

RESOLUTION NO. R14-24

A RESOLUTION OF THE CITY COUNCIL AUTHORIZING THE MAYOR TO SIGN A CONTRACT WITH SANDERSON STEWART FOR THE TAX INCREMENT FINANCING DISTRICT DEVELOPMENT STRATEGY PLAN.

BE IT RESOLVED by the City Council of the City of Laurel, Montana:

Section 1: Approval. The Contract between the City of Laurel and Sanderson Stewart to provide planning services to develop a Tax Increment Financing (TIF) District Development Strategy Plan, a copy attached hereto, is hereby approved.

Section 2: Execution. The Mayor and City Clerk of the City of Laurel are hereby given authority to execute said contract on behalf of the City.

Introduced at a regular meeting of the City Council on May 6, 2014, by Council Member Herr.

PASSED and ADOPTED by the City Council of the City of Laurel, Montana, this 6th day of May, 2014.

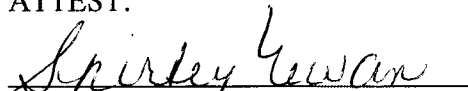
APPROVED by the Mayor this 6th day of May, 2014.

CITY OF LAUREL

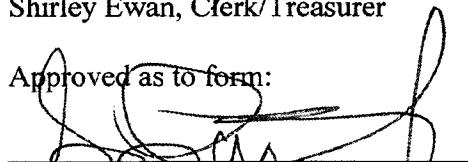


Mark A. Mace, Mayor

ATTEST:


Shirley Ewan, Clerk/Treasurer

Approved as to form:


Sam S. Painter, Civil City Attorney

April 29, 2014

Ms. Heidi Jensen
Chief Administrative Officer
PO Box 10
Laurel, MT 59044

Reference: Agreement for Planning Services
Laurel Tax Increment Finance District Development Strategy Plan
Laurel, Montana

Dear Heidi:

The following is a proposal for Sanderson Stewart to provide planning services to develop a Tax Increment Finance (TIF) District Development Strategy Plan for the City of Laurel

If this proposal is acceptable to you, please execute this agreement where noted. This agreement, along with the attached Terms and Conditions, sets forth the terms of the contract between City of Laurel (hereinafter "Client") and Sanderson Stewart. The attached Terms and Conditions are expressly incorporated into and made part of the contract between Client and Sanderson Stewart.

Overview

As outlined in the Request for Proposals, the objectives of the Tax Increment Finance District Development Strategy Plan are:

- Develop a strategic plan and vision for the District.
- Develop a strategic needs assessment while identifying strengths and weaknesses.
- Complete a market analysis for the District.
- Identify development alternatives and strategies.
- Recommend next steps/implementation



1300 North Transtech Way
Billings, Montana 59102
Phone 406.656.5255
Fax 406.656.0967
www.sandersonstewart.com

Scope of Work

Sanderson Stewart will provide the following services as part of its basic package. Sanderson Stewart will engage **Economic & Planning Systems Inc. and NAI Business Properties** as sub-consultants to assist in the basic services. Sanderson Stewart shall supervise and pay sub consultants for services under the contract.

1. Strategic Plan and Vision (15%)

- a. Review planning documents and notes from community activities to develop a vision statement and map of the LURA TIF District.
- b. Facilitate at least one (1) public meeting to gather resident and district property owner input to regarding the “vision map,” goals and outcomes, and potential development alternatives.
- c. Develop economic development strategies for redevelopment opportunities using data gathered from Step 1.a. and 2.b.
- d. Create a plan, which includes redevelopment goals, direction and opportunities to be pursued, and catalyst projects, while utilizing the expertise and knowledge of the LURA TIFD’s leadership, partners and stakeholders.

2. Strategic Needs Assessment: Analysis of the LURA TIF District’s Strengths and Weaknesses (15%)

- a. Review planning documents and notes from community activities identifying the District’s strengths and weaknesses and summarize into an executive summary.
- b. Utilize GIS, mapping services and expertise provided by City of Laurel and Yellowstone County to analyze past and present land uses, zoning and neighborhood planning in the District, and create maps depicting changes and locations for development.
- c. Document the strategic needs of LURA TIFD revitalization efforts including: (1) actions and resources needed to capitalize upon identified strengths and (2) strategies to mitigate obstacles to redevelopment.
- d. Document and identify specific industries that should be targeted in recruitment efforts.
- e. Identify potential private and public partners who might benefit from redevelopment and state reasons for potential collaboration and business case for doing so.

