



**City Commission Meeting Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
September 17, 2024
7:00 PM**

The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.

Public participation is welcome in the following ways:

- Attend in person.
- Provide public comments in writing by 12:00 PM the day of the meeting: Mail to City Clerk, PO Box 5021, Great Falls, MT 59403, or via email to: commission@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the City Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

Meeting Decorum Statement

1. Members of the public shall address their comments to the presiding officer and the Commission as a body and not to any individual member of the Commission or City staff.
2. Speakers shall keep their comments germane to the subject item on the agenda or, during petitions and communications, matters of significant public interest which are within the jurisdiction of the Commission.
3. Be respectful and do not engage in disorderly or boisterous conduct, including but not limited to applause, booing, or making any remarks that are, threatening, profane, abusive, personal, or slanderous that disturbs, disrupts, or otherwise impedes the orderly conduct of our meeting.
4. Signs, placards, banners, or other similar items shall not be permitted in the audience during our City Commission meeting.
5. Remain seated, unless addressing the body at the podium or entering or leaving the meeting. Private or informal conversations may occur outside of the Chambers. Obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.
6. A complete copy of Rule 10 pertaining to the public participation is available on the table in the Commission Chambers and is included with the Meeting posting on the City's Website.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL / STAFF INTRODUCTIONS

AGENDA APPROVAL

CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS

PETITIONS AND COMMUNICATIONS

(Public comment on any matter that is not on the agenda of the meeting and that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of 3 minutes. When at the podium, state your name and either your address or whether you are a city resident for the record.)

1. Miscellaneous reports and announcements.

NEIGHBORHOOD COUNCILS

2. Miscellaneous reports and announcements from Neighborhood Councils.

BOARDS AND COMMISSIONS

3. Miscellaneous reports and announcements from Boards and Commissions.

CITY MANAGER

4. Miscellaneous reports and announcements from City Manager.

CONSENT AGENDA

The Consent Agenda is made up of routine day-to-day items that require Commission action. Items may be pulled from the Consent Agenda for separate discussion/vote by any Commissioner.

5. Minutes, September 3, 2024, City Commission Meeting.
6. Total Expenditures of \$2,058,736 for the period of August 22, 2024 through September 4, 2024, to include claims over \$25,000, in the amount of \$1,446,653.
7. Contracts List
8. Approve a construction contract in the amount of \$365,105.00 to Olympus Technical Services, for the Missouri River North Bank Stabilization, Phase 2.
9. Set a public hearing for October 1, 2024 on Resolution 10562, Amending Land Development Application Fees Associated With Title 17 of the Official Code of the City of Great Falls (OCCGF) to Include a New Fee For a Zoning Verification Letter.

Action: Approve Consent Agenda as presented or remove items for separate discussion and/or vote by any Commission member. After motion is made, Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

PUBLIC HEARINGS

10. Franklin School Apartments (Multifamily) Affordable Housing Proposal Public Hearing. *Action: Conduct a Public Hearing, no other action required. (Presented by Kassy Buss)*

OLD BUSINESS

NEW BUSINESS

ORDINANCES / RESOLUTIONS

11. Resolution 10554 to Levy and Assess Properties within the Business Improvement District. *Action: adopt or deny Res 10554. (Presented by Melissa Kinzler)*

12. Resolution 10555 to Levy and Assess Properties within the Tourism Business Improvement District. *Action: Adopt or deny Res. 10555. (Presented by Melissa Kinzler)*

CITY COMMISSION

13. Miscellaneous reports and announcements from the City Commission.
14. Commission Initiatives.

ADJOURNMENT

(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.)

Assistive listening devices are available for the hard of hearing, please arrive a few minutes early for set up, or contact the City Clerk's Office in advance at 455-8451. Wi-Fi is available during the meetings for viewing of the online meeting documents.

Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. City Commission meetings are re-aired on cable channel 190 the following Wednesday morning at 10 am, and the following Tuesday evening at 7 pm.

JOURNAL OF COMMISSION PROCEEDINGS
September 3, 2024

Regular City Commission Meeting

Mayor Reeves presiding
 Commission Chambers, Room 206

CALL TO ORDER: 7:00 PM

PLEDGE OF ALLEGIANCE

ROLL CALL/STAFF INTRODUCTIONS: City Commission members present: Cory Reeves, Joe McKenney, Rick Tryon, Shannon Wilson, and Susan Wolff. Also present were City Manager Greg Doyon, Public Works City Engineer Jesse Patton, Finance Director Melissa Kinzler, City Attorney David Dennis, Police Chief Jeff Newton, and City Clerk Lisa Kunz.

AGENDA APPROVAL: There were no proposed changes to the agenda by the City Manager or City Commission. The Agenda was approved as presented.

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS: None.

MILITARY UPDATES

1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM MALMSTROM AIR FORCE BASE (MAFB).

Airman Linton introduced himself and announced that he came to the United States from Jamaica in 2019. He performs vehicle maintenance for MAFB. He enjoys hiking and camping and that Great Falls has a big soccer community.

Lieutenant Foster introduced herself and announced that she moved here from Pennsylvania in 2022. She serves as the Convoy Commander for MAFB. She enjoys the hiking trails, Giant Springs State Park, Brush Crazy and attending local events in Great Falls.

Colonel Daniel Voorhies, Commander of the 341st Missile Wing, announced that since October 27, 1962, amazing men and women have been keeping ICBM's on alert at MAFB. Today, there are 131 men and women on alert at MAFB.

Col. Voorhies provided the following updates:

- Last week MAFB hosted a dinner with the Honorable Melissa Dalton, Under Secretary of the Air Force.
- Sentinel Town Hall meetings will be held September 4 in Lewistown and September 5 at the CMR High School.

PETITIONS AND COMMUNICATIONS

- 2.** Speaking in opposition to the Public Safety Advisory Committee (PSAC) recommendation to explore drawing back up to seven (7) mills from the Great Falls Public Library and/or opposition to the negotiations pertaining to a 1993 Agreement between the City of Great Falls and Great Falls Public Library were City residents **Jasmine Taylor, Alice Klundt, Fred Hashley, Cortni Harant,**

**JOURNAL OF COMMISSION PROCEEDINGS
September 3, 2024**

Brittney Uecker, Berkely Rarose, Christopher Filipowicz, Sharon Stearns, Michael Yegerlehner, Amber Cherney, Brandon Fish, Bruce Corda, Pavo Hall, Michael Brainard, Donna Williams, Leila Graham, Molly Beck, Jeffrey Brainard, Gerry Jennings, and Rose Schuster. They urged the City Commission to respect the will of the voters, and to keep the Library fully funded. Commenters noted that the Library is a safe place, helps to educate children, provides activities and services that many people need, and is an indispensable extension of social services.

Written public comments in opposition to the PSAC’s recommendation to explore drawing back up to seven (7) mills from the Great Falls Public Library and/or opposition to the negotiations pertaining to a 1993 Agreement between the City of Great Falls and the Great Falls Public Library were received from: **Kelly McKeehan, Kristen Inbody, Michelle Patterson, Jeff Patterson, Ashlie Clark, Abigail St. Lawrence, Dana Kirkmeyer, Brooke Knowles, Heather Renfro, Annie Simkins, LeAnn Budeski, Nance Beston, Ezmay Newman, Ron Paulick, Gwen Nowak, Tiffany Aldinger, Marilyn Sheffels, Jared Anderson, Shyla Patera, Jim Duffy, Gordon Whirry, Julie Borgreen, Lynn Allison and Jim Heckel.**

John “Jack” Beckman and Jenni Dodd, City residents, read from and provided prepared statements in favor of the City removing the 7 mills from Library support to be redistributed to safety needs, and rescinding the 1993 Agreement. The City must fulfill basic obligations of water, sewer and public safety to residents, not wants.

Coleen Stewart and Kathie Hansen, Cascade County residents, spoke in support of rescinding the 1993 Agreement and terminating negotiations with the Great Falls Public Library Board of Trustees. The Library is needed, but not at the amount of taxes being given to the Library.

Written public comments in support of the PSAC’s recommendation to explore drawing back up to seven (7) mills from the Great Falls Public Library, which could be redirected to public safety and court needs, were received from City residents: **Keith Duncan, Jim and Sharon Thompson, Ginny Rogliano and Liz Ambrose.**

Mayor Reeves called a recess at 8:01 p.m., and called the meeting back to order at 8:03 p.m.

NEIGHBORHOOD COUNCILS

3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

BOARDS AND COMMISSIONS

4. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

CITY MANAGER

5. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

JOURNAL OF COMMISSION PROCEEDINGS
September 3, 2024

City Manager Greg Doyon made the following announcements:

- Great Falls Fire Rescue completed installation of a railcar for its hazardous training programs. Appreciation was expressed to Jimmy Filipowicz of Steel Etc., Rhett Hulett of M&D Construction, Sletten Construction and BNSF for facilitating the donation.
- The Great Falls Police Department will be holding a Memorial Ceremony for the 30th Anniversary of Officer Shane Chadwick's line of duty death on September 7, 2024 at 8:00 a.m. at 721 1st Alley North.
- The City's free summer parking trial in the North Parking Garage concluded on September 1, 2024. The rates will revert to \$0.50 per hour compared to the \$1.00 per hour for on-street parking. Public parking remains free after 6:00 p.m., weekends and City holidays. The pilot project will be discussed at the October 1, 2024 work session.
- Meredith Dawson has been appointed as the City's new Communications Specialist effective September 9, 2024.
- Kiplinger Personal Finance ranks Great Falls in the top 25 among cheapest places to live in the United States taking into account the unemployment rate, average house price and median household income.
- The Montana Supreme Court recently upheld that communities must comply with state law allowing duplexes and accessory dwelling units in areas zoned for single-family homes.

CONSENT AGENDA.

6. Minutes, August 20, 2024, City Commission Meeting.
7. Total Expenditures of \$5,108,307 for the period of August 8, 2024 through August 21, 2024, to include claims over \$25,000, in the amount of \$4,515,156.
8. Contracts List.
9. Approve a Change Order #1 in the amount of \$29,728.60, to the construction contract awarded to United Materials of Great Falls on February 6, 2024 for the Lower Northside Street Reconstruction project and approve Final Payment in the amount of \$103,194.07 to United Materials of Great Falls and \$1,042.36 to the State Miscellaneous Tax Fund, and authorize the City Manager to execute the contract documents. **OF 1467.2**
10. Approve Change Order No. 8, in the amount of \$12,729.32, to the construction contract awarded to Swank Enterprises on November 2, 2021, for the Indoor Aquatics and Recreation Center, and authorize the City Manager to execute the change order documents. **OF 1770.0**

JOURNAL OF COMMISSION PROCEEDINGS
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Commissioner Wolff moved, seconded by Commissioner Wilson, that the City Commission approve the Consent Agenda as presented.

Mayor Reeves asked if there were any comments from the public or discussion amongst the Commissioners. Hearing none, Mayor Reeves called for the vote.

Motion carried 5-0.

CITY COMMISSION

11. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Commissioner Wolff expressed appreciation to MAFB for hosting the dinner with the Hon. Melissa Dalton, Under Secretary of the Air Force, and other officers.

She also thanked the Public Works Department for completion of the 32nd Street extensive curb cut project.

Commissioner Wilson encouraged local legislators to attend City Commission meetings to learn the struggles of local government and pay attention to what the City is going through.

Mayor Reeves announced that the City Commission would not be considering the PSAC recommendations until the second meeting in October at the earliest. What is frustrating him personally is whether this levy was put to the voters knowing the 7 mills were staying in place or if everyone knew the 7 mills could be renegotiated.

Commissioner Tryon commented that what the voters saw was the language that was on the levy ballot. The language does not mention the 7 mills.

He also noted that the City Commission would not be making any decisions until the Library Board meets on Thursday to vote on the negotiated agreement. It took him by surprise to learn that the Library Board added language to the agreement that was not discussed in the negotiations between the City's negotiating team and the Library's negotiating team the past four months.

12. COMMISSION INITIATIVES.

None.

JOURNAL OF COMMISSION PROCEEDINGS
September 3, 2024

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Mayor Reeves, to adjourn the regular meeting of September 3, 2024, at 8:16 p.m.**

Motion carried 5-0.

Mayor Reeves

City Clerk Lisa Kunz

Minutes Approved: September 17, 2024

DRAFT



Commission Meeting Date: Sept.17th, 2024
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

ITEM: \$25,000 Report
 Invoices and Claims in Excess
 of \$25,000

PRESENTED BY: Finance Director

ACTION REQUESTED: Approval with Consent Agenda

LISTING OF ALL ACCOUNTS PAYABLE CHECKS ISSUED AVAILABLE ONLINE AT
<https://greatfallsmt.net/finance/checkregister>

TOTAL CHECKS ISSUED AND WIRE TRANSFERS MADE ARE NOTED BELOW WITH AN ITEMIZED LISTING OF ALL TRANSACTIONS GREATER THAN \$25,000:

ACCOUNTS PAYABLE CHECKS	08/22/2024 - 09/04/2024	1,327,595.56
MISCELLANEOUS ACCOUNTS PAYABLE WIRES	08/22/2024 - 09/04/2024	683,547.27
	SUB TOTAL: \$	<u>2,011,142.83</u>
MUNICIPAL COURT CHECKS	08/22/2024 - 09/04/2024	47,593.25
	GRAND TOTAL: \$	<u>2,058,736.08</u>

GENERAL FUND

SPECIAL REVENUE FUNDS

COVID RECOVERY

AVI SYSTEMS INC CITY COURT RELOCATION IMPROVEMENTS 90,874.60

FEDERAL BLOCK GRANTS

YWCA OF GREAT FALLS CONSULTANT SERVICES 32,862.50

UNITED MATERIALS OF GREAT FALLS 7TH AVE NW ADA UPGRADES/FINAL PAY 34,972.27

DOWNTOWN TIF BONDS

METROPOLITAN LLC DOWNTOWN TIF LIFE SAFETY REIMBURSE 74,172.00

CAPITAL PROJECT FUNDS

ENTERPRISE FUNDS

WATER

DN TANKS LLC 3RD ST H2O STORAGE TANK REHAB/PMT1 215,886.18

SLETTEN CONSTRUCTION CO PROF ENG SERV WTP SOLIDS MIT/PMT17
 (SPLIT AMONG FUNDS) 88,823.13

SEWER

SLETTEN CONSTRUCTION CO	PROF ENG SERV WTP SOLIDS MIT/PMT17 (SPLIT AMONG FUNDS)	88,823.14
STATE OF MONTANA	LS1 REPAIRS & SUPP FORCEMAIN	33,925.00
UNITED ELECTRIC LLC	PW BACKUP GENERATORS & ELECTRICAL (SPLIT AMONG FUNDS)	3,647.73
STORM DRAIN		
WATER & ENVIRONMENTAL TECH INC	SOUTH GF STORM DRAIN MIDDLE BASIN	50,771.87
INTERNAL SERVICE FUNDS		
<hr/>		
CENTRAL GARAGE		
MOUNTAIN VIEW CO-OP	UNLEADED AND DIESEL FUEL	27,922.55
PUBLIC WORKS ADMINISTRATION		
UNITED ELECTRIC LLC	PW BACKUP GENERATORS & ELECTRICAL (SPLIT AMONG FUNDS)	32,829.57
TRUST AND AGENCY FUNDS		
<hr/>		
COURT TRUST MUNICIPAL COURT		
CITY OF GREAT FALLS	FINES & FORFEITURES COLLECTIONS	32,424.00
PAYROLL CLEARING		
STATE TREASURER	MONTANA TAXES	45,664.00
FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	61,182.48
STATEWIDE POLICE RESERVE FUND	POLICE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	73,551.24
PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	161,504.96
US BANK	FEDERAL TAXES, FICA & MEDICARE	270,950.06
LIUNA NATIONAL PENSION FUND	EMPLOYEE & EMPLOYER CONTRIBUTIONS	25,865.33
UTILITY BILLS		
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CLAIMS OVER \$25,000 TOTAL:		\$ <u>1,446,652.61</u>

**CITY OF GREAT FALLS, MONTANA
COMMUNICATION TO THE CITY COMMISSION**

DATE: September 17, 2024

ITEM: CONTRACTS LIST
Itemized listing of administratively approved contracts.
(Listed contracts are available for inspection in the City Clerk’s Office.)

