



**City Commission Meeting Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
January 16, 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.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL / STAFF INTRODUCTIONS

AGENDA APPROVAL

CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS

PROCLAMATIONS

1. Black History Month, National Catholic Schools Week

COMMUNITY INITIATIVES

2. Miscellaneous Reports and announcements from City County Health Department.

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.)

3. Miscellaneous reports and announcements.

NEIGHBORHOOD COUNCILS

4. Miscellaneous reports and announcements from Neighborhood Councils.

BOARDS AND COMMISSIONS

5. Miscellaneous reports and announcements from Boards and Commissions.
6. Reappointments/appointment to the Board of Adjustment/Appeals.
7. Appointment to the Regional Airport Authority Board.

CITY MANAGER

8. 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.

9. Minutes, January 2, 2024, Commission Meeting.
10. Total Expenditures of \$7,300,012 for the period of December 21, 2023 through January 3, 2024, to include claims over \$25,000, in the amount of \$6,823,152.
11. Contracts List.
12. Set a public hearing for February 6, 2024 for a lease agreement with Children's Museum of Montana for city property addressed as #22 Railroad Square.

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

OLD BUSINESS

13. Indoor Aquatics and Recreation Center. *Action: Approve or deny Change Order No. 6 to Swank Enterprises in the amount of \$52,978.33 and authorize or not authorize the City Manager to execute the change order documents. (Presented by Steve Herrig)*

NEW BUSINESS

14. Nomination of the Baatz Block to the National Register of Historic Places. *Action: Support or object to the nomination to the National Register of Historic Places. (Presented by Brock Cherry)*

ORDINANCES / RESOLUTIONS

CITY COMMISSION

15. Miscellaneous reports and announcements from the City Commission.
16. 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.



Commission Meeting Date: January 16, 2024

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Reappointments/appointment to the Board of Adjustment/Appeals.

From: City Manager's Office

Initiated By: City Commission

Presented By: City Commission

Action Requested: Reappoint two members to the Board of Adjustment/Appeals.

Suggested Motion:

1. Commissioner moves:

"I move that the City Commission (reappoint/not reappoint) Antoinette Collins and Christian Stone to the Board of Adjustment/Appeals for three-year terms through September 30, 2026."

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

Summary: Christian Stone was appointed to the Board of Adjustment/Appeals on November 17, 2020 for a three-year term and Antoinette Collins was appointed for a partial three-year term on August 17, 2021. Their terms expired on September 30, 2023, but are both eligible and interested in another term. Staff began advertising for citizen interest through the City's Website and local media in late August. The City received one application from Michael Gorecki. Applications from Ms. Stone and Ms. Collins are also included with this report.

Board Recommendation: The Board of Adjustment/Appeals held their meeting on January 4, 2024 and made a motion to recommend reappointment of Ms. Stone and Ms. Collins. The Board also asked that staff review the membership requirements to determine if an alternate position could be created for the Board to address potential quorum issues. The Board stated that Mr. Gorecki would be a great fit and they would consider recommending Mr. Gorecki if this position was created in the future.

The Board of Adjustment meets on an as needed basis and held two meetings in 2023 and four meetings in 2022.

Background: The Board of Adjustment and Appeals consists of five members appointed by the City Commission. The Board hears and decides appeals regarding zoning, housing, and building codes and ordinances; hears and decides, requests for variances from standards set forth in zoning ordinances; hears and decides all other matters referred to the Board regarding zoning, housing, and building ordinances. This Board is also the body to hear and decide appeals when it is specifically identified to do so by

Ordinance or Resolution. Members serve three-year terms and, pursuant to the Official Code of the City of Great Falls, must reside within the City limits.

The International Building Code requires the Board of Adjustment's membership to be qualified by experience and training to pass on matters pertaining to building construction. The International Mechanical Code requires the Board of Adjustment's membership to include registered design professionals with structural engineering, electrical engineering, and architectural experience.