3. Market Analysis/Economic Impact and Marketing Plan (20%)

- a. Produce a summary of conclusions and recommendations about the nature and feasibility of LURA TIFD redevelopment.
- b. Provide an analysis of the economic benefits and impacts of a fully-developed district in terms of real estate valuation, tax increment, job creation, blight reduction, indirect effects and other criteria necessary to understand the overall economic impact.

- c. Develop recommendations for mixed use development including size, amenities, occupancy mix (include retail) and phasing based on projections in Step 3.b.
- d. Develop a marketing strategy, which is based upon the strengths and strategic opportunities identified in Step 1.a and 2.a., to attract and grow the support that will be critical for the success of the LURA TIFD redevelopment efforts. Strategy should include ideas for an identity, targeted message concept and effective marketing tactics.
- e. Provide a specific plan for marketing to strategic public and private partners.
- f. Discuss the implications of time and bonding limitations within the context of the State of Montana's Urban Renewal statutes and codes.

4. Development Alternatives and Strategies (10%)

- a. Identify and prioritize specific development alternatives and key catalyst projects.
- b. Address potential development alternatives along the northern and southern sides of the railroad to spur economic activity. Proposed land uses should be compatible with existing development.

5. Implementation Plan and Structure (District and Catalyst Projects) (25%)

- a. Propose a multi-year phased implementation plan with detailed budgets, key action items, important next steps and timeframes.
- b. Propose an appropriate organizational and operational structure identifying responsible parties, their roles and specific tasks to carry out the Development-Strategy Plan and the timeframe for tasks to be completed.
- c. Provide a detailed implementation plan for catalyst projects including project costs, detailed financial strategies, action items and responsible parties for each catalyst project.
- d. Provide metrics for success.

6. Public Presentations (15%)

- a. Assist in the public review and adoption of the final Plan by the City of Laurel and the LURA. Sanderson Stewart will attend and prepare a presentation for the LURA Board Meeting for a recommendation to City Council, and also attend the public hearing/City Council meeting for plan adoption.

Additional services are not included in the basic services and shall be paid for by Client, in addition to payment for basic services, in accordance with Sanderson Stewart's prevailing fee schedule. Notwithstanding the foregoing, Sanderson Stewart shall have the right, but not the obligation, to provide other services made necessary by the default of the contractor or Client, or by deficiencies, delays, or defects in the work provided by the contractor. Sanderson Stewart shall provide written notice of the provision of such services for Client's prior approval before providing additional services not included in the basic services that will result in additional charge to Client.

Services not set forth above as basic services are specifically excluded from the scope of Sanderson Stewart's services. Sanderson Stewart assumes no responsibility to perform any services not specifically listed as basic services. Client assumes no responsibility to pay for services performed without Client's prior approval.

Project Staff

The following Sanderson Stewart staff will be assigned to the project:

Principal-in-Charge:	Rick Leuthold, Chairman/Director of Business Development
Project Manager:	Lauren Waterton, Land Planner
Senior Engineer:	Pat Davies, PE
Transportation Engineer:	Danielle Scharf, PE

Sanderson Stewart may, in its discretion, utilize other or different personnel on the project.

Project Schedule

Once Sanderson Stewart receives Client's authorization to proceed, Sanderson Stewart shall prepare and submit to the Client a formal schedule for the performance of Sanderson Stewart's services. This schedule shall include reasonable allowances for review and approval times required by the Client, performance of services by the Client's consultants, and review and approval times required by public authorities having jurisdiction over the project. This schedule shall be equitably adjusted as the project progresses, allowing for changes in scope, character or size of the project requested by the Client, or for delays or other causes beyond Sanderson Stewart's reasonable control. It is understood that the final plan document is to be completed and approved by the end of October, 2014.

The Client and Sanderson Stewart are aware that many factors outside Sanderson Stewart's control may affect Sanderson Stewart's ability to complete the services to be provided under this agreement. Sanderson Stewart will perform these services with reasonable diligence and expediency consistent with sound professional practices.

