.73 feet; thence S. 58° 00' 06" W., a distance of 79.28 feet; thence N. 85° 59' 54" W., a distance of 140.43 feet to a point on the Northerly right-of-way line of Golf Course Road; thence eight (8) courses along said Northerly right-of-way line, N. 66° 43' 33" W., a distance of 22.85 feet; thence N. 89° 33' 42" W., a distance of 147.62 feet to a point on a non-tangent curve from which the radius bears S. 07° 25' 32" W; thence Westerly, along said non-tangent curve, being concave to the South and having a radius of 1482.50 feet, a distance of 159.94 feet to a point on a tangent line; thence N. 88° 45' 21" W., a distance of 489.05 feet; thence S. 77° 15' 03" W., a distance of 41.04 feet; thence N. 88° 32' 50" W., a distance of 194.92 feet; thence N. 80° 31' 25" W., a distance of 50.11 feet; thence N. 89° 29' 14" W., a distance of 40.26 feet; thence N. 00° 18' 39" W., a distance of 208.66 feet; thence N. 89° 17' 50" W., a distance of 417.37 feet; thence S. 00° 17' 17" E., a distance of 208.84 feet to a point on the Northerly right-of-way line of Golf Course Road; thence along said Northerly right-of-way line, N. 89° 18' 11" W., a distance of 60.05 feet; thence N. 00° 17' 08" W., a distance of 1300.42 feet; thence N. 00° 18' 32" W., a distance of 1258.27 feet to the Northwest corner of said Parcel 1; thence N. 89° 50' 10" E., a distance of 149.52 feet; thence N. 00° 29' 57" W., a distance of 3256.53 feet; thence S. 89° 52' 03" W., a distance of 1465.83 feet to the true point of beginning, containing 420.28 acres more or less. Ravalli County, Montana and in particular found:

1. **Water System** – The Ravalli County Airport Area is served by individual wells. A high concentration of iron has been found in the well water. No water supply from municipal or other public water systems currently exists for the area. A comprehensive water service plan is needed at the airport to meet fire flow needs and those of future value-added industry users.
2. **Sewer System** – The Ravalli Airport has a high ground water table. As a result, state and local regulations restrict installation of new septic systems. Potential commercial development is impacted by the unavailability of sewage treatment infrastructure. Future site planning should include developing on-site services or extending city sewer service to the airport area, which would eliminate the need for individual septic systems. Currently, the city has no scheduled date or timeframe to provide sewage treatment services.
3. **Roadways** – The Ravalli Airport Area is in need of new roadways and taxi lanes to provide access for the construction of additional, airport-related industrial users and aircraft hangar facilities. The intersection of Fairgrounds Road and the Eastside Highway has been identified as a roadway in need of mitigation and further study. Sight distance concerns are present for vehicles waiting to enter the Eastside Highway due to the curve and grade to the south. During peak hours, cars are stacked 7 deep waiting to turn left.
4. **Utilities** – Although Internet, telephone, natural gas and electrical utilities are available in the Ravalli County Airport Area, these services will need to be expanded to include higher speed broad band, fiber optics, and upgrades to existing utilities to accommodate new targeted economic development and light industrial users.
5. **General Improvements** – Additional infrastructure and public service deficiencies may be identified over time. For example, improvements to security fencing, wildlife management/control capabilities, and roadways for emergency/service vehicles, as well as upgrades to existing infrastructure, will need to be addressed.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF RAVALLI COUNTY, MONTANA:

That infrastructure deficiencies exist within Ravalli County in the area depicted in Exhibit “A” to this Resolution that the infrastructure improvement of the area is necessary for the welfare of the residents of the County.

PASSED by the Board of Commissioners of Ravalli County of Montana, this 5th day of August, 2015.

Jeff Burrows
Jeff Burrows, Chairman

Date: 3 Aug 2015

Doug Schaller
Doug Schallenberger, Member

Date: Aug 5 - 2015

J R Iman
J.R. Iman, Member

Date: Aug 5 - 2015

Greg Chilcott
Greg Chilcott, Member

Date: Aug 5, 2015

Ray Hawk
Ray Hawk, Member

Date: 8-6-15

ATTEST:

Glenda Wiles
Glenda Wiles, Ravalli County Board of Commissioners Administrative Assistant

by: Val Sullivan, Deputy

(COUNTY SEAL)