Members of this board are:

	Terms
Joe McMillen	10/2/18 – 9/30/24
Peter Fontana	10/1/22 – 9/30/25
Aspen Northerner	10/2/18 – 9/30/24
Antoinette Collins	8/17/21 – 9/30/23 Interested in reappointment
Christian Stone	11/17/20 – 9/30/23 Interested in reappointment

Citizen interested in serving on the Board:

Michael Gorecki

Alternatives:

The Commission could choose to appoint Mr. Gorecki in place of one the recommended reappointments or chose not to make an appointment or reappointment and ask staff to advertise for other citizen interest.

Attachments:

Applications from Christian Stone, Antoinette Collins and Michael Gorecki



**BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM**
(PLEASE PRINT OR TYPE)

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: Board of Adjustments & Appeals		Date of Application: 10/21/20	
Name: Christian Stone			
Home Address: 132 30th Ave NE Grt Falls MT 59404		Email address: JCStone07@gmail.com	
Home Phone: 406-781-5777	Work Phone: 406-781-5777	Cell Phone: 406-781-5777	
Occupation: Self Employed		Employer: Christian Stone LLC	
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input type="checkbox"/> (If yes, please explain) No.			
Related experiences or background: Business, Construction, design, Planning			
Educational Background: 12 - Some College			
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:			
Previous and current service activities: Served on 2 Great Falls non-profit boards			
Previous and current public experience (elective or appointive): None			
Membership in other community organizations: Chamber member			

Have you ever worked for or are you currently working for the City of Great Falls? Yes ☐ No ☒ If yes, where and when?

Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes ☒ No ☒ If yes, who, which department, and relationship?

Shelly Haack - City Attorney Clerk

Have you ever served on a City or County board? Yes ☐ No ☒ If yes, what board and when did you serve?

Are you currently serving on a Board? Yes ☒ No ☐ If yes, which board?

Non-profit board - Foothills Community

Please describe your interest in serving on this board/commission?

I have 6 children and want to continue to make Great Falls a wonderful place to call home.

To make a difference with my experience in the City.

Please describe your experience and/or background which you believe qualifies you for service on this board/commission?

I am in all areas of real estate some of my experience is in remodels, designs, planning and development. I am involved with the construction process from start to finish.

Additional comments: I was awarded the 2020 Neighborhood Works Award for best rental remodel of the year. #420th St. S. & #620th St. S.

Signature

Date:

10/21/20

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

Return this form to:

City Manager's Office
P.O. Box 5021
Great Falls, MT 59403

Fax:
(406) 727-0005

Email:
kartis@greatfallsmt.net



BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM
(PLEASE PRINT OR TYPE)

RECEIVED

APR 9 2021

CITY MANAGER

Agenda #6.

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: <i>Board of Adjustments / Appeals</i>		Date of Application: <i>4-8-2021</i>	
Name: <i>Antoinette Collins</i>			
Home Address: <i>1213 26th Ave NE</i>		Email address: <i>Antoinette@lifestyle realestate firm.com</i>	
Home Phone: <i>406-952-0210</i>	Work Phone: <i>406-452-1445</i>	Cell Phone: <i>406-799-5502</i>	
Occupation: <i>Realtor / Salon owner</i>		Employer: <i>Self</i>	
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)			
Related experiences or background: <i>I am a Realtor and would be interested to know more of building code & ordinances</i>			
Educational Background: <i>Highest Assoc. in Accounting</i>			
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:			
Previous and current service activities: <i>NA</i>			
Previous and current public experience (elective or appointive): <i>NA</i>			
Membership in other community organizations: <i>YWCA - Board Member</i>			

Have you ever worked for or are you currently working for the City of Great Falls? Yes ☒ No ☒ If yes, where and when?

Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes ☐ No ☒ If yes, who, which department, and relationship?

Have you ever served on a City or County board? Yes ☐ No ☒ If yes, what board and when did you serve?

Are you currently serving on a Board? Yes ☐ No ☐ If yes, which board?

YWCA Board

Please describe your interest in serving on this board/commission?

Very interested in knowing about codes & ordinances as a Realtor. I believe it can be vital knowledge for my clients.

Please describe your experience and/or background which you believe qualifies you for service on this board/commission?