PRESENTED BY: Lisa Kunz, City Clerk
ACTION REQUESTED: Ratification of Contracts through the Consent Agenda

MAYOR’ S SIGNATURE: _____

CONTRACTS LIST

	DEPARTMENT	OTHER PARTY (PERSON OR ENTITY)	PERIOD	AMOUNT	PURPOSE
A	Public Works – Engineering	Sanderson Stewart	09/17/2024	\$75,170	Professional Services Agreement for the design, bidding, and construction assistance for the 9 th Street NW Water Main Replacement Project. This project will be bid and constructed in conjunction with MDT Project No. 9810000 - 9 th Street NW/Watson Coulee Rd. OF 1736.0
B	Public Works – Utilities	Rivershore Community LLC	Indefinite	N/A	Consecutive System Agreement as required by the Department of Environmental Quality (DEQ) for Public Water System PWS ID # 414

C	Public Works – Street/Traffic Division	State of Montana, Department of Transportation	07/01/2024 – 06/30/2025	Per Appendix D reimbursement breakdown	Annual Traffic Control Maintenance Agreement for State Fiscal Year 2025. OF 1813.2 [CR: OF 1739, 022123.10A, 110221.7A, 021621.7B, 110519.7A, 010219.8A, 110718.7C, 051518.9
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Commission Meeting Date: September 17, 2024
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Construction Contract: Missouri River North Bank Stabilization, Phase 2, OF 1693.1

From: Engineering Division

Initiated By: Public Works Department

Presented By: Christoff Gaub, Public Works Director

Action Requested: Consider Bids and Approve Contract

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/not approve) a construction contract in the amount of \$365,105.00 to Olympus Technical Services, for the Missouri River North Bank Stabilization, Phase 2.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Approve construction contract award.

Summary:

The primary goal of this Phase 2 stabilization project is to continue the preservation of the north bank shoreline of the Missouri River and eliminate erosion along the approximate 550-foot stretch of the river. This project will also provide protection for the recreational Rivers Edge trail and the 36-inch sanitary sewer main that parallels the river along the top of the shoreline. The proposed project includes the implementation of riprap with blended soils, planting of willows at the toe of the slope, and a graded slope with erosion protection.

Background:

The cooperative partnership of the City of Great Falls, Cascade County, Cascade County Conservation District (CCD), Recreational Trails Inc., and Northwestern Energy has identified a 1,440 linear foot stretch of bank along the north side of the Missouri River where significant erosion is occurring. The project area is located on the north shore of the Missouri River (Black Eagle Reservoir) immediately west of the 9th Street Bridge and adjacent to the City of Great Falls Wastewater Treatment Plant and the Calumet Montana Refining Company site.

Large portions of the riverbank have sloughed off into the river creating an unstable condition and a safety hazard. The bank is severely eroded and has transformed into a very unstable vertical face. The height of the bank within the proposed reach is from 7 to 20 feet in vertical height. The erosion is currently threatening the Rivers Edge Trail and a 36-inch buried sanitary sewer main, which are located approximately 30-60 feet from the edge of the bank. Providing bank stabilization measures along this stretch of river will protect the pedestrian path and sewer main, eliminate erosion and safety hazards, and reduce sediment deposition into the river.

On August 2, 2022, the City Commission approved the Phase 1 construction with Winkler Excavating Inc. Phase 1 construction began in October of 2022. Construction has been completed and is currently in the warranty period. On November 15, 2022, the City Commission voted to approve the acceptance of the FEMA grant funding opportunity for Phase 2 of this project.

Workload Impacts:

Design phase engineering plans and specifications were completed by WWC Engineering with assistance from City Engineering staff and the City Utilities Division. WWC Engineering staff will provide construction phase engineering services and project inspection. City Engineering staff will provide project management.

Project Work Scope:

Phase 2 of the project will install bank stabilization measures along 550 linear feet of the north riverbank of the Missouri River. The stabilization will utilize a combination of riprap, vegetative armoring, and bank slope reduction to prevent further erosion.

Phase 2 will consist of a Class II riprap at a 2H:1V slope to an elevation 2 feet above the ordinary high-water mark. The voids in the riprap will be filled with native soil and vegetated with willow cuttings. The vegetative growth will provide long-term stabilization of the slope. A non-woven geotextile fabric will be used under the riprap to ensure treatments do not migrate into the existing soil. This area will be covered with a permanent erosion control mat and seeded with native grasses to promote vegetative growth for long-term stabilization of the slope.

Evaluation and Selection Process:

This project was advertised on August 18, 2024 and August 25, 2024 in the Great Falls Tribune. The project was also posted on the City website and the Great Falls Builder's Exchange. Three bids were received on September 4, 2024. The bids ranged from \$365,105.00 to \$399,300.00. Olympus Technical Services submitted the low bid of \$365,105.00 and executed all of the necessary bid documents.

Conclusion:

The project has been selected, prioritized, and executed in accordance with the Public Works Capital Improvement Program and budgeted in the Sanitary Sewer Utility Enterprise fund. City staff recommends awarding the contract to Olympus Technical Services in the amount of \$365,105.00.

Fiscal Impact:

The City was awarded a FEMA Hazard Mitigation Grant in the amount of \$356,208.23. The required local match for this grant is \$118,736.07. This local match is being funded by the Missouri/Madison River Fund and the Sanitary Sewer Enterprise Fund. The established budget for the Phase 2 project is \$474,944.30.

Of the project budget, \$107,460 is allocated to WWC Engineering for engineering fees and construction inspection. Project budget for the construction contract is \$367,485.00. The attached bid tabulation summarizes bids that were received with a low bid of \$365,105.00 for the combined base bid and bid additive alternate. The low bid is thus \$2,380.00 below the construction budget.

Alternatives:

The City Commission could vote to deny award of the construction contract and re-bid or cancel the project. This action would result in delaying the project leading to continued erosion along the river bank increasing the risk to the safety of the public using the River's Edge Trail or failure of the sanitary sewer main in the vicinity.

Attachments/Exhibits:

1. Bid Tab
2. Project Summary Sheet

CITY OF GREAT FALLS ENGINEERING
 P.O. BOX 5021
 GREAT FALLS, MT 59403

BID TABULATION SUMMARY

OF 1693.1 MISSOURI RIVER NORTH BANK STABILIZATION PH 2

BIDS TAKEN AT CIVIC CENTER

DATE: 4-SEP-24

TABULATED BY: ROSA HUGG

REBID

	NAME & ADDRESS OF BIDDER	ACKNOWLEDGE ADD. #1	ACKNOWLEDGE ADD. #2	10% BID SECURITY	CERTIFICATE OF NON-SEGREGATED FACILITIES	CERTIFICATE OF COMPLIANCE WITH INSURANCE REQ.	TOTAL BID
1	WINKLER EXCAVATING 1817 DOGWOOD DR BILLINGS, MT 59105	NA	NA	Y	Y	Y	BASE BID: \$381,300.00 BASE BID +: \$399,300.00
2	OLYMPUS	NA	NA	Y	Y	Y	BASE BID: \$344,775.00 BASE BID +: \$365,105.00
3	HOLDEN EXCAVATING	NON-CONFORMING					
4							
5							
6							
7							
8							
9							
10							

**PROJECT SUMMARY SHEET:
MISSOURI RIVER BANK RESTORATION PHASE 2, O.F. 1693.1
FY 2024 Capital Improvement Plan
Current as of: July 23, 2024**

Description: Stabilize Riverbank with riprap rock and soil sloping. Rock will have soil cover with grass seeding, willow and cottonwood plantings. Erosion control mat will be placed on slope

Justification: Riverbank erosion jeopardizes integrity of Rivers Edge trail and gravity sewer line horizontal to river bank. Sewer line rupture due to shoreline failure would be catastrophic. Raw sewage would enter Black Eagle reservoir and Missouri river. Black Eagle community would be without sewer service. Eliminates sedimentation in Black Eagle reservoir and Missouri river

Scope: 555ft river bank stabilization, continuation of phase 1

Added to CIP: 2nd half FY2024

CIP Timeline: On track, permit process slowing project

Cost:

- CIP programmed \$474,945/FY24
- Current Working Estimate: \$474,945
- Professional service agreement with WWC \$107,460.00
- Construction Budget \$367,485.00
- Awarded Cost: TBD
- Final Cost: TBD

Funding Source(s): Utilities (Sanitary Sewer), FEMA grant (75%), Missouri-Madison River fund (12.5%)

- Funding Match Requirements: City (12.5%) Sanitary sewer enterprise funds

Planned Execution Method: Design-Bid-Build, Project Management

Planned Construction CY: spring 2024 to summer 2024

Current Project Stage (Estimated Completion Date): Planning (summer, 2023), Design (fall 2023), Construction (fall 2024), Warranty (fall 2026)

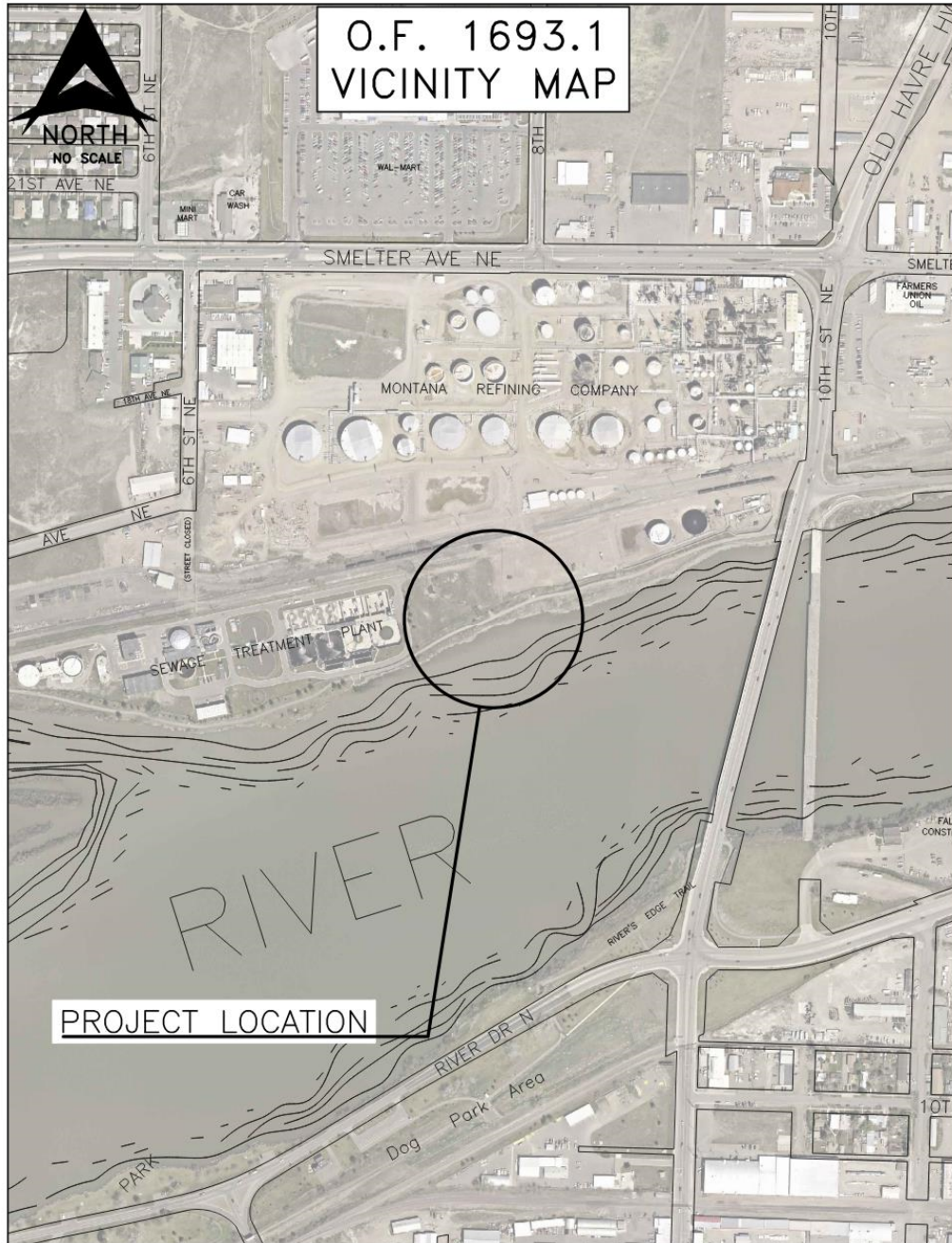
- Design Method: Consultant
- Contractor: (TBD)

Map & Site Pictures:

Existing River Bank



**PROJECT SUMMARY SHEET:
MISSOURI RIVER BANK RESTORATION PHASE 2, O.F. 1693.1
FY 2024 Capital Improvement Plan
Current as of: July 23, 2024**





Commission Meeting Date: September 17, 2024

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Resolution 10562 - A Resolution to amend Planning and Community Development Land Development Application Fees associated with Title 17 to include a new fee for a Zoning Verification Letter

From: Lonnie Hill, Deputy Director, Planning and Community Development

Initiated By: Lonnie Hill, Deputy Director, Planning and Community Development

Presented By: Brock Cherry, Director, Planning and Community Development

Action Requested: Set a Public Hearing on Resolution 10562 for October 1, 2024

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (set/not set) a public hearing on Resolution 10562 for October 1, 2024.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends that the City Commission set a public hearing for October 1, 2024.