Fees and Billing Arrangements

Invoice and Billing: Sanderson Stewart will bill for its services on a percent of work lump sum basis. The total amount of the contract is **\$82,730.00**. Sanderson Stewart shall submit invoices to the Client for work accomplished during each calendar month. For services provided on a lump sum basis the amount of each monthly invoice shall be determined on the "percentage of completion method" whereby Sanderson Stewart will estimate the percentage of the total work (provided on a

Ms. Heidi Jensen
April 29, 2014
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lump sum basis) accomplished during the invoicing period. Monthly invoices shall include, separately listed, any charges for services for which time charges and/or unit costs shall apply. Such invoices shall also include, separately listed, any charges for consultants retained by Sanderson Stewart and reimbursable costs. Such invoices shall be submitted by Sanderson Stewart as soon as possible after the end of the month in which the work was accomplished and shall be due and payable by the Client upon receipt. The Client agrees that the monthly invoice from Sanderson Stewart is correct, conclusive, and binding on the Client unless the Client, within 20 working days from the date of receipt of such invoice, notifies Sanderson Stewart in writing of alleged inaccuracies, discrepancies, errors in the invoice, or the need for additional backup.

Entire Agreement: This agreement, including the attached Terms and Conditions incorporated into and made part of this contract, constitutes the entire agreement between Sanderson Stewart and Client. It supersedes all prior communications, understandings and agreements, whether oral or written. Any amendment or modification to this contract must be written and executed by both Sanderson Stewart and Client.

Conclusion

We look forward to working with you on this project. Feel free to call me at 406/656-5255 if you have any questions regarding this proposal. Otherwise, if it meets your approval, simply fax or e-mail a signed copy of this agreement to me at lwaterton@sandersonstewart.com or 406/656-0967 (fax number). Thank you.

Sincerely,


Lauren Waterton, AICP
Land Planner

I hereby authorize SANDERSON STEWART to proceed as described above and, by my signature, acknowledge and agree to the Terms and Conditions attached to and made part of this contract. Moreover, an electronic or faxed copy of my signature shall be as effective as any original:

By Mark A. Moore Mayor 5/6/14
Client Title Date

LW/jil

Enc.

P:902_Laurel_Contract_Proposal_Revised_042914_SC

TERMS AND CONDITIONS

INTEREST, SUSPENSION, AND COLLECTION COSTS: Any invoice not paid within 30 days of date of invoice shall bear interest at 1.5 percent per month on the unpaid balance. If CLIENT fails to make payment within 45 days of the date of any invoice, SANDERSON STEWART shall have the right, but not the obligation, to suspend work and withhold deliverables until payment in full, including interest, is received. SANDERSON STEWART shall have no liability whatsoever to the CLIENT for any costs or damages as a result of such suspension. If SANDERSON STEWART resumes services after payment by CLIENT, the time schedule and compensation shall be equitably adjusted to compensate for the period of suspension plus any other reasonable time and expense necessary for SANDERSON STEWART to resume performance.

If the CLIENT fails to make payment when due and SANDERSON STEWART incurs any costs in order to collect sums from the CLIENT, the CLIENT agrees that all such collection costs incurred shall immediately become due and payable to SANDERSON STEWART. Collection costs shall include, but are not limited to, legal fees, and expenses, court costs, collection bonds, and reasonable staff costs for SANDERSON STEWART's staff for time spent in efforts to collect. This obligation of CLIENT to pay SANDERSON STEWART's collection costs shall survive the term of this Agreement or any termination by either party.

It is understood and agreed that SANDERSON STEWART's services under this Agreement do not include participation, whatsoever, in any litigation. Should such services be required, a Supplemental Agreement may be negotiated between the CLIENT and SANDERSON STEWART describing the services desired and providing a basis for compensation to SANDERSON STEWART.

TERMINATION OF SERVICES FOR NON-PAYMENT: If the CLIENT fails to make payment to SANDERSON STEWART in accordance with this Agreement, this shall constitute a material breach of this Agreement and shall be cause for termination of this Agreement by SANDERSON STEWART.

SET-OFFS, BACK CHARGES, AND DISCOUNTS: Payment of invoices shall not be subject to any discounts or set-offs by the CLIENT unless agreed to in writing by SANDERSON STEWART. Payment to SANDERSON STEWART for services rendered and expenses incurred shall be due and payable regardless of any subsequent suspension or termination of this Agreement by either party.

INFORMATION PROVIDED BY CLIENT OR OTHERS: CLIENT agrees to provide to SANDERSON STEWART all available information necessary to perform duties as outlined in the attached scope of services. The CLIENT shall furnish, at CLIENT'S expense, all information, requirements, reports, data, surveys, and instructions required. SANDERSON STEWART is entitled to rely on the accuracy and completeness of all such information provided.

