



City of Hamilton Public Works

920 New York Ave
Hamilton, Montana 59840

April 3, 2017

HCP BUILDING LLC
1 7TH AVE E
POLSON, MT 59860-3202

Re: Potential Urban Renewal Project

Dear Land Owner:

The City of Hamilton and the Ravalli County Economic Development Authority (RCEDA) have been researching the possible benefits of an urban renewal project for the City of Hamilton. The goal of this project would be to help make funding available to improve infrastructure in your area. Potential improvements that have been identified by various landowners and businesses include:

- 1) A traffic light on Highway 93 near Super One Foods
- 2) Extension of public water, sewer or other utilities to properties in the project area as those properties develop or existing systems fail
- 3) Transportation improvements, such as a pedestrian/bike path along Old Corvallis Road

Forming an urban renewal project does not increase landowner property taxes or force landowners to pay for improvements. It is also not a guarantee that certain improvements will be made. Instead, an urban renewal project could allow Hamilton to save a portion of the property taxes paid by new development in a fund that would be used solely to help pay for improvements as enough money becomes available. An urban renewal project could also allow the City to leverage funds from other sources (such as state grants or private donations), or to finance improvements using the saved funds as collateral. This could help decrease the costs of improving infrastructure generally paid by new development or City and County taxpayer dollars.

You are receiving this letter because you own property in an area that could benefit from potential improvements. We would like to talk with you before we go any further to determine whether you see any benefits to including your property in this project. Possible benefits could be waiver of certain fees or the ability to connect your property to services such as water, sewer, or storm water drainage if and when you need those services. If your property is not currently in the City, it would have to be annexed to participate in a City project. If you have questions, City staff can explain the potential costs and benefits of annexation.

If you are willing to talk with us, we can provide you additional information on urban renewal projects and what your role would be if you want to be part of a City project. There is no requirement for you to speak with us, but we would like to get the input of as

many landowners in the area as possible to see who is interested before we decide how to proceed. If you would like more information or have questions, please contact City Public Works Director Donny Ramer at 363-6717 or dpw@cityofhamilton.net. You may also contact RCEDA director Julie Foster at 375-9416 or julie@rceda.org. Thanks for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jerry Steele", written over a horizontal line.

Jerry E. Steele, Mayor