Summary: In August of 2023, the City Commission adopted Resolution 10521 which increased land development fees. The new fee schedule outlined in Resolution 10521 was proposed due to a shortfall in the Planning Division budget. Although Resolution 10521 proposes increases to land development fees, the Planning Division’s budget still relies on support from the General Fund. At a City Commission Work Session on the proposed budget, the Commission acknowledged the need to increase user fees to alleviate pressure on the General Fund Budget.

One fee that was impacted by the changes adopted as part of Resolution 10521 was the fee for a Zoning Determination Letter. As seen in *Exhibit A – Land Development Fee Schedule* the fee for a Zoning Determination was raised from \$200 to \$500. When this fee was analyzed, staff reviewed zoning determination requests that involve an in-depth staff analysis and considerable staff time. However, the Planning Division receives other types of zoning determinations that don’t require significant in-depth analysis and less staff time. In response, staff is proposing a “zoning verification letter”.

Zoning verification is often required by other agencies for businesses to receive appropriate licensing. For example, the State of Montana requires a zoning verification letter from the local jurisdiction stating that vehicle sales are a permitted land use upon a property. For these requests, the applicant must provide the

State a letter from the City of Great Falls that verifies the proposed land use is permitted within the zoning district the property is located within. As previously stated, these requests do not require a significant in-depth analysis, and less staff time is required to complete the task. Staff recommends a \$75 fee for a Zoning Verification Letter, as highlighted in *Exhibit A – Land Development Fee Schedule*.

Fiscal Impact: The proposed changes to the land development fee schedule will enable the department to apply fees more practically and reasonably, based on the required staff time to complete the task. The proposed annual zoning verification fee is \$75.00, which covers the fully burdened cost of employees processing, verifying, and delivering necessary forms and approvals.

Alternatives: The Commission could choose to not set the public hearing to consider Resolution 10562.

Attachments/Exhibits:

Resolution 10562

Exhibit A – Land Development Fee Schedule

RESOLUTION NO. 10562

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, AMENDING LAND DEVELOPMENT APPLICATION FEES ASSOCIATED WITH TITLE 17 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF) TO INCLUDE A NEW FEE FOR A ZONING VERIFICATION LETTER

WHEREAS, the City Land Development Code, as adopted by the Great Falls City Commission on September 6, 2005, and as amended on March 6, 2007, includes provisions and procedures for the processing of land development applications, including but not limited to annexations, subdivisions, and zoning related actions; and

WHEREAS, the City Commission of the City of Great Falls last addressed land development application fees through the adoption of Resolution 10521 on September 5, 2023; and

WHEREAS, Title 17 of the Official Code of the City of Great Falls (OCCGF) includes a provision that the City Commission may, at its discretion, set and revise fees by resolution; and

WHEREAS, due to the staff time costs required to ensure such requests are in compliance with all local ordinance requirements, staff proposed a “zoning verification letter” and fee for those requests that do not require significant in-depth analysis and less staff time than the already designated zoning determination letter and fee.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, that:

1. The land development fee schedule in Exhibit A is hereby approved.
2. This resolution shall become effective on October 1, 2024, superseding Resolution 10521.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, October 1, 2024.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David G. Dennis, City Attorney

EXHIBIT “A” TO RESOLUTION 10562

LAND DEVELOPMENT FEE SCHEDULE	
City of Great Falls, Montana	
EFFECTIVE: October 1, 2024	
Annexation (including zoning) – Base Fee	\$3,000
Per Acre Fee (Annexation)	\$150 Per Acre
Preliminary Plat Major	\$4,000 plus \$100 per lot
Revised Preliminary Plat	\$3,500
Preliminary Minor Plat	\$3,000
Final Plat Major	\$2,000 plus \$50 per lot
Final Plat Minor	\$2,000
Administrative Amended Plat	\$400
Amended Plat (non-administrative)	\$3,000
Zoning Map Amendment	\$4,000
Conditional Use Permit	\$3,000
Variances	\$2,500
Planned Unit Development	\$4,000
Vacate Rights of Way	\$3,500
Floodplain Permit	\$300
Floodplain Determination	\$500
Zoning Permit - Residential	\$200
Zoning Permit - Commercial	\$1,000
Tax Abatement	\$1,000
Parking Lot Permit	\$500
Zoning Determination Letter	\$500
Zoning Verification Letter	\$75
Handicap Sign Placement	\$75



Commission Meeting Date: September 17, 2024
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Franklin School Apartments (Multifamily)
 Affordable Housing Proposal Public Hearing

From: Franklin School Housing Partners, LP, and Bjornson Jones Mungas PLLC

Initiated By: Kassy J. Buss, Bjornson Jones Mungas PLLC

Presented By: Kassy J. Buss, Bjornson Jones Mungas PLLC

Action Requested: Conduct Public Hearing

Public Hearing:

1. Mayor conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
2. Mayor closes public hearing.

Suggested Motion:

No action is required by the City Commission. A record of the public hearing will be forwarded to the Department of Commerce, Board of Housing.

Staff Recommendation: Staff recommends the City Commission conduct the public hearing on whether Franklin School Apartments meets a community housing need. Bjornson Jones Mungas PLLC has arranged for publication of the notice of the public hearing before the City Commission in the Great Falls Tribune on 08/21/2024 and 09/04/2024.

Summary: Franklin School Housing Partners, LP, is applying for Low-Income Housing Tax Credits from the Montana Board of Housing (“LIHTCs”) to finance the preservation of Franklin School Apartments as affordable housing and is planning to apply for the exemption from real property taxes available to qualifying low-income housing tax credit projects under Montana Code Annotated Section 15-6-221 in connection with the projects. As a part of the requirements related to such applications, Franklin School Housing Partners, LP, is required to solicit public comment on whether the proposed qualifying low-income rental housing property meets a community housing need. This is the public’s opportunity to comment on the proposal.

Background: LIHTCs are a federal tax credit which serve as a financing source for rent and income restricted housing. They are a primary financing source for affordable multifamily homes in the United States. The Montana Board of Housing administers the LIHTC program in Montana.

Attachments/Exhibits: See attached project summary.



September 9, 2024

**RE: Franklin School Apartments (Multifamily)
Great Falls, Montana**

To All Interested Persons:

Franklin School Housing Partners, LP, a Montana limited partnership, in partnership with Foundation for Affordable Housing V, Inc., a nonprofit corporation specializing in preservation and development of affordable housing, are soliciting public comment on community housing needs in relation to the following low-income rental housing complex located at the following address in Great Falls, Montana:

<u>Project Name</u>	<u>Address</u>	<u>Number of units</u>
Franklin School Apartments	820 1 st Avenue Southwest 813 & 821 2 nd Avenue Southwest Great Falls, MT 59404	40 (multifamily)

The units at the property are currently subject to deed and income restrictions, and the parties are planning to acquire and rehabilitate the 40 homes to better serve the project residents and to preserve the affordability of the project. They also intend to apply for the exemption from real property taxes available to qualifying low-income housing tax credit projects under Montana Code Annotated Section 15-6-221. As part of the statutory requirements for this exemption, there must be an opportunity to comment on whether this low-income rental housing project meets a community housing need. **No vote or action on behalf of the local agency is required in relation to this opportunity for public comment.** Please see attached summary and anticipated scope of rehabilitation work for additional project information.

Do not hesitate to contact me if you have any questions or if you need any further information. Thank you.

Very Truly Yours,
BJORNSON JONES MUNGAS, PLLC

Kassy J. Buss
406-721-8896
kassy@bjornsonlaw.com

Attachment

SCOPE OF WORK WRITE-UP

RENOVATIONS FOR FRANKLIN SCHOOL APARTMENTS

09/03/24

GENERAL DESCRIPTION:

Franklin School Apartments was originally built in 1910 with major renovations and rehabs completed in 1980 and 2001. The property consists of 2 existing three-story residential buildings situated on 1.54 acres in Great Falls, Montana. There is a total of 40 dwelling units consisting of 3-Bedroom Garden style apartments. The buildings concrete slab-on-grade with historic stone and masonry construction interior framing is conventional wood and metal stud. There is a small leasing office, a common laundry, and a maintenance room in the North building, along with a centralized playground and off-street parking.

820 First Avenue SW, 813 and 821 Second Avenue SW
Great Falls, Montana 59404
Parcel ID: 300000

The scope of work will include interior and exterior renovations and replacing components that are in disrepair, including kitchen and bath remodels, LED light fixtures, flooring repairs and replacements. Exterior renovations will include minor repairs, tuckpointing, and replacing existing accent Masonite panels. The scope of work includes upgrading two (2) existing units (5%) to current accessible standards and equipping one (1) existing unit (2%) for the auditory/visual impaired. The renovations will also provide new accessible routes to the existing leasing office, new playground and dumpster area. The rehab will comply with the design standards of the 2025 MBOH QAP.

CONTENTS:

- I. Existing Property Information
- II. General Exterior Scope of Work – Site
- III. General Exterior Scope of Work – All Buildings
- IV. Building – Interior Common Spaces and Corridors
- V. General Interior Scope of Work – Residential Buildings
- VI. AV and Accessible Unit Interior Upgrades
- VII. Laundry Room Upgrades
- VIII. Leasing Office and Community Room

I. Existing Property Information

Franklin School Apartments Existing Building Information	
Street Address	820 First Avenue SW, 813 and 821 Second Avenue SW
City, State, Zip Code	Great Falls, Montana 59404
Parcel Identification #	300000
Construction Type	The garden style apartment buildings have stone and masonry exterior construction, conventional interior wood and metal framing, common corridors, dual-pane windows and EPMD roof systems. The buildings are heated with central boilers and forced air hydronic fan coils.
Exterior Cladding	Stone, Masonry, accent siding panels
Roof Type	Flat EPMD
Stories	3
Year Built	1910
Buildings	2
Acreage	1.54
Unit Mix	40 - 3BR / 1BA



II. General Exterior Scope of Work – Site

1. Concrete Paving / Sidewalks:
 - a) Repair damaged and failing sidewalks within property lines.
 - b) Remove and replace and or provide new sidewalks at newly designated routes to laundry room, site amenities and common areas, including any necessary curbs, curb cuts, new sidewalks, and curb ramps as designated on plans.
 - c) Provide new concrete parking pads at designated handicap parking spaces and aisles to comply with accessibility standards (cross slopes, curb cuts, curb ramps, etc.) See plans for locations (1 HC & 1 Van HC spaces)
2. Asphalt parking and drives:
 - a) Restripe parking lots complete including ADA parking spaces new access aisles and crosswalks.
3. Lawns & Plantings:
 - a) Trim all trees with drip line extending over buildings or within 3 feet of buildings.
 - b) Provide allowance for miscellaneous new landscaping and re grading.
4. Signage:
 - a) Provide new building and unit signage and mailbox identification signage.
 - b) Provide new ADA compliant signage throughout including parking signs.
5. Postal Facilities: Remove 1 existing pedestal mailboxes and replace with new ADA compliant pedestal mailboxes along new designated accessible route with new concrete pad.
6. Sanitary Sewer: Jet all existing sewer lines to remove debris, provide video scope of sewer lines and report identifying all damaged areas requiring repairs. Provide an allowance to repair/re-pipe any damaged sewer lines found in report.
7. Trash / Recycling Enclosures:
 - a) Provide new accessible concrete sidewalk to existing dumpster enclosures including striping for crosswalks and curb ramps. Owner to provide 1 ADA compliant dumpster. Provide concrete filled painted bollards where required to maintain clearances. RE: Site Plan.
8. Common Amenities:
 - a) Community Resources:
 - (1) Provide upgrades to the existing common laundry area and leasing office for ADA compliance.
 - (2) Provide new accessible sidewalk and access to new playground.
 - (3) Provide 1 new piece of accessible play equipment at existing playground areas.
 - b) New Equipped Playground:

- (1) Remove existing playground equipment, borders and mulch.
 - (2) Install one (1) new playground system with mulch, borders, and accessible ramps at locations shown on plans. Playground systems must include (4) play stations/activities including (1) accessible piece of equipment and comply with the guidelines set forth in Publication Number 325, the U.S. Consumer Product Safety Commission's (CPSC)
 - (3) Provide four or more separate pieces of equipment and include equipment for younger children (ages 2 -5). Younger children's equipment (ages 2-5) must be separated by a buffer zone. Refer to DCA requirements.
 - (4) A minimum of two benches for adult supervision is required. An accessible route is required within the playground area from the accessible entrance to the bench. An accessible space next to the bench is also required.
 - (5) Provide signage with rules and safety guidelines that include guidance as to the age appropriateness of the equipment.
 - (6) Provide an accessible route to the new accessible play equipment and bench from the newly designated accessible route. RE: Proposed Site Plan.
- c) Provide an accessible route as shown on plans that connects existing site amenities, to existing leasing office, laundry room and newly designated HC parking spaces. RE: Site Plan

III. General Exterior Scope of Work – All Buildings

1. Roofing (All buildings at (flat roofs)):
 - a) Remove existing EPMD roof, coverboard, insulation, mechanical equipment, curbs, vent hoods, roof drains, and boots, etc. Down to existing deck.
 - b) Repair and patch existing concrete deck to make watertight.
 - c) Provide new 30-year TPO roofing membrane over new ½" cover board on top of new rigid tapered insulation (4" min thickness, slope to existing roof leaders), including new mechanical roof curbs where required. Replace existing aluminum parapet cap over new cont. TPO membrane.
 - d) Provide new walk out pads.
 - e) Remove and replace existing roof access door and hardware.
2. Gutters/Downspouts:
 - a) Tie into existing roof leaders and perimeter overflow spouts.
 - b) Replace small areas of external gutters and downspouts at covered entries.
3. Exterior Cladding:

- a) Historic Stone and Masonry:
 - (1) Clean using "Gentlest Means Possible" all existing exterior masonry walls (including existing interior basement walls).
 - (2) Repoint existing brick façades at locations where mortar is deteriorated. New mortar to match existing and comply with historical standards.
- b) Masonite siding panels:
 - (1) Remove existing Masonite accent panels to existing substrate.
 - (2) Prep, and repair existing substrate.
 - (3) Provide new painted fiber cement panels over new vapor barrier. Tie into or overlap existing window flashing.
- 4. Metal Handrails:
 - a) Remove and replace existing exterior metal handrail at existing ADA ramp. Provide new code compliant painted exterior metal railing including hand rail extensions.
- 5. Sealants and Caulking: Seal at all exterior doors, windows, plumbing, and electrical penetrations to prevent moisture and air leakage.
- 6. Exterior Doors:
 - a) Existing Building Entry Doors to remain: provide automatic door openers at accessible entrances and vestibules.
- 7. Unit Entry Doors (at all units):
 - a) Remove and replace all unit entry doors with new min. 1 hr. fire rated unit entry doors - 1 ¾" thick metal, composite, or solid core wood entry doors, including new door hardware (lever, eye viewers, deadbolt, closers, and smoke seals). Existing door frames to remain (repair and paint). Provide additional peep hole at accessible units.
- 8. Lighting:
 - a) Replace existing with new LED exterior building wall packs, building entry, and interior unit entry light fixtures at existing locations.
 - b) Repair existing site lighting throughout. All existing lights to be operational.

