



Downtown Urban Renewal District FY2024 Work Plan and Budget

Downtown URD Mission Statement

The Downtown Bozeman Urban Renewal District board (URD) will foster an economically thriving district that: 1) attracts investment; 2) stabilizes and strengthens the tax base; and 3) supports the vitality and diversity of the Gallatin Valley as its social and cultural center.

In 1995, the City Commission adopted the Urban Renewal Plan for downtown Bozeman which was subsequently amended in 2015. The intent and purpose of the Urban Renewal Plan emphasizes:

1. Bozeman's historical character as a "working" downtown shall be maintained.
2. Traffic movement and access shall be designed with the emphasis on the downtown as a designation rather than improving the flow of through traffic.
3. The facilitation of private/public partnerships is encouraged in the implementation of the Plan.
4. Objectives shall be accomplished by incentives whenever possible.
5. Private property rights will be respected.
6. Administrative practices shall be conducted in a constructive manner which fosters cooperation.
7. This Plan is further detailed, refined, prioritized and implemented by the "Downtown Improvement Plan" which outlines specific programs and projects consistent with the Urban Renewal Plan.

The Urban Renewal Plan established nine "Guiding Principles" to provide direction for improving Bozeman's historic downtown. The Urban Renewal Study Committee considered the first three principles more important than the next three with the last three the least important. However, the Committee deemed all nine principles to be vital to achieving the vision for downtown. Key implementation actions were identified for each principle (may apply to multiple principles but are only listed once below).

1. Strengthen downtown's economic vitality
2. Improve the safety, security and health of the district
3. The image of downtown shall be continuously improved
4. Downtown's accessibility shall be improved
5. "Community Partnership" is fundamental to downtown's success
6. Downtown's diversity shall be facilitated
7. The cost of projects and programs shall be weighed against their benefits
8. Downtown shall become more user friendly
9. Cultural activities shall be nurtured and expanded downtown

Downtown URD FY24 Programs, Projects and Initiatives

The Downtown URD anticipates a FY23 year-end balance of \$7.2 million and FY24 revenues are projected to be \$1.6 million which totals just under \$9 million of funding available for FY24. The proposed FY24 expenditures and allocated funds total \$8.6 million with an estimated FY24 year-end balance of \$225,000. The following work plan and budget outline these projects and projected expenses.

Ongoing DBP/City of Bozeman Operational Support:

Downtown Bozeman Partnership Management Fee (FY23 - \$203,500, FY24 - \$220,000)

An estimated 8% increase in FY24. The DBP has seen significant rises in health care premiums, lease rates, energy bills and overall operational costs and this is a needed increase to cover overall rise in operational costs to the organization and for employee retention.

City of Bozeman Economic Development Staff Support (FY23 - \$56,100, FY24 - \$58,100)

This expense helps fund a portion of payroll expenses for City of Bozeman staffing support. This has looked different over the past two years as digital platforms have been enhanced and the need for support have shifted. We confirmed that due to the rise in wages and benefits that this expense was much higher in FY23 than originally anticipated. A small increase is projected for FY24 with similar city staff support.

Current Encumbered Projects and Programs:**Street Furniture/Streetscape-new purchases (FY23 - \$25,000 (FY24 - \$50,000)**

In FY23 we shifted to tree and tree grate updates based on need. We hired Greenspace to pull, grind and replant 5 of 11 trees that died during the drought in 2021/22. We also purchased several new benches and tree guards/grates for redeveloped sites. In FY24 we will continue to support the City of Bozeman for tree replacement projects that require added engineering or contract work. We will need also to purchase several new tree guards and grates for the remaining 8 trees (2 more removed in FY22).

Soroptimist Park/North Black Pocket Park (FY23/Improvements \$25,000, FY24/Maintenance – \$25,000)

In FY23 this was intended for future Soroptimist Park planning but was used to complete the North Black Pocket Park by board decision. Moving forward, I'd propose we combine the ongoing improvement needs for Soroptimist Park and our now-needed ongoing improvements at the North Black Pocket Park and seasonal planters. No future large enhancements are planned for Soroptimist Park, after a minor revamp in 2022 but could be a priority in the future.

Alley Improvement Project & Planning (FY23 - \$250,000, FY24 – \$300,000)

We are underway with the North Black to Tracy Alley Improvement Project and have completed initial design plans, hired a design team and project manager. We are finalizing a CCOA with the city and making plans for an alley-wide trash program and several call for art announcements. Majority of work is planned for spring 2023, based on project bid interest. The increase in FY24 is to cover the increased construction costs due to inflation and to allow for additional funding for the next alley design plans.

