

CITY OF MILES CITY
DOWNTOWN URBAN RENEWAL PLAN

Adopted Ordinance 1294, May 12, 2015
Under Authority MCA Title 7, Chapter 15, Parts 42 and 43

Goals and Objectives

To encourage public and private investment within the urban renewal area to:

- Promote historic preservation
- Encourage private enterprise
- Promote a vital downtown business district
- Promote tourism
- Attract and retain work force
- Provide for housing for all income levels
- Improve public infrastructure
- Expand and improve transportation resources including parking
- Reduce blight and economic decline
- Expand the tax base

Urban Renewal Area

The URA/TIF area includes the historic Miles City downtown area

- Including Custer County High School, Washington Middle School, and Custer County Courthouse complex.
- See attached map.

Tax Increment Finance (TIF)

Authorized under MCA 7-15-4282-4294

- Tax revenues generated within the URA/TIF district above a base value may be used for purposes allowed under MCA guidelines.
- For Miles City TIF, the tax base value was established as of January 1, 2014.
- TIF balance as of 11/30/2025 (including unfunded commitments) \$1,369,651.
- TIF term is 15 years (4+ years remaining).
- TIF can be renewed or TIF funds returned to taxing jurisdictions.

Allowable Expenditures of TIF Funds

Under MCA 7-15-4288

- Costs, including land acquisition, demolition of structures, development planning, and general improvements related to **public infrastructure**.
- See attached MCA code, Figure 1.

Under MCA 7-15-4233

- Voluntary or compulsory repair and rehabilitation of buildings and improvements,
- To improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area.
- See attached MCA code, Figure 2.

TIF Application & Payment Process

- Applications must be accompanied by at least one contractor bid for each phase of the project.
- Approval is subject to City Council approval.
- Payments are reimbursements for documented outlays and documented completion of project. No in-process payments nor payments for undocumented or estimated costs.

Urban Renewal Board of Commissioners

Miles City Downtown URA Board of Commissioners is an advisory “weak” board tasked with recommending actions, including TIF awards, to City Council.

New members are approved by the City Council.

Current Board members

- Tom Clarke
- Todd Gillette
- Brandon Janshen
- Ken Stein

Incoming Board members

- Ren Gardner
- Jason Strouf

Members of City Council would be most welcome!