IV. Building – Interior Common Spaces and Corridors

- 1. Finishes (refer to asbestos report for demo scope typ.):
 - a) Existing gyp. bd. Walls and Ceilings: repair damaged areas. Clean and prep all existing walls, ceilings, handrails, trim, and base boards. Prime and paint all.
 - b) Flooring:
 - (1) Entry Vestibules & Common Areas: Remove all existing carpets and pads throughout common corridors and vestibules. Prep surfaces to receive new LVP click lock flooring to match existing.

- (2) Common Corridors and Stairs: Provide for minor repairs to existing LVP flooring, rubber stair treads and risers. Match existing.
- c) Provide new ADA compliant signage w/ braille throughout.
- d) Unit entry doors: existing doors and frames to remain. Provide new door hardware at all unit entry doors (brushed nickel lever handles, double eye viewers, knockers and deadbolt). New unit signage per code requirements.
- 2. Existing fire protection equipment:
 - a) Ensure existing smoke/co detectors, fire alarm, and sprinkler systems are current and operational.
 - b) Provide for inspection and testing of existing sprinkler lines and heads. Provide replacement heads as required by code.
 - c) Existing recessed cabinets for existing fire extinguishers to remain. Ensure inspection tags are current per code requirements.
 - d) Fire alarms and smoke detectors: at common corridors and common spaces: confirm existing devices and fire alarms are in good working order. Provide for system evaluation and minor repairs.
- 3. Electrical (all common spaces and corridors):
 - a) Devices: switches, receptacles and gfci's: replace all and provide new cover plates.
 - b) Remove and replace all exit signage.
 - c) Remove and replace all light fixtures with new LED fixtures. (ensure emergency lighting is operational after replacement and provide battery backup for emergency egress lights).

V. General Interior Scope of Work – Residential Buildings

- 1. Finishes:
 - a) Gyp Board (walls and ceilings): Repair all areas of gyp bd walls and ceilings in disrepair. Prep, prime, and paint entire unit (all rooms):
 - (1) Paint Finishes: Kitchens, Bathrooms, New Doors, and trim to receive semi-gloss paint finish. All other rooms match existing. Match existing colors throughout.
 - b) Flooring:
 - (1) Unit Kitchens, Living, Halls, & Bathrooms: Provide for minor repairs to all areas with existing ceramic tile. Clean all tile and reseal grout.
 - (2) Unit Living, Bedrooms & Bedroom closets: Remove existing carpet and pad throughout. Provide new carpets and pads. Carpet must be a minimum of 26 ounces (face weight). Must be green

label plus certified for all carpet related flooring. No exceptions will be considered for flooring.

2. Unit Interior Doors:
 - a) Remove and replace all interior doors and frames in disrepair (Account for 50% of doors). New doors to be hollow core swing doors to match existing door styles.
 - b) Replace all door hardware (new and existing doors) with new brushed nickel hardware. Door handles to be passage levers, privacy passage levers at bathrooms and bedrooms. Provide new door vent, lever and deadbolt at all mech. closets.
3. Window Treatments: Provide new neutral color horizontal mini blinds at all windows.
4. Electrical:
 - a) Devices: Switches, Receptacles and GFCI's: Replace all and provide new cover plates. Install new GFCI outlets at code required locations (kitchens and baths) where required.
 - b) Smoke Detectors: Provide new hardwired, and interconnected combo CO/smoke detectors in all units. 1 hardwired combo CO/ smoke detector outside sleeping rooms and 1 hardwired (wirelessly interconnected) smoke detector per bedroom.
 - c) Electrical Panels: Relocate existing unit electrical panels at two (2) existing accessible units to be within reach range.
 - d) Lighting Fixtures:
 - (1) Replace all existing light fixtures with new energy star rated LED light fixtures.
 - (2) Install new energy star ceiling fans with light kits at existing locations in all living rooms and bedrooms (verify on site). Provide extension rods, wiring, and switches for separate fan light controls. Reuse existing wiring.
 - e) CO / Smoke Detectors:
 - (1) Provide new interconnected combo CO/smoke and smoke detectors in all units and common spaces.
 - (a) 1 combo CO / smoke detector outside sleeping rooms.
 - (b) 1 combo CO / smoke detector per bedroom.
 - (c) All alarm devices to receive hardwired power and be wirelessly interconnected (Bluetooth or Frequency) or looped by wiring.
 - (2) Provide for minor repairs to existing fire alarm system to remain.
5. Mechanical:
 - a) Existing Heating:
 - (1) Remove and replace all fan coil hydronic furnaces.

- (2) Clean and seal all ductwork to remain.
 - (3) Replace all grilles and registers.
 - b) Range Hoods: Provide new Energy Star rated recirculating range hoods and install new range queens.
 - c) Bath Exhaust Fan: Remove and Replace existing bathroom exhaust fan. Install new Energy STAR Rated exhaust fan vented to exterior (reuse existing ducts).
6. Plumbing:
- a) Replace all plumbing fixtures in all units with new EPA WaterSense certified fixtures:
 - (1) shower heads \leq 1.5 GPM
 - (2) bathroom faucets $<$ 1.0 GPM
 - (3) kitchen faucets $<$ 1.5 GPM,
 - (4) toilets \leq 1.28 GPF
7. Living / Dining Rooms:
- a) Lighting: Replace existing lights with New Energy Star Ceiling fans with LED light kits.
 - b) Paint: Patch / repair as required, prep, and paint entire room. RE: Finishes.
 - c) Flooring: Existing Ceramic Tile to remain and Replace existing Carpet. RE: Finishes.
8. Kitchens:
- a) Replace Existing Refrigerators: New Frost-Free Energy Star refrigerators with freezer compartment.
 - (1) Min 18 cubic feet @ 3 bedroom.
 - b) Replace Existing Ranges:
 - (1) New 30" electric ranges.
 - (2) New E-Star recirculating range hoods.
 - (3) Provide new range queens at all hoods.
 - (4) Install new anti-tip devices at all ranges.

*Note: all appliances to be energy star rated where applicable.
 - c) Cabinetry and Millwork:
 - (1) Remove and replace all kitchen and bathroom cabinets including laminated counter tops in kitchens, cultured marble tops with integrated bowl in bathrooms with vanity cabinets. All cabinets and millwork to be KCMA certified.
 - (2) Cabinets are required at a minimum to comply with Architectural Woodwork Institute standards at the economy grade level.
 - Must have no added formaldehyde.
 - Must contain cabinet fronts made from solid wood.

- Must have front stiles pocket-drilled and assembled with screws for rugged durability.
 - Side and back panels must be made from 3/8" vinyl covered particleboard minimum.
- d) Plumbing Fixtures: New double bowl stainless steel kitchen sink with strainer, Water Sense lever faucet, new P-trap, angle stops, hot and cold-water supply lines.
- e) Flooring: Existing Ceramic Tile. RE: 1. Finishes.
- f) Paint Finish: repair as required, prep, and paint entire kitchen with semi-gloss finish. RE: 1. Finishes.
- g) Lighting: Replace light fixtures with Energy Star LED fixtures.
9. Bedrooms:
- a) Lighting: Replace existing lights with new Energy Star Ceiling fans with LED light kits.
- b) Smoke Detector: Install hardwired interconnected combo CO/smoke detectors in all dwelling units. Provide one (outside sleeping rooms) and one new interconnected smoke detector per bedroom.
- c) Flooring: Replace existing carpet RE: 1. Finishes.
- d) Paint: Patch / repair as required, prep, and paint entire room. RE: Finishes.
10. Bathrooms:
- a) Millwork: Remove and Replace all vanities. Provide new vanities with cultured marble tops with integrated sinks.
- b) Tubs / Showers:
- (1) Provide for minor repairs at existing tile tub surrounds as needed. Clean, prep, repair, and reseal grout. Re: Matrix.
 - (2) Replace all existing tub valves, trim and shower heads.
- c) Toilet: Replace commode with new EPA Watersense units with seats.
- d) Lavatory: Replace bath lavatory sink & faucet with new P-traps and supply lines.
- e) Accessories: Remove and replace all accessories with new bath accessories. Supply and Install (secure to studs or use toggle bolts):
- (1) TP Holders
 - (2) Towel Bars
 - (3) Enlarged vanity mirrors
 - (4) Mirrored Medicine Cabinets
 - (5) Shower Rods, Vinyl Curtains and Rings.
- f) Flooring: Existing Ceramic Tile to Remain. RE: 1. Finishes.
- g) Paint Finish: repair gyp bd. as required, prep, and paint entire bathroom with semi-gloss finish. RE: 1. Finishes.

- h) Exhaust Fan: Remove and Replace existing exhaust fan. Install new Energy STAR Rated exhaust fan vented to exterior. Reuse existing duct work.
- i) Lighting: Replace existing light fixtures with new LED Energy Star fixtures (one bedroom per unit to receive ceiling fan with LED light kits).

VI. AV and Accessible Unit Interior Upgrades

1. One (1) existing units (2%) to receive hearing and sight impaired upgrades in accordance with MBOH.
 - a) Horns and Strobes for smoke and smoke/co detectors
 - b) New AV doorbell
 - c) Strobes for new AV doorbells.
2. Two (2) existing units (5%) to be converted into fully accessible units to comply with UFAS Standards. In addition to the applicable scope found in section IV, below are additional specific requirements for the accessible unit upgrades / conversions at existing units.
 - a) All switches and receptacles to be UFAS (ADA) compliant in height.
 - b) Unit entry door to have UFAS (ADA) compliant hardware and threshold.
 - c) Passage doors to be 32" clear with accessible hardware. (nominal 36" wide door)
 - d) Provide blocking in walls and install grab bars at all tubs / roll in showers and toilets.
 - e) Walls: Reconfigure walls as needed to provide accessibility throughout units to bring up to current standards. Need to verify - RE: Drawings.
 - f) Flooring: New LVT flooring throughout entire unit.
 - g) Appliances: Provide new ADA compliant appliances.
 - h) Millwork: Remove and Replace all cabinetry with new accessible UFAS compliant cabinetry in kitchens and bathrooms. RE: Plans
 - i) Accessories: New ADA compliant bath accessories.
 - j) Plumbing: Replace all fixtures and faucets with new be ADA Compliant fixtures. Replace all tubs with new ADA compliant tubs, tile surround, transfer seat, and grab bars. Install new tub valve and trim.
3. Provide accessible route as shown on Architectural Drawings.

VII. Laundry Room Upgrades

1. Upgrade 1 existing laundry room along newly designated accessible route to be UFAS and ADA compliant.
 - a) Renovate existing equipment hookups for ADA compliancy and front-loading compliant washer dryer units to be provided by Owner. 10 washers and 10 dryers required per MBOH
 - b) Replace existing doors that are in disrepair or are less than 34" clear.
 - c) Replace all flooring with new LVT include new base board.

- d) Replace all light fixtures with new LED fixtures.
- e) Replace existing folding table.
- f) Paint all rooms.
- g) Replace all devices, outlets and switches.
- h) RE: Architectural Drawings

VIII. Leasing Office

1. Upgrade existing leasing office spaces to be UFAS and ADA compliant.
 - a) Alternate for new bathroom
 - b) Alternate for new bathroom
 - c) Renovate existing bathrooms and office for ADA compliancy.
 - d) All switches and receptacles to be ADA compliant in height.
 - e) Entry doors to have ADA compliant hardware and threshold.
 - f) Passage doors to be 32" clear with accessible hardware. (Nominal 36" wide door)
 - g) Walls: Reconfigure walls as needed to provide accessibility throughout units to bring up to current standards. Need to verify.
 - h) Replace all light fixtures with new LED fixtures.
 - i) Paint all rooms.
2. Modify existing management space and leasing office to be fully accessible and connected to newly designated accessible route. RE: Plans

Project Photos:





Franklin School Apartments Great Falls, Montana

Franklin School Housing Partners, LP

Presented by:

Kassy J. Buss of
Bjornson Jones Mungas, PLLC
Missoula, Montana



Franklin School Apartments

820 1st Avenue SW
813 & 821 2nd Avenue SW
Great Falls, MT



- **Franklin School Apartments** is a 40-unit multifamily housing project, originally built in 1910, with major renovations completed in 1980 and 2001. The property is currently offering rent-restricted homes to eligible residents meeting income requirements. The project consists of two buildings, containing a total of forty (40) 3-bedroom garden style residential units, all on a 1.54-acre lot. The project has on-site laundry facilities and a leasing office, a centralized playground, and off-street parking available for residents.