CLIENT shall furnish right-of-way entry onto the project site for SANDERSON STEWART to perform necessary field measurements or studies.

OWNERSHIP OF INSTRUMENTS OF SERVICE: All reports, drawings, specifications, computer files, field data, notes, and other documents and instruments prepared by SANDERSON STEWART as instruments of service shall remain the property of SANDERSON STEWART. SANDERSON STEWART retains all common law, statutory and other reserved rights, including the copyright to all instruments of service. If any instruments of service must be filed with governmental agencies, SANDERSON STEWART will furnish copies to the CLIENT upon request. The CLIENT will not reuse or modify the instruments of service without SANDERSON STEWART's prior written authorization. The CLIENT agrees, to the fullest extent permitted by law, to defend, indemnify, and hold harmless SANDERSON STEWART, its officers, directors, employees, and agents, from and against any and all damages, claims, liabilities, costs, or suits, including reasonable attorney's fees and defense costs, arising from, allegedly arising from, or in any way connected with, the unauthorized reuse or modification of any instrument of service by any person or entity other than SANDERSON STEWART.

ELECTRONIC FILES: SANDERSON STEWART may furnish drawings, reports, or data on electronic media generated and furnished by SANDERSON STEWART. The CLIENT understands and agrees that all such electronic files are instruments of service of SANDERSON STEWART, that SANDERSON STEWART shall be deemed the author, and shall retain all common law, statutory law, and other rights, including copyrights. The CLIENT agrees not to reuse these electronic files, in whole or in part, for any other purpose other than for the project. The CLIENT agrees not to transfer these electronic files to others without the prior written consent of SANDERSON STEWART. The CLIENT further agrees to waive all claims against SANDERSON STEWART resulting in any way from any unauthorized changes to or reuse of the electronic files for any other project by anyone other than SANDERSON STEWART.

The CLIENT is aware that differences may exist between the electronic files delivered and the printed hard-copy construction documents. In the event of a conflict between the signed construction documents prepared by SANDERSON STEWART and electronic files, the signed or sealed hard-copy construction documents shall govern.

Additionally, the CLIENT agrees, to the fullest extent permitted by law, to defend, indemnify, and hold harmless SANDERSON STEWART, its officers, directors, employees, and agents, against all damages, liabilities, claims, or suits, including reasonable attorney's fees and defense costs, arising from any changes made by anyone other than SANDERSON STEWART, or from any reuse of the electronic files without the prior written consent of SANDERSON STEWART.

Under no circumstances shall delivery of electronic files for use by the CLIENT be deemed a sale by SANDERSON STEWART; and SANDERSON STEWART makes no warranties, either express or implied, of merchantability or fitness for any particular purpose. SANDERSON STEWART shall not be liable for indirect or consequential damages as a result of the CLIENT's use or reuse of electronic files.

OPINIONS OF PROBABLE COST: CLIENT hereby acknowledges that SANDERSON STEWART cannot warrant that any opinions of probable cost provided by SANDERSON STEWART will not vary from actual costs incurred by the CLIENT. The CLIENT understands that SANDERSON STEWART has no control over the cost or availability of labor, equipment, materials, or over market conditions or the Contractor's method of pricing. SANDERSON STEWART makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from SANDERSON STEWART's opinion of probable cost.

LIMIT OF LIABILITY: In recognition of the relative risks and benefits of the project to both the CLIENT and SANDERSON STEWART, the risks have been allocated such that the CLIENT agrees to limit the liability of SANDERSON STEWART to the CLIENT for any and all claims, cause or combination of causes, including attorney's fees, costs, and expert witness fees so that the total aggregate liability of SANDERSON STEWART to CLIENT shall not exceed \$50,000.00 or SANDERSON STEWART's total fees for services on this project, whichever is greater. It is intended that this limitation apply to any and all claims, liability, or causes of action, however alleged or arising.

JOB SITE SAFETY: Neither the professional activities of SANDERSON STEWART, nor the presence of SANDERSON STEWART at the construction/project site, shall relieve the general contractor and all subcontractors of any of their responsibilities and duties to perform the work in accordance with the contract documents and to comply with any health or safety precautions required by any regulatory agencies. SANDERSON STEWART does not have authority to control any construction contractor or its employees in connection with their work or any health or safety programs or procedures. The CLIENT agrees that the contractor and subcontractors are solely responsible for job site safety and warrants that this intent shall be carried out in the CLIENT's contract with the general contractor. The CLIENT also agrees that CLIENT and SANDERSON STEWART shall be indemnified by the general contractor for any such claims, and shall be made additionally insured under the general contractor's insurance policies.