Intersection Cable Anchor Repairs (FY23/24 - \$25,000)

This is a just-in-case fund, and no large repairs are projected for FY24. These are ongoing and necessary upgrades, specifically as buildings get redeveloped on those specific corners.

Pedlet/Parklet Project (FY23/Planning - \$50,000, FY24/Planning & Infrastructure - \$40,000)

The idea of a "parklet" or extension of private use into public sidewalk space has been in discussion for many years and elevated during covid. We have recently completed a plan that led us into a "Pedlet" idea rather than a "Parklet" with Downtown Partnership ownership. Most recently the city staff showed concern with implementing this project due to the loss of parking and the next steps for support will be to take the plan to the transportation board.

Workforce Housing Project – Fire Station One (FY23/24 - Encumbered \$1,600,000)

This is an encumbered expense approved for a project with 50 units of work force housing to be sold at 120% AMI. The \$1.6 million approved for this project will be reimbursed at the certificate of occupancy and when all of the project conditions have been met. This will likely be reimbursed after FY24 but will be encumbered until paid or approved project changes.

On-going Programs & Projects in FY24:

URD Grant Programs – The URD grants have been updated to reflect current code updates and can now be completed online. Continued revisions and updates have been made to make grants relevant. A more aggressive approach to advertise the grants have been done with great results. A complete revision of the residential and tag assistance grants are scheduled to start in early spring 2023 and be completed by fall 2023.

Please review and discuss ideas:

- **Streetscape Assistance (FY23 - \$50,000, FY24 - \$50,000)**
 - Make benefits clearer and adjust to current needs including running conduit, improving water and sewer lines
 - Add and an Infrastructure Improvement Grants, possibly based on tax projections over lifetime of DURD, research loan program with City Economic Department
- **Fiber Infrastructure Grant (FY23 - \$10,000, FY24 - \$10,000)**
 - No big changes needed, continue to be used and generally see up to 5 applicants/yr.
- **Life-safety Grant (FY23 - \$10,000, FY24 - \$10,000)**
 - Great investment but only for larger re-development projects, assume 1 per/yr. at \$10K/ea.
- **Technical Assistance Grant (FY23 - \$50,000, FY24 - \$50,000)**
 - Add Art/Social Infrastructure Grant
 - Add CPTED (Crime Prevention through Environmental Design) Grants – lighting, cameras, landscape improvements
- **Residential Incentive Program (FY2023 - \$200,000, FY24 - \$200,000)**
 - TWO potential projects seeking support in FY24, 5th and Mendenhall 6-story residential project, The Scully building converting commercial into residential. Both in planning stages and hope to complete work in FY24.

Wayfinding and Parking Signage Project – Planning/Infrastructure (FY23 - \$40,000, FY24 - \$40,000)

This ranked as a top project on the URD board prioritization exercise to expand and clarify what amenities and parking are available. This was not completed in FY23 due to the unclear future of paid parking in downtown. The cost will be an estimated \$20,000 for fabrication and installation of signage, \$15,000 for design and planning for the project. Great Falls received a state grant for a downtown wayfinding plan. I hope to look into this for late FY24.

Downtown Infrastructure & Public Realm Plan (FY23 - \$50,000, FY24 \$50,000)

To develop plan to enhance Downtown's identity and ensure public realm developments create a consistent and sustainable environment, establish framework for near term infrastructure investments that incrementally build to long term vision, provide path for private investment, while leveraging limited resources. We were unable to begin this project in FY23 but intend to start Phase 1 of this plan in FY24. The scope is currently being reviewed.

Side-Streetscape Side-Street Preliminary Engineering (FY23 - \$50,000, FY24 - \$100,000, combined projects) - To update and continue planning to extend the streetscape to side streets, Babcock, and Mendenhall. This could also assist in the development of the design guidelines and standards project for future downtown development assistance that will include streetscape updates.

- **Design Streetscape Guidelines/Standards**
- **North Willson Streetscape Project**
- **South Wallace Asbestos Mitigation/Streetscape**

Transportation (FY23/Planning - \$50,000, FY24/Improvements - \$50,000)

We have recently completed phase 2 of a downtown transportation plan with Sanderson Stewart that includes short-term infrastructure improvements with a focus on pedestrian safety and downtown access along Mendenhall and Babcock. We are currently developing a scope with short and long-term attainable solutions with them and City Public Works and Engineering. We hope to utilize this plan for some of the suggested safety improvements in FY24.

