



Work Session Meeting Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
February 21, 2023
5:30 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, will be so noted in the official record of the meeting.

CALL TO ORDER

PUBLIC COMMENT

(Public comment on agenda items or any matter that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and either your address or whether you are a city resident for the record.)

WORK SESSION ITEMS

1. Educational Proposal for Safety Levy from Wendt Agency.
2. Discussion of Request for a Tax Increment Finance District - Tom Micuda and Craig Raymond.

DISCUSSION POTENTIAL UPCOMING WORK SESSION TOPICS

ADJOURNMENT

City Commission Work Sessions are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Work Session meetings are re-aired on cable channel 190 the following Thursday morning at 10 a.m. and the following Tuesday evening at 5:30 p.m.

Wi-Fi is available during the meetings for viewing of the online meeting documents.

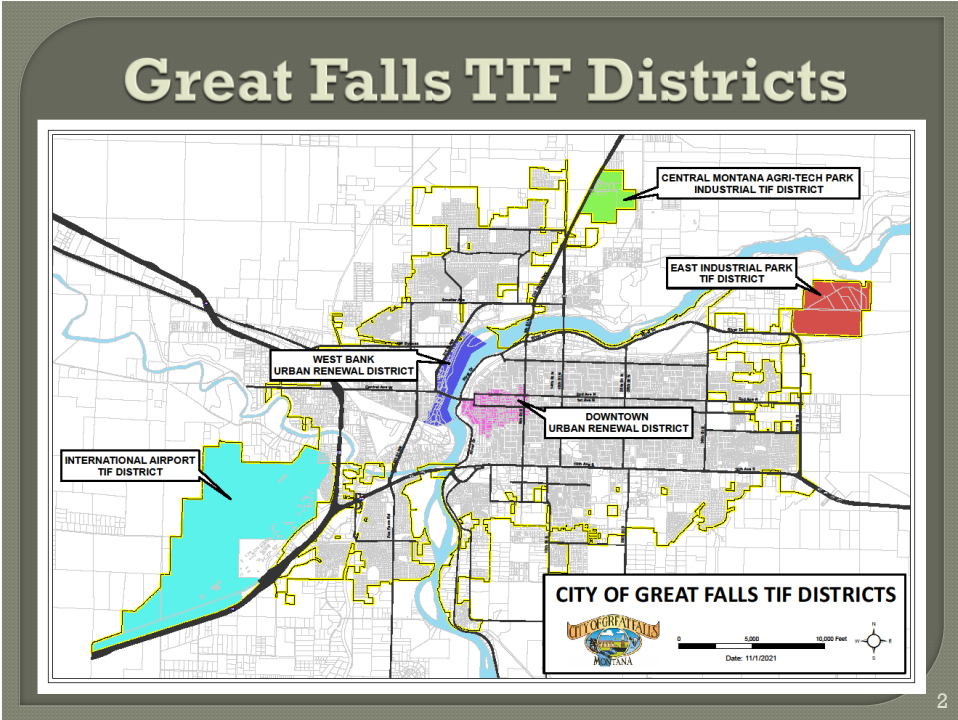
UPCOMING MEETING SCHEDULE

Work Session -- Tuesday March 7, 2023 5:30 p.m.

Commission Meeting -- Tuesday March 7, 2023 7:00 p.m.

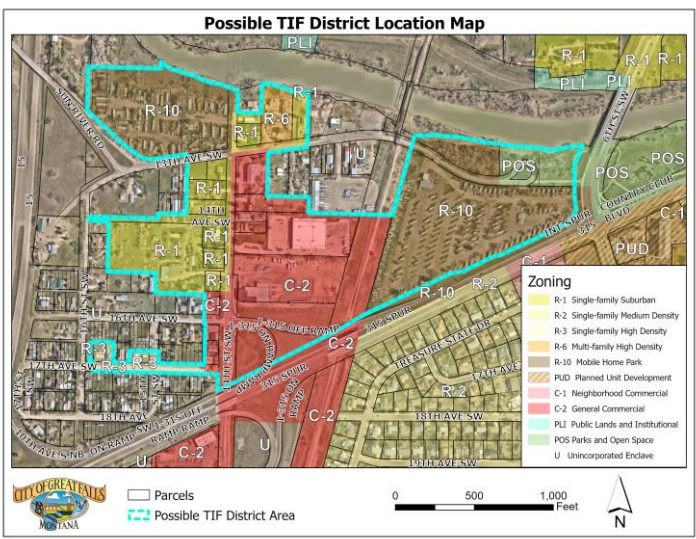
Discussion of Request for a Tax Increment Finance District

City Commission Work Session
February 21, 2023



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Possible TIF Area – Based on study done on behalf of GFDA



Impact of TIFs on Budget

Name of Tax Increment District	Beginning Taxable Value (Base Year)	Current Taxable Value Tax Year 2022	Incremental Taxable Value as of FY 2022	Total Tax Increment Revenue raised as of 6/30/2022**	FY 2022 Actual Revenue as of 6/30/2022**
East Industrial Park	\$2,322	\$508,647	\$506,325	\$1,948,569	\$379,000
GF Downtown Urban Renewal	\$3,643,698	\$4,853,187	\$1,209,489	\$5,175,688	\$1,466,404
GF International Airport	\$107,149	\$243,756	\$136,607	\$428,952	\$98,000
West Bank Urban Renewal	\$292,536	\$1,467,269	\$1,174,733	\$6,279,429	\$861,000
Int'l Malting Plant/ Central MT Agri-Tech Park	\$347,618	\$835,820	\$488,202	\$3,492,217	\$300,000
				\$17,324,855	\$3,104,404
Total of Redirected General Fund Revenue (27% of Tax Increment Revenue)				\$4,677,711	\$838,189