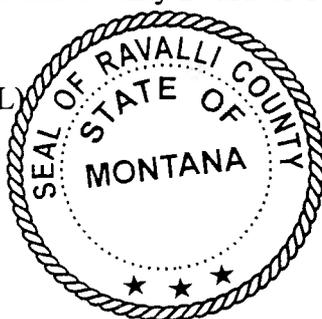




Exhibit A



feet; thence N. 88° 32' 50" W., a distance of 194.92 feet; thence N. 80° 31' 25" W., a distance of 50.11 feet; thence N. 89° 29' 14" W., a distance of 40.26 feet; thence N. 00° 18' 39" W., a distance of 208.66 feet; thence N. 89° 17' 50" W., a distance of 417.37 feet; thence S. 00° 17' 17" E., a distance of 208.84 feet to a point on the Northerly right-of-way line of Golf Course Road; thence along said Northerly right-of-way line, N. 89° 18' 11" W., a distance of 60.05 feet; thence N. 00° 17' 08" W., a distance of 1300.42 feet; thence N. 00° 18' 32" W., a distance of 1258.27 feet to the Northwest corner of said Parcel 1; thence N. 89° 50' 10" E., a distance of 149.52 feet; thence N. 00° 29' 57" W., a distance of 3256.53 feet; thence S. 89° 52' 03" W., a distance of 1465.83 feet to the true point of beginning, containing 420.28 acres more or less. Ravalli County, Ravalli County, Montana, as shown below.

Proposed Ravalli County Targeted Economic Development District



Ravalli County is considering the creation of a Targeted Economic Development District (TEDD) in an area consisting of the Ravalli County Airport and certain contiguous parcels, in accordance with § 7-15-4279, Montana Code Annotated (MCA), and to establish a tax increment financing (TIF) program to help fund its efforts. The first step in creating the District will be to prepare a Development Plan, which will guide the investment of resources in addressing critical issues. As

Roadways – The Ravalli Airport Area is in need of new roadways and taxi lanes to provide access for the construction of additional, airport-related industrial users and aircraft hangar facilities. The intersection of Fairgrounds Road and the Eastside Highway has been identified as a roadway in need of mitigation and further study. Sight distance concerns are present for vehicles waiting to enter the Eastside Highway due to the curve and grade to the south. During peak hours cars are stacked 7 deep waiting to turn left.



Utilities – Although Internet, telephone, natural gas and electrical utilities are available in the Ravalli County Airport Area, these services will need to be expanded to include higher speed broadband, fiber optics, and upgrades to existing utilities to accommodate new targeted economic development and light industrial users.

General Improvements – Additional infrastructure and public service deficiencies may be identified over time. For example, improvements to security fencing, wildlife management/control capabilities, and roadways for emergency/service vehicles, as well as upgrades to existing infrastructure, will need to be addressed.

Conclusion

Based on these findings, the proposed Ravalli County TEDD can be described as infrastructure deficient under Montana law. This deficiency adversely impacts the welfare of the residents of the county.