My husband & I designed and had our own home built and builder did share with us some protocols about homebuilding

Additional comments:

Signature

Antonette Collins

Date:

4/8/2021

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BOARDS AND COMMISSIONS
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(PLEASE PRINT OR TYPE)

Agenda #6.

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For:		Date of Application:	
Board of Adjustment/Appeals		9/14/2023	
Name:			
Micheal Gorecki			
Home Address:		Email address:	
200 2nd St NW		bigskychd@gmail.com	
Home Phone:	Work Phone:	Cell Phone:	
406-799-4640	406-731-7016/406-231-6392		
Occupation:		Employer:	
Engineer USAF/Owner Big Sky Custom Home Design		USAF/Big Sky Custom Home Design	
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)			
Related experiences or background: I have worked in Civil Engineering for the USAF for the last decade, holding a variety of different positions including Construction Inspector, Engineering Technician, Engineer and Lead Programmer. I Started Big Sky Custom Home Design about a decade ago as well. We complete on average about 100 projects a year around Montana.			
Educational Background: University of Southern Mississippi - Bachelor's degree, Construction Engineering Community College of the Air Force - Associates Degree, Professional Aeronautics Community College of the Air Force - Associates Degree, Aviation Maintenance Technology			
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:			
Previous and current service activities: 21 Years - Montana Air National Guard, F-16/F-15 Crew Chief, C-130 Flight Engineer			
Previous and current public experience (elective or appointive): None			
Membership in other community organizations: None currently, looking for new volunteer opportunities. I previously volunteered with my sons Cub Scout Pack as the Assistant Cub Master until he lost interest and Covid took its toll on the Pack.			

Have you ever worked for or are you currently working for the City of Great Falls? Yes ☐ No ☒ If yes, where and when?

Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes ☐ No ☒ If yes, who, which department, and relationship?

Have you ever served on a City or County board? Yes ☐ No ☒ If yes, what board and when did you serve?

Are you currently serving on a Board? Yes ☐ No ☒ If yes, which board?

Are you a Qualified Elector? Yes ☒ No ☐

(Any citizen of Cascade County 18 years of age or older who meets the registration and residence requirements provided by law is a qualified elector unless he is serving a sentence for a felony in a penal institution or is of unsound mind, as determined by a court.)

Please describe your interest in serving on this board/commission?

I have lived in Great Falls most of my life when not deployed while wearing the uniform, I have watched the community change and take steps to evolve with the changing times. I would like to take a greater part in the molding of the future City of Great Falls.

Please describe your experience and/or background which you believe qualifies you for service on this board/commission?

I have over a decade of Engineering and Design experience in both the civilian and military sectors. I currently lead the programming and planning section in Civil Engineering for all projects at Malmstrom AFB and outlying missile field across Montana. I also interact with local residents on a daily basis in the course of my duties as owner and lead designer at Big Sky Custom Home Design, this gives me a unique perspective on how Military affairs effect the community as well as issues impacting residents.

Additional comments:

Signature



Date:

9/14/2023

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kartis@greatfallsmt.net



Commission Meeting Date: January 16, 2024

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Appointment to the Regional Airport Authority Board.

From: City Manager's Office

Initiated By: City Commission

Presented By: City Commission

Action Requested: Appoint one member to the Regional Airport Authority Board for a three-year term through December 31, 2026.

Suggested Motion:

1. Commissioner moves:

"I move that the City Commission appoint _____ to the Great Falls Regional Airport Authority Board for a three-year term through December 31, 2026."

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

Summary: On March 7, 2023, the City Commission appointed Terry Thompson to replace Anthony Aretz who was appointed by the County Commission to serve as one of their board representatives as he lives outside the City limits. Ms. Thompson completed the term through December 31, 2023 and was interested in serving her first full three-year term. Todd Timboe was appointed to the Board in 2018 and has served two full terms making him ineligible to serve another term. City staff began advertising for citizen interest. The City received applications from Alan Scanlon, Todd "Cameron" Swathwood Jr. and Atreyi Pramanik.

The Airport Authority and the Airport Authority Board has decided not to make recommendations on appointing or reappointing Board Members.