Franklin School Apartments

Location:

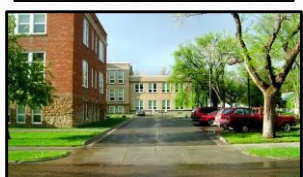
820 1st Avenue SW
813 & 821 2nd Avenue SW
Great Falls, MT



Preservation of Current Housing

Affordability restrictions:

- Seeking an assignment and renewal of the HAP contract to preserve the affordability of the homes for years to come
- Rent and income restrictions through a Montana Board of Housing Declaration of Restrictive Covenants for Low-Income Housing Credits that will continue to restrict the property and require the units be rented to income-eligible tenants at reduced rental rates
- Targeting tenants at 50% and 60% of Area Median Income



Rehabilitation and Updates

- Energy efficient upgrades, such as upgrading the plumbing fixtures with low flow fixtures, replacing lighting fixtures with high efficiency lighting, and replacing certain appliances with ENERGY STAR qualified appliances
- Evaluation and completion of necessary safety improvements, including exterior lighting, locks, signage, fire protection systems, and other security features
- Rehabilitation and upgrades to playground, leasing office, and laundry area
- Modifications and improvements to common spaces and dwelling units to improve ADA accessibility

Community Housing Needs

Pursuant to the requirements under Montana Code Ann. § 15-6-221, the parties are holding a public hearing to solicit comment on the project in relation to community housing needs.

You are also encouraged to submit comments regarding the need for affordable multi-family rental housing in your area to:

Montana Board of Housing,
PO Box 200528
Helena, MT 59620-0528
FAX (406) 841-2841



Questions?

Kassy J. Buss

Bjornson Jones Mungas, PLLC

2809 Great Northern Loop, Suite 100
Missoula, MT 59808

(406) 721-8896

kassy@bjornsonlaw.com



30+
YEARS OF
EXPERIENCE
127
FAMILY
COMMUNITIES
60
SENIOR
COMMUNITIES



VITUS

By the
numbers

25+
YEARS IN BUSINESS

100+
PROPERTIES DEVELOPED

25,000+
RESIDENTS SERVED





Commission Meeting Date: September 17, 2024
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Resolution 10554 to Levy and Assess Properties within the Business Improvement District

From: Melissa Kinzler, Finance Director

Initiated By: Annual Assessment Process

Presented By: Melissa Kinzler, Finance Director

Action Requested: City Commission Adopt Resolution 10554

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10554.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends the City Commission adopt Resolution 10554 to levy and assess properties within the Business Improvement District (BID).

Background: The initial creation of the BID was in 1989. It was renewed in 1999, 2009, and 2019, each for periods of ten years by petition of the property owners within the District.

The Business Improvement District's overall purpose is to utilize assessment dollars through the BID to improve and revitalize the downtown area. If there are any material increases or decreases in the actual assessment from the approved budget, the BID's Board will either request a budget amendment from the City Commission or the Board will include the amount of revenue whether it be an increase, or decrease, in their Budget and Work Plan for the coming Fiscal Year.

On July 16, 2024, as required by State Statute 7-12-1132 (3) MCA, the BID presented a proposed Work Plan and Budget and recommended a method of levying an assessment on the properties within the district that best ensures the assessment on each lot or parcel is equitable in proportion to the benefits to be received for Fiscal Year 2024/2025. Following the public hearing held on July 16, 2024, the City Commission moved to adopt the FY 2025 Work Plan and Budget for the BID.

Fiscal Impact: The assessment will be according to the formula below approved by the BID Board and the City Commission. The formula will be applied to all parcels within the district with the exception of parcels owned by the City of Great Falls and Cascade County.

1. a flat fee of \$200.00 for each lot or parcel not designated as Land Use Code 125;
2. a flat fee of \$50.00 for each lot or parcel with a designated Land Use Code of 125, which is a Residential Condominium;
3. an assessment of \$.00165 times the market valuation as provided by the Montana Department of Revenue;
4. and an assessment of \$.015 times the square footage of the land area.

The actual assessment for 2024/2025 based on the above assessment formula will generate \$301,476.71 in assessment revenue. This is a decrease of \$3,973.75 from the previous year. The 2024/2025 assessment per lot or parcel is indicated on the assessment projection summary Exhibit "A" incorporated herein and made a part of Resolution 10554.

Alternatives: The City Commission could choose to deny Resolution 10554 to assess the property owners within the BID. However, on July 16, 2024, the City Commission approved the BID Budget which identifies the BID assessment as 58% of the operating revenues. Denial of Resolution 10554 will prevent the BID from carrying out the City Commission previously approved budget.

Concurrences: The BID partners with several organizations, such as the Downtown Great Falls Association, the Downtown Development Partnership, the City of Great Falls and the Urban Art Project to carry out the overall purpose of improving and revitalizing the downtown area. Finance staff is responsible for assessing and collecting the revenues.

Attachments/Exhibits:

- Resolution 10554
- Resolution 10554 Exhibit "A"
- BID Map

RESOLUTION 10554

A RESOLUTION LEVYING AN ASSESSMENT ON ALL PROPERTIES WITHIN THE GREAT FALLS BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Commission of the City of Great Falls, is authorized to create and administer a business improvement district as provided by 7-12-1101 through 7-12-1151 M.C.A.; and,

WHEREAS, the purpose of a Business Improvement District is to promote the health, safety, prosperity, security and the general welfare of the inhabitants thereof and the people of this state; and will be of special benefit to the property within the boundaries of the district created; and,

WHEREAS, on May 16, 1989, the City Commission approved Resolution 8279 creating a Business Improvement District in Great Falls, Montana for a duration of ten (10) years; and

WHEREAS, on June 15, 1999, the City Commission approved Resolution 9025, on July 7, 2009, approved Resolution 9833, and on February 19, 2019, approved Resolution 10279 re-creating said Business Improvement District for a duration of ten (10) years each; and

WHEREAS, a Board of Trustees for the Business Improvement District has been appointed and said Board has developed and submitted a Work Plan and Proposed Budget to the City Commission of the City of Great Falls; and,

WHEREAS, the City Commission of the City of Great Falls, is authorized to annually assess and collect the entire cost of the district against the entire district using a method, which best ensures that the assessment on each lot or parcel is equitable in proportion to the benefits to be received as provided by 7-12-1133 M.C.A.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, that:

Section 1 – Adoption of Work Plan and Budget

On July 16, 2024, the City Commission of the City of Great Falls held a public hearing on any objections to the Work Plan and Proposed Budget with the understanding that approval of the two documents would necessitate the levying of an assessment on all the property in the district.

Section 2 – Assessment Method

The assessment formula has been presented to the property owners and recommended to the City Commission as follows:

- a flat fee of \$200.00 for each lot or parcel without a Land Use Code of 125
- a flat fee of \$50.00 for each lot or parcel with a designated Land Use Code of 125, which is a Residential Condominium

- an assessment of \$.00165 times the market valuation as provided by the Montana Department of Revenue, and an
- assessment of \$.015 times the square footage of the land area.

The assessment requested for Fiscal Year 2025 is based on the above assessment formula and will generate THREE HUNDRED ONE THOUSAND, FOUR HUNDRED SEVENTY-SIX AND 71/100 DOLLARS (\$301,476.71) in assessment revenue. Due to overwhelming support for a Business Improvement District and concurrence with the assessment formula, the City Commission of the City of Great Falls hereby approves the levying of the assessment as indicated on the assessment projection summary attached to this resolution as Exhibit "A".

Section 3 – Assessment Due Date

Assessments are payable in two payments and will become delinquent at 5:00 o'clock p.m. on November 30, 2024 and May 31, 2025.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this 17th day of September, 2024.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
 ASSESSMENTS FOR FISCAL YEAR 2025, TAX YEAR 2024
 RESOLUTION #10554 - EXHIBIT "A"

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
1	156750 CHS INC	GFO		\$ 200	15,000	\$ 225.00	116,250	619,630	735,880	\$ 1,214.20	\$ 1,639.20
2	156950 COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	37,500	\$ 562.50	155,250	613,650	768,900	\$ 1,268.69	\$ 2,031.19
3	157400 COX DOUGLAS J & KENT D	GFO		\$ 200	7,500	\$ 112.50	77,250	172,650	249,900	\$ 412.34	\$ 724.84
4	157450 517 LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	529,870	626,620	\$ 1,033.92	\$ 1,458.92
5	157500 RYSTED PETER L LIVING TRUST	GFO		\$ 200	11,250	\$ 168.75	87,000	208,900	295,900	\$ 488.24	\$ 856.99
6	157600 KUNZ JASON R	GFO		\$ 200	3,750	\$ 56.25	67,500	281,100	348,600	\$ 575.19	\$ 831.44
7	157650 BRANDENBERGER NED R & JENNIFER	GFO		\$ 200	3,750	\$ 56.25	67,500	22,300	89,800	\$ 148.17	\$ 404.42
8	157750 EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	22,500	\$ 337.50	174,750	2,808,450	2,983,200	\$ 4,922.28	\$ 5,459.78
9	157810 EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	7,500	\$ 112.50	77,250	205,250	282,500	\$ 466.13	\$ 778.63
10	158100 THE PENNANT BUILDING LLC	GFO		\$ 200	7,509	\$ 112.64	77,250	511,750	589,000	\$ 971.85	\$ 1,284.49
11	158150 HANSON MICHAEL	GFO		\$ 200	7,507	\$ 112.61	77,250	361,710	438,960	\$ 724.28	\$ 1,036.89
12	158250 DESCHENES GARY S ETAL	GFO		\$ 200	4,200	\$ 63.00	68,670	495,830	564,500	\$ 931.43	\$ 1,194.43
13	158300 DSB TOWER LLC	GFO		\$ 200	15,037	\$ 225.56	96,750	21,480	118,230	\$ 195.08	\$ 620.63
14	158950 BIG SKY SELECT PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	2,387,750	2,484,500	\$ 4,099.43	\$ 4,524.43
15	159150 CAMBRIDGE INVESTORS ONE LP	GFO		\$ 200	37,546	\$ 563.19	155,250	1,186,650	1,341,900	\$ 2,214.14	\$ 2,977.33
16	159225 BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	22,500	\$ 337.50	116,250	1,185,950	1,302,200	\$ 2,148.63	\$ 2,686.13
17	159450 CENTRAL MONTANA PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	160,850	238,100	\$ 392.87	\$ 705.37
18	159500 RAMSEY ANN C	GFO		\$ 200	11,250	\$ 168.75	87,000	279,700	366,700	\$ 605.06	\$ 973.81
19	159550 BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	67,500	37,000	104,500	\$ 172.43	\$ 428.68
20	159600 BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	67,500	91,700	159,200	\$ 262.68	\$ 518.93
21	159650 BECKER HOMES LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	238,530	306,030	\$ 504.95	\$ 761.20
22	159700 CONTEXT LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	177,350	244,850	\$ 404.00	\$ 660.25
23	159725 BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	11,295	\$ 169.43	87,000	14,490	101,490	\$ 167.46	\$ 536.88
24	159735 CONTEXT LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	219,050	296,300	\$ 488.90	\$ 801.40
25	159800 RELIGIOUS CONGRATATION OF BERLINER CONG	GFO		\$ 200	52,490	\$ 787.35	194,250	1,652,410	1,846,660	\$ 3,046.99	\$ 4,034.34
26	159850 DAVIDSON INVESTMENTS LLC	GFO		\$ 200	67,500	\$ 1,012.50	291,000	10,822,100	11,113,100	\$ 18,336.62	\$ 19,549.12
27	160300 PASSION & GRIT LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	696,620	793,370	\$ 1,309.06	\$ 1,734.06
28	160450 POBLANO PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	535,150	631,900	\$ 1,042.64	\$ 1,467.64
29	160500 321 CENTRAL LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	506,780	603,530	\$ 995.82	\$ 1,420.82
30	160550 LERAY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	350,750	428,000	\$ 706.20	\$ 1,018.70
31	160600 METROPOLITAN LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	338,940	416,190	\$ 686.71	\$ 999.21
32	160650 BECKMANS BUILDING LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	410,370	487,620	\$ 804.57	\$ 1,117.07
33	160900 STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	96,750	119,700	216,450	\$ 357.14	\$ 782.14
34	160950 421 CENTRAL AVE LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	550,550	647,300	\$ 1,068.05	\$ 1,493.05
35	161050 MARGARET PARTNERS LLC ETAL	GFO		\$ 200	7,500	\$ 112.50	77,250	909,320	986,570	\$ 1,627.84	\$ 1,940.34
36	161100 KAUFMAN MARY ANN & IRA M JR	GFO		\$ 200	7,500	\$ 112.50	77,250	437,450	514,700	\$ 849.26	\$ 1,161.76
37	161150 LEE ALAN B	GFO		\$ 200	3,750	\$ 56.25	67,500	94,600	162,100	\$ 267.47	\$ 523.72
38	161200 BIG BROTHERS HOLDING COMPANY LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	63,200	130,700	\$ 215.66	\$ 471.91
39	161250 BIG BROTHERS HOLDING COMPANY LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	348,150	425,400	\$ 701.91	\$ 1,014.41
40	161300 STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	96,750	2,077,450	2,174,200	\$ 3,587.43	\$ 4,012.43
41	161450 KELMAN DAVID & ZACHARY	GFO		\$ 200	3,750	\$ 56.25	67,500	111,900	179,400	\$ 296.01	\$ 552.26
42	161600 LITTLE WILLIAM L & SHONNA L	GFO		\$ 200	22,500	\$ 337.50	116,250	303,750	420,000	\$ 693.00	\$ 1,230.50
43	161650 SILVER STATE PARTNERS LLC	GFO		\$ 200	11,250	\$ 168.75	87,000	475,200	562,200	\$ 927.63	\$ 1,296.38

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
 ASSESSMENTS FOR FISCAL YEAR 2025, TAX YEAR 2024
 RESOLUTION #10554 - EXHIBIT "A"