RECOMMENDATIONS BY SANDERSON STEWART: Sanderson Stewart may provide advice and/or recommendations to the CLIENT during Sanderson Stewart's provision of services for the CLIENT's project. If the CLIENT declines to follow the advice and/or recommendations provided by Sanderson Stewart, the CLIENT agrees that Sanderson Stewart shall not have any liability for adverse consequences or damages resulting from the CLIENT's failure to follow the advice and/or recommendations of Sanderson Stewart. Additionally, the parties agree that the CLIENT's failure to follow advice and/or recommendations of Sanderson Stewart may be cause for Sanderson Stewart to immediately terminate this Agreement at Sanderson Stewart's sole discretion.

PERMITTING: SANDERSON STEWART shall assist the CLIENT in applying for permits and approvals where required by law. In cases where the scope of services requires SANDERSON STEWART to submit, on behalf of the CLIENT, a permit application and/or approval by a third party to this contract, SANDERSON STEWART does not make any warranties, guarantees, or representations as to the success of SANDERSON STEWART's effort on behalf of the CLIENT. Payment for services rendered by SANDERSON STEWART is not contingent upon the successful acquisition of these permits.

NO ASSIGNMENT WITHOUT CONSENT: Neither party may assign this Agreement without the written agreement of the other party.

TERMINATION: In the event of termination of this Agreement by either party, the CLIENT shall, within 15 days of termination, pay SANDERSON STEWART for all services rendered and reimbursable costs incurred by SANDERSON STEWART up to the date of termination.

The CLIENT may terminate this Agreement for convenience and without cause upon 21 calendar days' written notice.

Either party may terminate this Agreement for cause upon 10 calendar days' written notice for the following reasons:

1. Substantial failure by either party to perform in accordance with this Agreement;
2. Assignment of this agreement without the written consent of the other party;
3. Suspension of the project or SANDERSON STEWART's services for more than 60 calendar days, consecutive or aggregate;
4. Material changes in the conditions under which this Agreement was executed, the Scope of Services, the nature of the project, or the failure of the parties to reach an agreement on compensation and/or schedule adjustments necessitated by such changes.

In the event of a termination not the fault of SANDERSON STEWART, the Client shall pay SANDERSON STEWART, in addition to payment for services rendered and reimbursable expenses incurred, all expenses incurred by SANDERSON STEWART in connection with the orderly termination of this Agreement, including, but not limited to, demobilization, reassignment of personnel, associated overhead costs, and all other expenses resulting from the termination.

CONSEQUENTIAL DAMAGES: Notwithstanding any other provision in this Agreement, neither the CLIENT nor SANDERSON STEWART, their respective officers, directors, shareholders, partners, employees, agents, members, subconsultants, or employees shall be liable to the other or shall make any claim for any incidental, indirect, or consequential damages arising out of or in any way connected to the project or this Agreement. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, or any other consequential damages that either party may have incurred from any cause of action.

DISPUTE RESOLUTION, VENUE, AND CHOICE OF LAW: Any claim arising out of or related to this Agreement (except those waived or barred as provided elsewhere in this Agreement), shall be subject to mediation as a condition precedent to the institution of legal or equitable proceedings by either party. The parties shall endeavor to resolve their claims by mediation. Either party may file a request for mediation. Mediation shall proceed in advance of legal or equitable proceedings, which shall be stayed pending mediation for a period of sixty (60) days from the date of filing, unless stayed for a longer period by agreement of the parties or by court order. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Billings, Montana. Any agreements reached in mediation shall be enforceable as settlement agreements by any court having jurisdiction.

Venue for litigation arising out of this Contract shall be in the Thirteenth Judicial District, Yellowstone County, Montana. This Agreement shall be governed by, and interpreted under, the law of the State of Montana.

ENTIRE AGREEMENT: This Agreement is the entire agreement between SANDERSON STEWART and CLIENT. It supersedes all prior communications, understandings, and agreements, whether oral or written. Any amendment or modification to this Agreement must be written and executed by both SANDERSON STEWART and CLIENT.