**Proposed Ravalli Targeted Economic Development District
Statement of Infrastructure Deficiency**

Introduction

Ravalli County is embarking on a program to foster secondary, value-adding economic development in an area including the Ravalli County Airport and certain contiguous parcels, described as beginning at the common section corner of Sections 19, 20, 29 & 30, T 6 N, R 20 W, said point being the true point of beginning; thence N. 00° 11' 01" E., along the common section line between Section 19 & 20, a distance of 925.95 feet; thence West, a distance of 1600.53 feet to a point on the Westerly edge of the Republican Ditch Easement as shown on Certificate of Survey (COS) 582497, thence fourteen (14) courses along the westerly edge of said easement, N. 17° 16' 07" W., a distance of 31.46 feet; thence N. 07° 02' 53" E., a distance of 165.18 feet; thence N. 33° 00' 53" E., a distance of 217.31 feet; thence N. 54° 19' 07" W., a distance of 19.32 feet; thence N. 03° 24' 02" W., a distance of 116.98 feet; thence N. 02° 40' 32" E., a distance of 180.87 feet; thence N. 25° 17' 44" E., a distance of 43.56 feet; thence N. 05° 05' 23" W., a distance of 148.38 feet; thence N. 04° 14' 47" E., a distance of 242.27 feet; thence N. 01° 57' 24" E., a distance of 194.12 feet; thence N. 14° 27' 24" E., a distance of 101.12 feet; thence N. 01° 31' 38" E., a distance of 111.93 feet; thence N. 00° 52' 46" W., a distance of 104.22 feet; thence N. 14° 43' 30" E., a distance of 22.19 feet; thence S. 89° 59' 50" W., a distance of 2529.57 feet; thence S. 00° 08' 07" W., a distance of 551.23 feet to the Northeast corner of Parcel A of COS 4343; thence two (2) courses along the Northerly boundary of said Parcel A, N. 89° 59' 50" W., a distance of 1177.23 feet; thence S. 68° 41' 43" W., a distance of 70.11 feet to a point on the West line of said Section 19; thence N. 00° 04' 12" E., along said West line of said Section 19, a distance of 1841.49 feet; thence S. 84° 20' 00" E., a distance of 1070.10 feet; thence S. 35° 00' 00" W., a distance of 328.00 feet; thence S. 03° 12' 54" E., a distance of 512.54 feet to a point on a non-tangent curve from which the radius bears S. 03° 12' 54" E, Easterly, Southeasterly and Southerly, being concave to the Southwest and having a radius of 318.50 feet, a distance of 518.81 feet to a point on a non-tangent line; thence N. 89° 59' 50" E., a distance of 3958.00 feet to a point on the Easterly line of said Section 19; thence S. 00° 11' 01" W., a distance of 1643.25 feet to the Northwest corner of the S1/2N1/2SW1/4SW1/4 of said Section 20; thence N. 89° 58' 49" E., a distance of 1326.55 feet to the Northeast corner of the S1/2N1/2SW1/4SW1/4 of said Section 20; thence N. 00° 07' 03" W., a distance of 328.23 feet to the Northwest corner of the SE1/4SW1/4 of said Section 20; thence N. 89° 57' 11" E., a distance of 1325.64 feet to the Northeast corner of the SE1/4SW1/4 of said Section 20; thence S. 00° 09' 22" E., a distance of 1315.49 feet to the Southeast corner of the SE1/4SW1/4 of said Section 20; thence S. 00° 29' 49" E., a distance of 4056.13 feet to a point on the northerly boundary of Parcel 1 of COS 488373; thence N. 89° 50' 10" E., a distance of 487.88 feet to the Northeast corner of said Parcel 1; thence S. 00° 21' 16" E., a distance of 28.00 feet; thence N. 89° 50' 10" E., a distance of 9.30 feet; thence S. 00° 00' 06" W., a distance of 2546.73 feet; thence S. 58° 00' 06" W., a distance of 79.28 feet; thence N. 85° 59' 54" W., a distance of 140.43 feet to a point on the Northerly right-of-way line of Golf Course Road; thence eight (8) courses along said Northerly right-of-way line, N. 66° 43' 33" W., a distance of 22.85 feet; thence N. 89° 33' 42" W., a distance of 147.62 feet to a point on a non-tangent curve from which the radius bears S. 07° 25' 32" W; thence Westerly, along said non-tangent curve, being concave to the South and having a radius of 1482.50 feet, a distance of 159.94 feet to a point on a tangent line; thence N. 88° 45' 21" W., a distance of 489.05 feet; thence S. 77° 15' 03" W., a distance of 41.04

stated in § 7-15-4279, MCA, a local government may authorize the creation of a targeted economic development district in support of value-adding economic development projects. The purpose of the district is the development of infrastructure to encourage the location and retention of value-adding projects in the state. The local government may use tax increment financing for the TEDD.

If the local government plans to use tax increment financing, the use of and purpose for tax increment financing must be specified in the Development Plan.

Montana statutes define secondary value-adding products and secondary value-adding industries as follows:

- (a) "secondary value-added products or commodities" means products or commodities that are manufactured, processed, produced, or created by changing the form of raw materials or intermediate products into more valuable products or commodities that are capable of being sold or traded in interstate commerce;
- (b) "secondary value-adding industry" means a business that produces secondary value-added products or commodities or a business or organization that is engaged in technology-based operations within Montana that, through the employment of knowledge or labor, adds value to a product, process, or export service resulting in the creation of new wealth.

Prior to the creation of a TEDD, under § 7-15-4280, MCA, the governing body of the county must find one or more infrastructure-deficient areas exist in the county, and that the infrastructure improvement of the area is necessary for the welfare of the residents of the county. This Statement of Infrastructure Deficiency provides the finding of deficiencies in support of the Resolution.

Background

Ravalli County has a population of 40,060. Ravalli County shares many of the same challenges, goals, and basic philosophies of the counties that make up our regional economy, including Lake, Mineral, and Granite Counties in Montana, and Lemhi County, Idaho. Many of these similarities are the result of our historic reliance on natural resources; distance from markets and affordable access to transportation; lack of infrastructure, especially water and wastewater treatment systems; access to quality and redundant broadband; and need to be competitive so as to have a supply of good jobs for our citizens.

Today, Ravalli County is the state's seventh most populous county. It contains 1,850 square miles of public forestlands, which historically have played a significant role in the area's economy. In the past, these forestlands have primarily contributed to the economy through lumber and wood products manufacturing. Today, these lands are considered an important draw for tourism and relocation to the area. There are over 1,500 farms and 1,352 non-farm businesses in the county. Nevertheless, employment growth has lagged behind both state and federal trends. The population of Ravalli County grew from 36,307 in 2000 to 40,212 in 2010, according to the US Census. Unfortunately, about 19.8% of the population of Ravalli County lives below the poverty line.

Ravalli County seeks to develop a well-defined plan for economic growth and to provide predictability for business expansion by providing appropriate space for industrial businesses,