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
44	161700 MONTANA TIMES SQUARE LLC	GFO		\$ 200	22,500	\$ 337.50	116,250	844,450	960,700	\$ 1,585.16	\$ 2,122.66
45	161750 513 CENTRAL AVE LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	144,970	222,220	\$ 366.66	\$ 679.16
46	161800 HACKETT GARRY L & CHERYL D	GFO		\$ 200	15,000	\$ 225.00	96,750	385,260	482,010	\$ 795.32	\$ 1,220.32
47	162050 STARRY NIGHT HOSPITALITY LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	668,040	764,790	\$ 1,261.90	\$ 1,686.90
48	162100 TLMF INC	GFO		\$ 200	7,500	\$ 112.50	77,250	247,350	324,600	\$ 535.59	\$ 848.09
49	162150 LARSON EDWARD L	GFO		\$ 200	4,500	\$ 67.50	69,450	55,150	124,600	\$ 205.59	\$ 473.09
50	162200 LARSON EDWARD L	GFO		\$ 200	3,000	\$ 45.00	65,550	46,050	111,600	\$ 184.14	\$ 429.14
51	162250 JK609 LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	1,136,190	1,213,440	\$ 2,002.18	\$ 2,314.68
52	162300 COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	15,000	\$ 225.00	96,750	240,470	337,220	\$ 556.41	\$ 981.41
53	162350 H & H APARTMENTS LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	460,950	538,200	\$ 888.03	\$ 1,200.53
54	162400 MYERS & MYERS RENTALS	GFO		\$ 200	7,500	\$ 112.50	77,250	137,550	214,800	\$ 354.42	\$ 666.92
55	162450 SPECIAL OLYMPICS MONTANA INC	GFO		\$ 200	7,500	\$ 112.50	77,250	450,450	527,700	\$ 870.71	\$ 1,183.21
56	162500 JOSEPH SANTANA PROPERTIES LLC	GFO		\$ 200	29,969	\$ 449.54	135,750	738,550	874,300	\$ 1,442.60	\$ 2,092.13
57	162700 THE PRACTICE HOLDING LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	252,750	330,000	\$ 544.50	\$ 857.00
58	162750 MTC LIFESTYLE LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	1,166,550	1,243,800	\$ 2,052.27	\$ 2,364.77
59	162900 CITY BAR INC	GFO		\$ 200	22,477	\$ 337.16	116,250	318,350	434,600	\$ 717.09	\$ 1,254.25
60	162950 CITY BAR INC	GFO		\$ 200	7,500	\$ 112.50	77,250	83,750	161,000	\$ 265.65	\$ 578.15
61	163000 L & E DEVELOPMENT INC	GFO		\$ 200	7,500	\$ 112.50	77,250	9,840	87,090	\$ 143.70	\$ 456.20
62	188500 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO		\$ 200	7,500	\$ 112.50	77,250	61,550	138,800	\$ 229.02	\$ 541.52
63	188550 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO		\$ 200	7,500	\$ 112.50	77,250	7,140	84,390	\$ 139.24	\$ 451.74
64	188600 KERMITZ LLC	GFO		\$ 200	11,238	\$ 168.57	87,000	409,400	496,400	\$ 819.06	\$ 1,187.63
65	188650 LERAY PROPERTIES LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	86,500	154,000	\$ 254.10	\$ 510.35
66	188700 ROBERTSON KIRBI KAE	GFO		\$ 200	1,780	\$ 26.70	62,430	73,070	135,500	\$ 223.58	\$ 450.28
67	188750 MY VIOLA PROPERTIES LLC	GFO		\$ 200	3,668	\$ 55.02	67,110	156,590	223,700	\$ 369.11	\$ 624.13
68	188800 KAPPAN BRIAN R & LINDA S	GFO		\$ 200	352	\$ 5.28	63,210	53,580	116,790	\$ 192.70	\$ 397.98
69	188850 SHIMA DOUGLAS	GFO		\$ 200	3,750	\$ 56.25	67,500	10,800	78,300	\$ 129.20	\$ 385.45
70	188900 MTC LIFESTYLE LLC	GFO		\$ 200	11,250	\$ 168.75	87,000	14,490	101,490	\$ 167.46	\$ 536.21
71	189050 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO		\$ 200	18,750	\$ 281.25	106,500	25,300	131,800	\$ 217.47	\$ 698.72
72	189075 BIG SKY DEVELOPEMENT ENT	GFO		\$ 200	33,739	\$ 506.09	145,500	2,841,500	2,987,000	\$ 4,928.55	\$ 5,634.64
73	189100 STROMBERG ROBERT C & MARY D	GFO		\$ 200	45,000	\$ 675.00	174,750	2,943,250	3,118,000	\$ 5,144.70	\$ 6,019.70
74	189150 TUNGSTEN PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	969,410	1,046,660	\$ 1,726.99	\$ 2,039.49
75	189200 BEBBINGTON MICHELLE	GFO		\$ 200	7,500	\$ 112.50	77,250	177,550	254,800	\$ 420.42	\$ 732.92
76	189250 MULLENS BARBARA J & MICHAEL B	GFO		\$ 200	3,750	\$ 56.25	67,500	159,400	226,900	\$ 374.39	\$ 630.64
77	189300 NORDRUM ORVILLE M & JOSEPHINE A	GFO		\$ 200	3,750	\$ 56.25	67,500	58,200	125,700	\$ 207.41	\$ 463.66
78	189350 HARRIS DAVID ALLAN	GFO		\$ 200	3,750	\$ 56.25	67,500	160,800	228,300	\$ 376.70	\$ 632.95
79	189400 DEVLIN LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	70,800	138,300	\$ 228.20	\$ 484.45
80	189450 SPENCER TIMOTHY	GFO		\$ 200	7,500	\$ 112.50	77,250	292,650	369,900	\$ 610.34	\$ 922.84
81	189500 CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	15,000	\$ 225.00	96,750	810,450	907,200	\$ 1,496.88	\$ 1,921.88
82	189550 CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	7,500	\$ 112.50	77,250	577,950	655,200	\$ 1,081.08	\$ 1,393.58
83	189700 FLY AWAY LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	621,450	718,200	\$ 1,185.03	\$ 1,610.03
84	189750 SCHUBARTH SANDRA	GFO		\$ 200	7,500	\$ 112.50	77,250	380,250	457,500	\$ 754.88	\$ 1,067.38
85	189800 514 CENTRAL LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	314,850	392,100	\$ 646.97	\$ 959.47
86	189850 WEST HOLLYWOOD COWBOY HOTEL LLC ETAL	GFO		\$ 200	7,500	\$ 112.50	77,250	368,580	445,830	\$ 735.62	\$ 1,048.12

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2025, TAX YEAR 2024
RESOLUTION #10554 - EXHIBIT "A"**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT.	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION	TOTAL B.I.D. ANNUAL ASSESSMENT
						COST 0.015				COST 0.00165	
87	189900 ELMORE ROBERTS LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	2,670,770	2,767,520	\$ 4,566.41	\$ 4,991.41
88	190000 WVH ENTERPRISES LLC	GFO		\$ 200	566	\$ 8.49	58,920	2,430	61,350	\$ 101.23	\$ 309.72
89	190050 KEILMAN & TRUNKLE ENTERPRISES LLC	GFO		\$ 200	5,535	\$ 83.03	72,180	276,720	348,900	\$ 575.69	\$ 858.71
90	190150 ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	8,640	85,890	\$ 141.72	\$ 454.22
91	190200 ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	8,640	85,890	\$ 141.72	\$ 454.22
92	190250 CENTER FOR MENTAL HEALTH	GFO		\$ 200	7,500	\$ 112.50	77,250	698,550	775,800	\$ 1,280.07	\$ 1,592.57
93	190350 MADILL JASON C & TAMARA L	GFO		\$ 200	67,500	\$ 1,012.50	241,050	3,569,850	3,810,900	\$ 6,287.99	\$ 7,500.49
94	190450 BIG SKY SELECT MIGHT MO LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	1,111,350	1,188,600	\$ 1,961.19	\$ 2,273.69
95	190500 GREAT FALLS CENTRAL LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	354,100	421,600	\$ 695.64	\$ 951.89
96	190600 M & L RENTALS LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	1,412,780	1,490,030	\$ 2,458.55	\$ 2,771.05
97	190650 SEMANSKY JOHN S & LISA SWAN	GFO		\$ 200	3,750	\$ 56.25	67,500	284,110	351,610	\$ 580.16	\$ 836.41
98	190700 WONG MING & SU	GFO		\$ 200	3,750	\$ 56.25	67,500	232,600	300,100	\$ 495.17	\$ 751.42
99	190800 FIRST BUILDING CORPORATION	GFO		\$ 200	22,500	\$ 337.50	116,250	-	116,250	\$ 191.81	\$ 729.31
100	190950 ATLANTIC FINANCIAL GROUP LTD	GFO		\$ 200	-	\$ -	-	7,076,400	7,076,400	\$ 11,676.06	\$ 11,876.06
101	191050 ALLEY STEPHEN J	GFO		\$ 200	15,000	\$ 225.00	96,750	1,184,200	1,280,950	\$ 2,113.57	\$ 2,538.57
102	191100 WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,492	\$ 112.38	77,250	779,550	856,800	\$ 1,413.72	\$ 1,726.10
103	191150 JOVICK LEPARD LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	748,650	825,900	\$ 1,362.74	\$ 1,675.24
104	191300 FIRST NATIONAL BANK	GFO		\$ 200	15,000	\$ 225.00	96,750	17,710	114,460	\$ 188.86	\$ 613.86
105	191400 RICHARDS PHILLIP	GFO		\$ 200	15,000	\$ 225.00	96,750	678,650	775,400	\$ 1,279.41	\$ 1,704.41
106	191450 TOVSON LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	332,090	409,340	\$ 675.41	\$ 987.91
107	191500 CYRUS INVESTMENTS LLC	GFO		\$ 200	30,000	\$ 450.00	135,750	2,048,530	2,184,280	\$ 3,604.06	\$ 4,254.06
108	191550 US BANK NA	GFO		\$ 200	52,500	\$ 787.50	194,250	490,190	684,440	\$ 1,129.33	\$ 2,116.83
109	191600 MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	22,500	\$ 337.50	116,250	4,888,500	5,004,750	\$ 8,257.84	\$ 8,795.34
110	191700 MURPHY REAL ESTATE LLC	GFO		\$ 200	18,750	\$ 281.25	106,500	725,900	832,400	\$ 1,373.46	\$ 1,854.71
111	191750 MURPHY TIMOTHY M & DEBORAH S	GFO		\$ 200	11,250	\$ 168.75	87,000	64,900	151,900	\$ 250.64	\$ 619.39
112	191950 MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	15,000	\$ 225.00	96,750	6,310	103,060	\$ 170.05	\$ 595.05
113	192100 BLANKENSHIP BOBBI	GFO		\$ 200	15,333	\$ 230.00	103,422	1,883,778	1,987,200	\$ 3,278.88	\$ 3,708.88
114	192150 GAELIC PROPERTIES INC	GFO		\$ 200	11,250	\$ 168.75	87,000	605,800	692,800	\$ 1,143.12	\$ 1,511.87
115	192200 ARVON BLOCK DEVELOPMENT VENTURE LLC	GFO		\$ 200	11,237	\$ 168.56	87,000	2,659,600	2,746,600	\$ 4,531.89	\$ 4,900.45
116	192300 MURPHY REAL ESTATE LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	3,578,950	3,675,700	\$ 6,064.91	\$ 6,489.91
117	192350 WEIGAND JOHN W & PEGGY LOU ETAL	GFO		\$ 200	15,000	\$ 225.00	96,750	824,850	921,600	\$ 1,520.64	\$ 1,945.64
118	192450 JENNINGS LAND LIMITED PARTNERSHIP	GFO		\$ 200	7,500	\$ 112.50	77,250	137,650	214,900	\$ 354.59	\$ 667.09
119	192500 OIDHREACHT PROPERTIES LLC	GFO		\$ 200	20,016	\$ 300.24	107,842	325,658	433,500	\$ 715.28	\$ 1,215.52
120	192700 MURPHY REAL ESTATE LLC	GFO		\$ 200	46,237	\$ 693.56	178,026	49,850	227,876	\$ 376.00	\$ 1,269.55
121	192850 MURPHY REAL ESTATE LLC	GFO		\$ 200	6,229	\$ 93.44	73,974	399,426	473,400	\$ 781.11	\$ 1,074.55
122	192950 LAWYERS GUNS & MONEY LLC	GFO		\$ 200	9,017	\$ 135.26	81,150	1,296,750	1,377,900	\$ 2,273.54	\$ 2,608.79
123	193050 CTA BUILDING LLP	GFO		\$ 200	12,606	\$ 189.09	90,510	2,454,810	2,545,320	\$ 4,199.78	\$ 4,588.87
124	193100 CTA BUILDING LLP ETAL	GFO		\$ 200	1,800	\$ 27.00	4,680	-	4,680	\$ 7.72	\$ 234.72
125	193150 KELMAN ZOLLIE ETAL	GFO		\$ 200	14,100	\$ 211.50	94,410	239,490	333,900	\$ 550.94	\$ 962.44
126	193200 KELMAN ZOLLIE ETAL	GFO		\$ 200	15,000	\$ 225.00	96,750	792,650	889,400	\$ 1,467.51	\$ 1,892.51
127	193250 WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	284,850	362,100	\$ 597.47	\$ 909.97
128	193300 MARZETTA MICHAEL	GFO		\$ 200	7,500	\$ 112.50	77,250	401,650	478,900	\$ 790.19	\$ 1,102.69
129	193350 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	77,250	361,450	438,700	\$ 723.86	\$ 1,026.36