Property Inventory

- RV Park – 16+ Acres
- Riverview Apartments – 1.6 Acres
- Rivers Edge Estates (MHP) – 9.7 Acres
- Terracon Consultants – 1.1 Acres
- Dr. Lawn – 4.7 Acres
- Herman's Flowers – 5.3 Acres
- Montana Metalworks and Signs – 0.3 Ac.
- Crane Chiropractic – 0.21 Acres
- Remaining – single family, government, railroad

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Process to create an Urban Renewal TIF

- **Step 1 – Determine if area has “Blight”**
- **Step 2 – City Commission adoption of “Resolution of Necessity” includes Blight Study, declaration TIF is needed, Potential TIF Boundary**
- **Step 3 – Development of an Urban Renewal Plan – Roadmap for addressing blight/redevelopment**
- **Step 4 – Adoption of Urban Renewal Plan, Creation of the TIF**
- **Step 5 – Notification of County, School District, Transit District, Conservation District**
- **Step 6 - Review by State of Montana**

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Blight – Definition

“An area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, that substantially impairs or arrests the sound growth of the city or its environs, that retards the provision of housing accommodations, or that constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

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Blight (cont.)

- **The substantial physical dilapidation, deterioration, age obsolescence, or defective construction, material, and arrangement of buildings or improvements, whether residential or nonresidential;**
- **Inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;**
- **Inappropriate or mixed uses of land or buildings;**
- **High density of population and overcrowding;**
- **Defective or inadequate street layout;**
- **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;**

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Blight (cont.)

- Excessive land coverage;
- Unsanitary or unsafe conditions;
- Deterioration of site;
- Diversity of ownership;
- Tax or special assessment delinquency exceeding the fair value of the land;
- Defective or unusual conditions of title;
- Improper subdivision or obsolete platting;
- The existence of conditions that endanger life or property by fire or other causes; or
- Any combination of the factors listed in this subsection (2).

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How a Blight Study is created

- Downtown
 - Based off Master Plan adopted in October 2011
 - Blight Study created and adopted – March, 2012 (5 months)
 - Blight Study done by staff
- West Bank
 - Study directed by City Commission – Nov. 8, 2006
 - Blight Study created and adopted – December 5, 2006 (1 month)
 - Blight Study done by staff

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Property Values

		Land Value*	Building Value*	Total Value*	Taxes**
1403 11th St SW Dick's RV	2022	\$ 3,300,629	\$ 776,820	\$ 4,077,449	\$ 69,846
	2021	\$ 3,300,629	\$ 844,860	\$ 4,145,489	\$ 70,512
	2020	\$ 2,806,136	\$ 827,400	\$ 3,633,536	\$ 64,888
	2019	\$ 2,757,348	\$ 827,400	\$ 3,584,748	\$ 61,346
	2018	\$ 2,621,964	\$ 777,580	\$ 3,399,544	\$ 59,354
1505 14th St SW Dr. Lawn Landscape Management	2022	\$ 166,022	\$ 893,278	\$ 1,059,300	\$ 18,658
	2021	\$ 166,022	\$ 893,278	\$ 1,059,300	\$ 18,573
	2020	\$ 105,128	\$ 982,872	\$ 1,088,000	\$ 19,564
	2019	\$ 105,128	\$ 982,872	\$ 1,088,000	\$ 18,710
	2018	\$ 118,786	\$ 924,114	\$ 1,042,900	\$ 18,267
1426 14th St SW Herman's Flowers	2022	\$ 141,136	\$ 268,630	\$ 409,766	\$ 5,681
	2021	\$ 141,136	\$ 268,630	\$ 409,766	\$ 5,649
	2020	\$ 77,876	\$ 245,260	\$ 323,136	\$ 4,632
	2019	\$ 77,876	\$ 245,260	\$ 323,136	\$ 4,401
	2018	\$ 79,774	\$ 197,050	\$ 276,824	\$ 3,856
1501 13th Ave SW River's Edge Mobile Home Park	2022	\$ 253,490	\$ 1,059,410	\$ 1,312,900	\$ 25,110
	2021	\$ 253,490	\$ 1,059,410	\$ 1,312,900	\$ 25,014
	2020	\$ 116,061	\$ 1,193,540	\$ 1,309,601	\$ 25,399
	2019	\$ 116,061	\$ 1,193,540	\$ 1,309,601	\$ 24,412
	2018	\$ 291,583	\$ 865,417	\$ 1,157,000	\$ 22,694

*From Montana Cadastral
**From Cascade County

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Photo looking south on 14th Street



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Photo – Terracon and 13th Ave. and 14th St. Intersection



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Photo – Entrance to River's Edge Mobile Home Park



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Photo looking west on 13th Ave from RV Park.



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Staff Conclusions

- **Area does not appear blighted**
- **City must be 100% committed to TIF**
 - **Lost revenue for general fund**
 - **Significant staff/consultant effort needed**
- **City/County split in jurisdiction creates complications for addressing blight comprehensively**

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Staff Conclusions

- **Area small in comparison to established TIFs**
 - **Downtown – 164 acres**
 - **West Bank – 222 acres**
 - **Proposed Area – Approx. 69 acres**
- **RV Park approx. 23% of proposed TIF**
 - **Single user request vs an area with true blight that needs to be addressed**

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Staff Conclusions

- **Developer believes project should be reimbursed for \$24 million; City has conveyed that only about \$2-3 million could be eligible**
- **Montana State Legislature has recently added new opportunities to use TIF financing in support of Workforce Housing. However, project doesn't appear targeted to that income level**

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Questions and Discussion

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