Alternative Transportation Projects (FY23/24 - \$50,000)

This has been established as an ongoing DURD priority. No projects were completed in FY23 but there are discussions with the City Public Works department to provide DURD support for the current Black Avenue Bike Route project. These funds could support the portion of the project within DURD boundaries.

Employee Paid Parking Permit System (FY23 - \$20,000), Revise for FY24 to a Shared-Use/Parking Outreach program (FY24 - \$20,000)

Employee support, outreach and education around parking and parking management continues to be a priority as our parking needs change. These allocated funds could be used to help advertise any changes to the employee parking system, potentially off-set costs to employees for permitting or for other general implementation costs with a focus on assisting the businesses with any changes or concerns.

Bozeman Creek (FY23/Improvements - \$20,000, FY24/Planning - \$20,000)

Educational and artistic project completed in FY23. Continue engineering work in FY24 to look at flood plan mitigation within downtown. A group has been meeting to discuss next steps and current documents have been provided to city leadership.

Structured Parking Site Plan, Bids - Planning (FY23 - \$1,250,000 FY24 - \$1,750,000, 000)

Encumbered funds to support future parking supply infrastructure, increase budgeted amount in FY24 due to inflation.

Parking Supply – Allocated funds for future project (FY23 - \$0, FY24 \$3,000,000)

Although “parking supply and infrastructure” has been a DURD priority for many years, established in both downtown plans and outlined in Resolution 1409. Although funds for the construction and development for this project have not been formally allocated based on bonding capacity. Discuss how to allocate these funds or establish documentation for future allocation of funds once a bond capacity study has been completed.

Downtown URD FY24 Budget:

	Category	FY24 DRAFT Budget
Income		
	Starting Cash Balance	\$7,256,100
	Income from TIF	
	COB Interlocal Share	\$1,558,200
	Entitlement Share State of Montana	\$57,100
	Interest Income	\$2,100
	Other Income	
	Total Income	\$8,873,500
Expenses		
	Operations	
	DBP Management Fee	\$220,000
	City Economic Development Staff Support	\$58,100
	Total Operations	\$278,100
	Infrastructure Improvements	
	Street Furniture/Streetscape Improvements & Furniture	\$50,000
	Park Improvements (Soroptimist/NBPP)	\$25,000
	Alley Improvements	\$250,000
	Intersection Cable Anchor Repairs	\$25,000
	Parklet Infrastructure	\$20,000
	Sidestreet Infrastructure Improvements	\$300,000
	Streetscape Assistance Grant Program	\$50,000
	Life-Safety Grant Program	\$30,000
	Fiber-Broadband Infrastructure Grants	\$10,000
	Wayfinding & Parking Signage	\$15,000
	Bozeman Creek Improvements	\$0
	Alternative Transportation Projects	\$50,000
	Streetlamp Power Reconfiguration Project (SILD)	\$100,000
	Workforce Housing Project - Fire Station One	\$1,600,000
	Total Improvements	\$2,525,000
	Planning	
	Alley Planning	\$50,000
	Parklet Planning/Program	\$20,000
	Technical Assistance Grant Program	\$50,000
	Residential Incentive Grant Program	\$200,000
	Utility Infrastructure Improvements	\$50,000
	Wayfinding Plan Development	\$25,000
	Downtown Infrastructure & Public Realm Plan	\$50,000
	Side-Streetscape Preliminary Engineering	\$100,000
	Downtown Streetscape Design Standards	\$0

	North Willson Streetscape Project	\$0
	Transportation Planning/Improvements	\$50,000
	Parking Management Planning & Infrastructure Support	\$20,000
	Bozeman Creek Planning	\$20,000
	Soroptimist Park Planning	\$0
	Code Amendments	\$0
	DBIP General Implementation	\$50,000
	Structured Parking Informal, Site Plan, Bids	\$1,750,000
	Professional Services Term Contract (parking site analysis)	\$75,000
	Parking Supply - Designated Funds	\$3,000,000
	Total Planning	\$5,510,000
	Parking Structure	
	Garage Bond Payment	\$335,000
	Total Parking Garage Payments	\$335,000
	Total Expenses	\$8,648,100
	Balance	\$225,400

The FY2023 Downtown Urban Renewal District Work Plan and Budget was unanimously approved by the URD Board on April 18, 2023.

Prepared and submitted by:
Ellie Staley, Executive Director
Downtown Bozeman Partnership
222 East Main Street #302
Bozeman MT 59715
ellie@downtownbozeman.org
406-586-4008