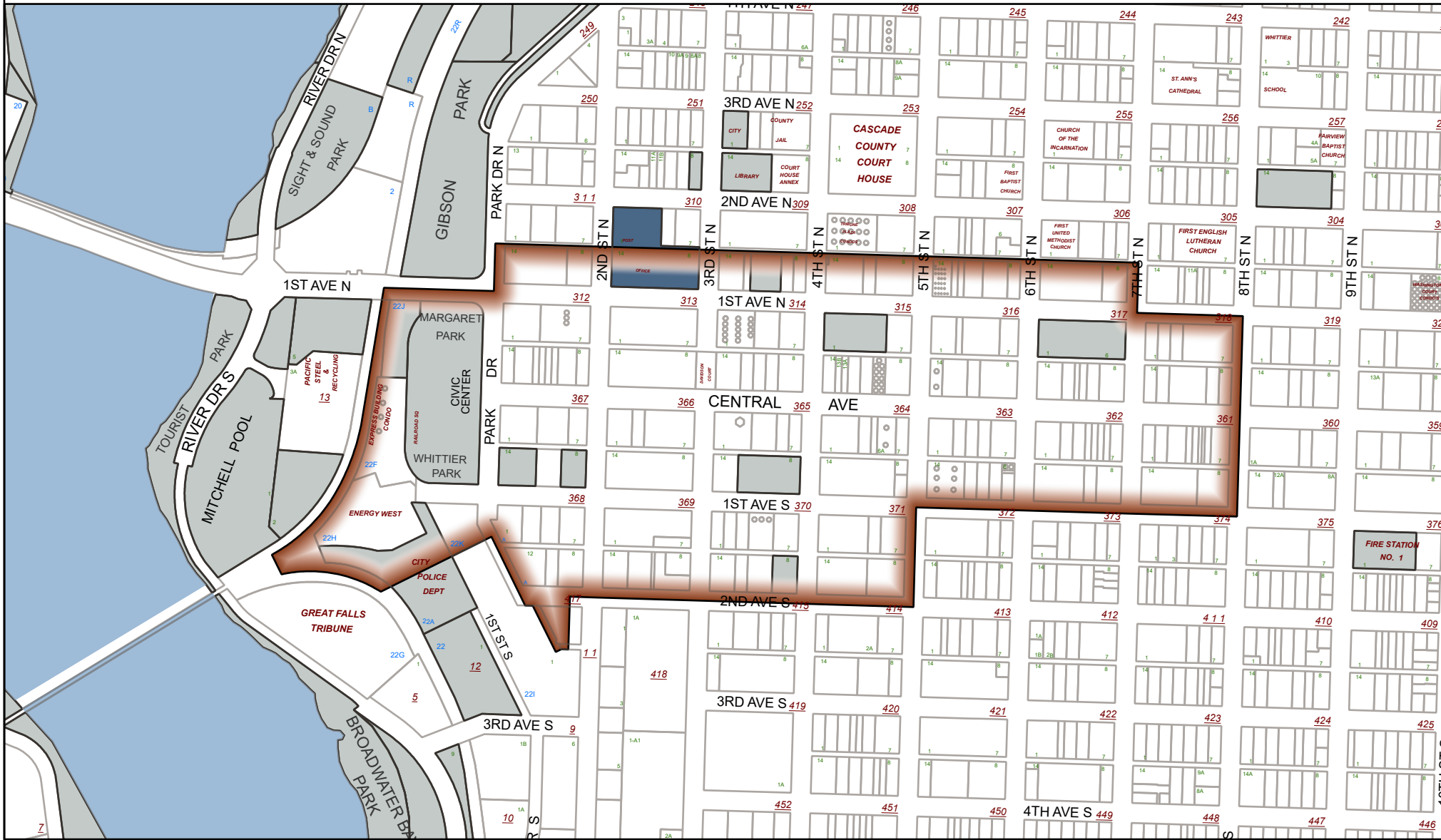
**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2025, TAX YEAR 2024
RESOLUTION #10554 - EXHIBIT "A"**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
130	193450 GREAT FALLS TRANSIT DISTRICT	GFO		\$ 200	15,000	\$ 225.00	96,750	330,910	427,660	\$ 705.64	\$ 1,130.64
131	193550 GREAT FALLS RESCUE MISSION	GFO		\$ 200	15,000	\$ 225.00	96,750	744,390	841,140	\$ 1,387.88	\$ 1,812.88
132	193650 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	77,250	349,250	426,500	\$ 703.73	\$ 1,016.23
133	193700 WHITE BELLY PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	23,770	120,520	\$ 198.86	\$ 623.86
134	193900 NEIGHBORHOOD HOUSING SERVICES INC	GFO		\$ 200	7,500	\$ 112.50	77,250	21,810	99,060	\$ 163.45	\$ 475.95
135	193950 PLACID RENTALS LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	214,950	311,700	\$ 514.31	\$ 939.31
136	224650 PORTNEY ABBY KELMAN	GFO		\$ 200	19,483	\$ 292.25	110,494	518,406	628,900	\$ 1,037.69	\$ 1,529.93
137	616205 MSGF CONDOS LLC	503		\$ 200	574	\$ 8.61	4,437	178,863	183,300	\$ 302.45	\$ 511.06
138	616210 FRANK PLUMLEE FAMILY TRUST	503	125	\$ 50	450	\$ 6.75	3,480	213,720	217,200	\$ 358.38	\$ 415.13
139	616215 HAGAN ROGER A	503	125	\$ 50	308	\$ 4.62	2,384	162,516	164,900	\$ 272.09	\$ 326.71
140	616220 CAVANAGH HOLDINGS LLC	503	125	\$ 50	291	\$ 4.37	2,253	164,747	167,000	\$ 275.55	\$ 329.92
141	616225 HALVERSON TERRI S	503	125	\$ 50	500	\$ 7.50	3,863	224,837	228,700	\$ 377.36	\$ 434.86
142	616230 SAVAGE JEFFREY J ETAL	503	125	\$ 50	476	\$ 7.14	3,680	219,520	223,200	\$ 368.28	\$ 425.42
143	616235 HENDRICKSON TYSON	503	125	\$ 50	469	\$ 7.04	3,628	217,972	221,600	\$ 365.64	\$ 422.68
144	616240 BENNETTS MARJORIE	503	125	\$ 50	268	\$ 4.02	2,071	152,929	155,000	\$ 255.75	\$ 309.77
145	616245 KUBAS HEATHER	503	125	\$ 50	416	\$ 6.24	3,219	181,581	184,800	\$ 304.92	\$ 361.16
146	616250 ZAT GF LLC	503		\$ 200	608	\$ 9.12	4,698	258,602	263,300	\$ 434.45	\$ 643.57
147	616255 FBGM HOLDINGS LLC	503		\$ 200	311	\$ 4.67	2,401	92,299	94,700	\$ 156.26	\$ 360.92
148	616260 MSGF CONDOS LLC	503		\$ 200	441	\$ 6.62	3,410	186,690	190,100	\$ 313.67	\$ 520.28
149	616265 MSGF CONDOS LLC	503		\$ 200	444	\$ 6.66	3,436	191,164	194,600	\$ 321.09	\$ 527.75
150	616270 COMMUNITY HEALTH CARE CENTER INC	503		\$ 200	574	\$ 8.61	4,437	164,063	168,500	\$ 278.03	\$ 486.64
151	616275 UNDERWOOD JASON M	503	125	\$ 50	450	\$ 6.75	3,480	198,320	201,800	\$ 332.97	\$ 389.72
152	616280 GREEN BROOKS ETAL	503	125	\$ 50	549	\$ 8.24	4,246	245,054	249,300	\$ 411.35	\$ 469.58
153	616285 BISTODEAU JUDY K & GARY	503	125	\$ 50	444	\$ 6.66	3,436	217,364	220,800	\$ 364.32	\$ 420.98
154	616290 YEON JENEE S	503	125	\$ 50	417	\$ 6.26	3,228	201,172	204,400	\$ 337.26	\$ 393.52
155	616295 ROBERTS DUSTIN E	503	125	\$ 50	509	\$ 7.64	3,932	235,768	239,700	\$ 395.51	\$ 453.14
156	616300 JOHNSON CAROLINE B	503	125	\$ 50	416	\$ 6.24	3,219	199,981	203,200	\$ 335.28	\$ 391.52
157	616305 PAPE DAVID BERNARD	503	125	\$ 50	549	\$ 8.24	4,246	244,054	248,300	\$ 409.70	\$ 467.93
158	616310 EULTGEN DARREN & CINDY	503	125	\$ 50	444	\$ 6.66	3,436	216,464	219,900	\$ 362.84	\$ 419.50
159	616315 EULTGEN DARREN & CINDY	503	125	\$ 50	417	\$ 6.26	3,228	199,772	203,000	\$ 334.95	\$ 391.21
160	616320 BURGAN VALERIE G	503	125	\$ 50	509	\$ 7.64	3,932	235,568	239,500	\$ 395.18	\$ 452.81
161	616325 WAKEMAN NORMAN S JR & MELYNN K	503	125	\$ 50	416	\$ 6.24	3,219	199,181	202,400	\$ 333.96	\$ 390.20
162	617100 WILKE TYSON ETAL	FP1		\$ 200	6,665	\$ 99.98	68,521	958,079	1,026,600	\$ 1,693.89	\$ 1,993.87
163	617150 WARD KRAIG ALLAN	FP1		\$ 200	871	\$ 13.07	8,729	232,171	240,900	\$ 397.49	\$ 610.55
164	620650 ROGERS DARYL D	CAP		\$ 200	3,615	\$ 54.23	23,249	126,851	150,100	\$ 247.67	\$ 501.89
165	620660 WILSON THOMAS M JR & KATHLEEN A	CAP		\$ 200	4,574	\$ 68.61	29,460	198,140	227,600	\$ 375.54	\$ 644.15
166	620670 MEADOWLARK HOME CARE LLC	CAP		\$ 200	6,839	\$ 102.59	44,041	192,059	236,100	\$ 389.57	\$ 692.15
167	628625 SEIDLITZ JOHN E JR ETAL	HBC		\$ 200	713	\$ 10.70	30,760	58,740	89,500	\$ 147.68	\$ 358.37
168	628630 CORDEIRO CHRIS A	HBC		\$ 200	713	\$ 10.70	30,760	58,740	89,500	\$ 147.68	\$ 358.37
169	647400 A&E RENTALS LLC	EBC		\$ 200	10,336	\$ 155.04	74,555	444,545	519,100	\$ 856.52	\$ 1,211.56
170	647402 UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,386	\$ 65.79	36,122	311,478	347,600	\$ 573.54	\$ 839.33
171	647404 RAILROAD SQUARE LLC	EBC		\$ 200	11,903	\$ 178.55	81,487	524,113	605,600	\$ 999.24	\$ 1,377.79
172	647406 UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,699	\$ 70.49	36,603	316,997	353,600	\$ 583.44	\$ 852.92

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2025, TAX YEAR 2024
RESOLUTION #10554 - EXHIBIT "A"**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT.		MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST		TOTAL B.I.D. ANNUAL ASSESSMENT
						COST 0.015					0.00165		
173	650100 COLUMBIA GRAIN INTERNATIONAL LLC	HBB		\$ 200	10,000	\$ 150.00		45,250	397,160	442,410	\$ 729.98	\$ 1,079.98	
174	650200 COLUMBIA GRAIN INTERNATIONAL LLC	HBB		\$ 200	10,000	\$ 150.00		45,250	397,160	442,410	\$ 729.98	\$ 1,079.98	
175	650300 COLUMBIA GRAIN INTERNATIONAL LLC	HBB		\$ 200	10,000	\$ 150.00		45,250	397,160	442,410	\$ 729.98	\$ 1,079.98	
176	651010 T&G PROPERTIES LLC	JHC		\$ 200	936	\$ 14.04		9,641	278,059	287,700	\$ 474.71	\$ 688.75	
177	651020 MONTCARE INC	JHC		\$ 200	588	\$ 8.82		6,056	43,087	49,143	\$ 81.09	\$ 289.91	
178	651030 CONNER DENNIS & JANIS	JHC		\$ 200	542	\$ 8.13		6,056	164,944	171,000	\$ 282.15	\$ 490.28	
179	651040 OT ENTERPRISES LLC	JHC		\$ 200	560	\$ 8.40		5,763	211,837	217,600	\$ 359.04	\$ 567.44	
180	651050 GARDNER JAMES F	JHC		\$ 200	596	\$ 8.94		6,134	225,466	231,600	\$ 382.14	\$ 591.08	
181	651090 NORTH DATA CENTER LLC	JHC		\$ 200	1,430	\$ 21.45		14,732	416,568	431,300	\$ 711.65	\$ 933.10	
182	651100 OLSON KENNETH R & ILINDA M ETAL	JHC		\$ 200	2,770	\$ 41.55		6,458	237,342	243,800	\$ 402.27	\$ 643.82	
183	651115 MARR LIVING TRUST	LJC	125	\$ 50	474	\$ 7.11		4,944	361,856	366,800	\$ 605.22	\$ 662.33	
184	651120 MCCURRY BEATRICE C	LJC	125	\$ 50	474	\$ 7.11		4,944	247,656	252,600	\$ 416.79	\$ 473.90	
185	651125 SALONEN WILLIAM W & SUSAN L	LJC	125	\$ 50	474	\$ 7.11		4,944	212,456	217,400	\$ 358.71	\$ 415.82	
186	651501 L'HEUREUX PAGE WERNER PC	KAT		\$ 200	7,601	\$ 114.02		42,152	800,948	843,100	\$ 1,391.12	\$ 1,705.13	
187	651502 MONTANA HOMEOWNERSHIP NETWORK INC	KAT		\$ 200	1,668	\$ 25.02		6,603	180,397	187,000	\$ 308.55	\$ 533.57	
188	651503 SILVERTIP LLC	KAT		\$ 200	2,224	\$ 33.36		12,555	238,545	251,100	\$ 414.32	\$ 647.68	
189	651504 NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	1,112	\$ 16.68		4,369	139,150	143,519	\$ 236.81	\$ 453.49	
190	651505 NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49		11,621	317,479	329,100	\$ 543.02	\$ 787.51	
191	651506 NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49		20,884	570,516	591,400	\$ 975.81	\$ 1,220.30	
192	1888310 MCMANUS PROPERTIES LLC	SEC 11, T20N, R3E		\$ 200	31,363	\$ 470.45		139,294	922,606	1,061,900	\$ 1,752.14	\$ 2,422.58	
193	2019175 ENERGY WEST MONTANA INC	GF		\$ 200	91,000	\$ 1,365.00		-	4,196,967	4,196,967	\$ 6,925.00	\$ 8,490.00	
194	2020119 DSB TOWER LLC	DSB		\$ 200	15,000	\$ 225.00		20,228	429,960	450,188	\$ 742.81	\$ 1,167.81	
195	2020120 DSB TOWER LLC	DSB		\$ 200	5,944	\$ 89.16		8,138	406,678	414,816	\$ 684.45	\$ 973.61	
196	2020121 FRANCIS MARIE PSALM 27:17 LLC	DSB		\$ 200	9,056	\$ 135.84		12,788	552,612	565,400	\$ 932.91	\$ 1,268.75	
197	2020122 SCHULTE DIRK AGENCY	DSB		\$ 200	5,483	\$ 82.25		8,138	405,162	413,300	\$ 681.95	\$ 964.19	
198	2020123 DSB TOWER LLC	DSB		\$ 200	2,831	\$ 42.47		4,185	149,190	153,375	\$ 253.07	\$ 495.53	
199	2020124 DSB TOWER LLC	DSB		\$ 200	2,797	\$ 41.96		3,604	140,050	143,654	\$ 237.03	\$ 478.98	
200	2020125 DSB TOWER LLC	DSB		\$ 200	1,862	\$ 27.93		2,790	73,970	76,760	\$ 126.65	\$ 354.58	
201	2020126 KSJ PROPERTIES LLC	DSB		\$ 200	6,083	\$ 91.25		8,138	559,562	567,700	\$ 936.71	\$ 1,227.95	
202	2020127 DSB TOWER LLC	DSB		\$ 200	1,914	\$ 28.71		2,674	134,126	136,800	\$ 225.72	\$ 454.43	
203	2020128 DSB TOWER LLC	DSB		\$ 200	2,153	\$ 32.30		3,022	93,840	96,862	\$ 159.82	\$ 392.12	
204	2020129 DSB TOWER LLC	DSB		\$ 200	2,491	\$ 37.37		3,488	125,140	128,628	\$ 212.24	\$ 449.60	
205	2020130 GILLEON RESERVATION LLC	DSB		\$ 200	5,618	\$ 84.27		8,138	352,728	360,866	\$ 595.43	\$ 879.70	
206	2020131 DSB TOWER LLC	DSB		\$ 200	11,221	\$ 168.32		2,325	112,670	114,995	\$ 189.74	\$ 558.06	
207	2020134 DSB TOWER LLC	DSB		\$ 200	7,023	\$ 105.35		15,694	286,006	301,700	\$ 497.81	\$ 803.15	
208	2020190 HANSERJAC LLC	JHC		\$ 200	938	\$ 14.07		2,194	61,806	64,000	\$ 105.60	\$ 319.67	
209	2020196 STSA PARTNERS LLC	FBC		\$ 200	8,455	\$ 126.83		69,847	1,638,180	1,708,027	\$ 2,818.24	\$ 3,145.07	
210	2020197 HICKS ENDEAVORS LLC	FBC		\$ 200	2,165	\$ 32.48		17,462	378,238	395,700	\$ 652.91	\$ 885.38	
211	2023025 STREIT HOLDINGS LLC	JHC		\$ 200	2,586	\$ 38.79		-	176,500	176,500	\$ 291.23	\$ 530.02	
212	2023073 GSF HOLDINGS LLC	DSB		\$ 200	1,075	\$ 16.13		3,255	175,445	178,700	\$ 294.86	\$ 510.98	
213	2023074 GSF HOLDINGS LLC	DSB		\$ 200	1,585	\$ 23.78		349	16,251	16,600	\$ 27.39	\$ 251.17	
213	TOTALS			\$ 39,300	2,071,046	\$ 31,065.69		\$ 13,576,721	\$ 126,490,565	140,067,286	\$ 231,111.02	\$ 301,476.71	

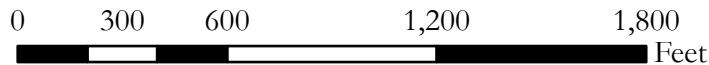
Exhibit A: Newly Expanded Business Improvement District



Legend

- BID
- City Properties
- Federal Government Properties

2/16/2022



Map exhibit is for reference only and is not survey grade. For questions, please contact the City of Great Falls Mapping & Add...



Commission Meeting Date: September 17, 2024
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Resolution 10555 to Levy and Assess Properties within the Tourism Business Improvement District

From: Melissa Kinzler, Finance Director

Initiated By: Annual Assessment Process

Presented By: Melissa Kinzler, Finance Director

Action Requested: City Commission Adopt Resolution 10555

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10555.”

2. Mayor requests a second to the motion, public comment, Commission discussion, and calls for the vote.

Staff Recommendation: Staff recommends the City Commission adopt Resolution 10555 to levy and assess properties within the Tourism Business Improvement District (TBID).

Background: The initial creation of the TBID was in 2008. On February 6, 2018, the City Commission approved Resolution 10222 re-creating said TBID for a duration of ten (10) years. The TBID's overall purpose is to promote tourism, conventions, trade shows, and travel to the City of Great Falls through the use of assessment revenue. If there are any material increases or decreases in the actual assessment from the approved budget, the TBID's Board will either request a budget amendment from the City Commission, or the Board will include the amount of revenue whether it is an increase or decrease in their Work Plan and Budget for the coming Fiscal Year.

On July 16, 2024, as required by State Statute 7-12-1132 (3) MCA, the TBID presented a proposed Work Plan and Budget and recommended a method of levying an assessment on the properties within the district that best ensures the assessment on each property is equitable and in proportion to the benefits to be received for Fiscal Year 2024/2025. Following the public hearing held on July 16, 2024, the City Commission moved to adopt the 2024/2025 Work Plan and Budget for the TBID.

Fiscal Impact:

The assessment will be according to the formula approved with the re-creation of the district:

The assessment will be a flat fee of two dollars (\$2.00) per occupied room night for establishments with 31 or more rooms and a flat fee of one dollar (\$1.00) per occupied room night for establishments with 1-

30 as prescribed in Mont. Code Ann. Section 7-12-1133(f). The new assessment method began on July 1, 2018. Assessment data is collected by an outside accounting firm through quarterly reporting from each property and is billed in arrears.

The assessment amount requested by the TBID through their Work Plan and Budget was \$730,465. The actual assessment for Fiscal Year 2024/2025 based on the above assessment formula will generate \$760,254 in assessment revenue. Last year, the total assessment billed was \$769,457. This will be decrease of \$9,203. The 2024/2025 assessment per property is indicated on the assessment projection summary as Exhibit “A” incorporated herein and made a part of Resolution 10555.

Alternatives: The City Commission could choose to deny Resolution 10555 to assess the property owners in the TBID. However, on July 16, 2024, the City Commission approved the TBID Budget which identifies the TBID assessment as 76% of the operating revenues. Denial of Resolution 10555 will prevent the TBID from carrying out the City Commission previously approved budget.

Concurrences: The TBID partners with several organizations to provide results and follow the overall purpose for the TBID. Finance staff is responsible for assessing and collecting the revenues.

Attachments/Exhibits:

- Resolution 10555
- Resolution 10555 Exhibit “A”

RESOLUTION 10555

**A RESOLUTION LEVYING AN ASSESSMENT ON ALL PROPERTIES
WITHIN THE GREAT FALLS TOURISM BUSINESS IMPROVEMENT DISTRICT
(TBID) NO. 1307**

WHEREAS, the City Commission, is authorized to create and administer a business improvement district as provided by § 7-12-1101 through § 7-12-1151 MCA; and,

WHEREAS, the City Commission is authorized, more specifically by § 7-12-1101 through § 7-12-1144 MCA, to create a Tourism Business Improvement District (TBID) to promote tourism, conventions, trade shows, and travel to the City of Great Falls; and,

WHEREAS, on December 2, 2008, the City Commission approved Resolution 9792 creating the Tourism Business Improvement District No. 1307 in Great Falls, Montana for a duration of ten (10) years; and,

WHEREAS, on February 6, 2018, the City Commission approved Resolution 10222, re-creating said Tourism Business Improvement District for a duration of ten (10) years; and

WHEREAS, a Board of Directors for the Tourism Business Improvement District has been appointed and said Board has developed and submitted a Work Plan and Proposed Budget to the City Commission; and,

WHEREAS, the City Commission is required by § 7-12-1132(b) MCA to conduct a public hearing to hear objections to the work plan and budget, and may modify as it considers necessary and appropriate; and,

WHEREAS, the City Commission, is authorized to require all or any portion of the cost of funding all uses and projects for tourism promotion within Great Falls, as specified in the Great Falls Tourism Business Improvement District budget, be paid by the owners of the property embraced within the boundaries of such a district; and,

WHEREAS, the City Commission, is authorized to annually assess and collect the entire cost of the district against the entire district using a method, which best ensures that the assessment on each lot or parcel is equitable in proportion to the benefits to be received as provided by § 7-12-1133 MCA.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, that:

Section 1 – Adoption of Work Plan and Budget

On July 16, 2024, the City Commission held a public hearing on any objections to the Work Plan and Proposed Budget with the understanding that approval of the two documents would necessitate the levying of an assessment on all the property in the district.

Section 2 – Assessment Method

All parcels with hotels, with six or more rooms, defined as any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging, or sleeping purposes and includes any hotel, inn, motel, or other similar structure or portion thereof, within the boundaries of the district are to be assessed for the costs of operating the Tourism Business Improvement District. Stays by persons who are otherwise exempt from paying a transient occupancy tax (a.k.a lodging facility use tax), as provided in § 15-65-101 through § 15-65-136 MCA, shall be exempt from the assessment.

The assessment will be a flat fee of two dollars (\$2.00) per occupied room night for establishments with 31-40 rooms (Land Use Code 154) and establishments with over 40 rooms (Land Use Code 155) and a flat fee of one dollar (\$1.00) per occupied room night for establishments with 1-10 rooms (Land Use Code 151), 11-20 rooms (Land Use Code 152) and for establishments with 21-30 rooms (Land Use Code 153) as prescribed in Mont. Code Ann. § 7-12-1133(f).

The assessment requested for Fiscal Year 2024/2025 is based on the above assessment formula and will generate SEVEN HUNDRED SIXTY THOUSAND TWO HUNDRED FIFTY-FOUR DOLLARS (\$760,254) in assessment revenue due to the assessment time frame.

Due to overwhelming support for a Tourism Business Improvement District and concurrence with the assessment formula, the City Commission hereby approves the levying of the assessment as indicated on the assessment projection summary attached to this resolution as Exhibit “A”.

Section 3 – Assessment Due Date

Assessments are payable in two payments and will become delinquent at 5:00 o’clock p.m. on November 30, 2024 and May 31, 2025.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana,
this 17th day of September, 2024.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

**TOURISM BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR TAX YEAR 2024, FISCAL YEAR 2025
RESOLUTION #10555 - EXHIBIT "A"**

PARCEL NO.	PROPERTY OWNER	BUSINESS NAME	SUB DIV	LOT	BLOCK	PROPERTY ADDRESS	TBID ASSESSMENT
1	1734800 3 HIGH INC	AIRWAY MOTEL	UNA	1	8	1800 14TH ST SW	EXEMPT
2	314000	FORBES PROPERTIES INC.	GF5	LOT 8 - E15' & E15' OF W35' OF N80' LOT 9	607	1101 CENTRAL AVE W	\$ 1,192.00
3	716000	BRGF ENTERPRISES LLC	COW	1	1	5001 RIVER DR N	\$ 836.00
4	1083100	HERITAGE INN INC	MNT	2-7	1	1700 FOX FARM RD	\$ 59,938.00
5	311500	MEHTA MARK ETAL	GF5	11-14	603	715 CENTAL AVE	\$ 715.00
6	898070	I15 HOTELS LLC	GMP	8	1	1801 MARKET PLACE DR	\$ 34,164.00
7	1894100 VOLK ROY D & DIANE N	CRESTVIEW INN & SUITES				500 13TH AVE S	EXEMPT
8	1900110	GREAT FALLS CRYSTAL INN LLC	FJT	1	1	3701 31ST ST SW	\$ 30,672.00
9	1861800	COOPERS TROOPERS LIMITED PARTNERSHIP	WW4	1	1	101 14TH AVE NW	\$ 27,904.00
10	191500	CYRUS INVESTMENTS LLC	GFO	4-7	366	220 CENTRAL AVE	\$ 22,274.00
11	526020	BRE ESA PROPERTIES LLC	BBP	3	1	800 RIVER DR S	\$ 32,504.00
12	824600	OZZY LLC	G15	10	2	1120 9TH ST S	\$ 22,548.00
13	278000	KRYSTAL LLC A MONTANA LIMITED LIABILITY	GF1	1- 7	513	1000 9TH AVE S	\$ 21,636.00
14	898060	GREAT FALLS HOSPITALITY LLC	GMP	7AA	1	1625 MARKET PLACE DR	\$ 46,456.00
15	722415	GREAT FALLS INN	DE2	2	1	1400 28TH ST S	\$ 30,398.00
16	162050	STARRY NIGHT HOSPITALITY		8 - 9	317	621 CENTRAL AVE	\$ 11,410.00
17	1897650	GREAT FALLS LODGING INVESTORS		SEC 15, TWNSHP 20, RANGE 3E		2301 14TH ST SW	\$ 41,036.00
18	972810	RUSSELL COUNTRY INVESTORS LLC	HGI	2	1	2520 14TH ST SW	\$ 34,874.00
19	821600	DHILLON HOTELS INC	G15	15	1	400 10TH AVE S	\$ 66,624.00
20	192200	ARVON BLOCK DEVELOPMENT VENTURE LLC	GFO	E1/2 LOT 4 - ALL OF LOT 5	368	116 1ST AVE S	\$ 14,892.00
21	122950	MEHTA PROPERTIES LLP	GFO	13-14	255	601 2ND AVE N	\$ 985.00
22	526040	GREAT FALLS INN-VESTMENTS LLC	BBP	5	1	600 RIVER DR S	\$ 45,448.00
23	NA MALMSTROM INN & SUITES	MALMSTROM INN & SUITES				7028 4TH AVE N	EXEMPT
24	157350	TWEDT SURVIVORS TRUST ETAL	GFO	5-6	307	526 2ND AVE N	\$ 1,132.00
25	1083400	VOLK ROY D & DIANE N	MNT	1	2	2 TREASURE STATE DR	\$ 12,946.00
26	189075	BIG SKY DEVELOPMENT ENT	GFO	W/2 LOT 10 & LOTS 11-14	361	17 7TH ST S	\$ 17,546.00
27	979200	MEHTA MUKESH N	HL1	5, 6, 7	1	1224 10TH AVE S	\$ 1,309.00
28	185550	MEHTA PROPERTIES PARTNERSHIP ETAL	GF1	1-3	355	1300 CENTRAL AVE	\$ 50.00
29	1832800 1521 LLC	STARLIT MOTEL	WGF	W40' 4 & 5-12	34	1521 1ST AVE NW	EXEMPT
30	1881302	RIVERSIDE HOTEL PARTNERS LLC		IN NWSWSE SC, T20N,R3E PAR 2 COS 4516 IN SESW & IN GOV 7		421 3RD ST NW	\$ 64,120.00
31	1888950	VIRK HOSPITALITY GREAT FALLS LLC				201 3RD ST NW	\$ 49,858.00
32	979300	REESE VALENTINE HOMES LLC	HL1	8-14	3	1214 13TH ST S	\$ 21,252.00
33	1047100	MEHTA MUKESH N	LIN	11-19	2	2420 10TH AVE S	\$ 1,567.00
34	2018007	GREAT FALLS HOTEL RE LLC	COU		3	520 COUNTRY CLUB BLVD	\$ 43,968.00
34		TOTALS					\$ 760,254.00