During their meeting on January 2, 2024 the City Commission reappointed Ms. Thompson for a three-year term through December 31, 2026 and asked staff to schedule interviews with the applicants for the vacancy left by Mr. Timboe. Interviews are scheduled to be conducted during a Special Commission Work Session on January 16th, 2026 at 4:00 p.m.

Members of this board are:	Term end dates:
Todd Timboe (City)	12/31/2023 - termed
Terry Thompson (City)	12/31/2026
Richard Gibbs (City)	12/31/2025
Jordan Husted (City)	12/31/2025

Sean Hoven (County)	12/31/2024
Anthony Aretz (County)	12/31/2026
Casey LaLonde (County)	12/31/2024

Background:

The Regional Airport Authority consists of seven members, four appointed by the City Commission and three appointed by the Cascade County Commission. It is the City Commission's consensus that City appointed members be City Residents. The Authority serves as the governing and policy setting body for the operation and management of the Great Falls International Airport. Its duties include employing the Airport Director, who hires staff and oversees the day-to-day operations of the Great Falls International Airport.

Alternatives: The City Commission could chose not to appoint and direct staff to advertise for other interested candidates.

Attachments:

Applications from:

Alan Scanlon

Todd "Cameron" Swathwood Jr.

Atreyi Pramanik.



**BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM**
(PLEASE PRINT OR TYPE)

RECEIVED

SEP 27 2023

CITY MANAGER

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: Airport		Date of Application: 9/27/23	
Name: ALAN SCANLON			
Home Address: 333 34th Ave NE Great Falls, MT 59404		Email address: rec59404@gmail.com	
Home Phone:	Work Phone: 406-455-9321	Cell Phone:	406-402-7805
Occupation: Executive Director		Employer: Great Falls Pre-Release Center	
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)			
Related experiences or background: I have worked with, or served on various boards for almost 30 years.			
Educational Background: B.S. degree in Human Services.			
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:			
Previous and current service activities: Crimestoppers Board of Directors, Great Falls Chamber of Commerce, United Way, Montana High School Association, Montana Officials Association			
Previous and current public experience (elective or appointive): North Central Montana football officials past president			
Membership in other community organizations: Crimestoppers, Chamber of Commerce			

Have you ever worked for or are you currently working for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, where and when?	
Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, who, which department, and relationship?	
Have you ever served on a City or County board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what board and when did you serve?	
Are you currently serving on a Board? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, which board? CrimesXoppers	
Are you a Qualified Elector? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Any citizen of Cascade County 18 years of age or older who meets the registration and residence requirements provided by law is a qualified elector unless he is serving a sentence for a felony in a penal institution or is of unsound mind, as determined by a court.)	
Please describe your interest in serving on this board/commission? I would like to help the airport to grow and expand services.	
Please describe your experience and/or background which you believe qualifies you for service on this board/commission? Almost 30 years experience working with local on Boards. frequent Great Falls airport passenger.	
Additional comments:	
Signature CT 2L	Date: 9/27/23

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

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kartis@greatfallsmt.net




**BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM**
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RECEIVED
OCT 20 2023
CITY MANAGER

Agenda #7.

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: Regional Airport Authority Board		Date of Application: October 20, 2023	
Name: Todd "Cameron" Swathwood, Jr			
Home Address: 405 29th Ave NE Great Falls, MT 59404		Email address: cameron.swathwood@gmail.com	
Home Phone:	Work Phone:	Cell Phone: 864-556-4256	
Occupation: Contract Administrator		Employer: Malmstrom Air Force Base (civilian employee)	
Would your work schedule conflict with meeting dates? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)			
Related experiences or background: Six years as US Air Force officer, separated from active duty as a Captain, served in Nuclear & Missile Operations and Contracting.			
Educational Background: Liberty University, May 2016 - Bachelor of Arts in International Relations, minor in Strategic Intelligence Studies, minor in Government			
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:			
Previous and current service activities: Citizen's Academy, Great Falls Fire Rescue (2023) Citizen's Academy, Great Falls Police Department (2022) Citizen's Academy, Cascade County Sheriff-Coroner's Office (2022)			
Previous and current public experience (elective or appointive):			
Membership in other community organizations:			

Have you ever worked for or are you currently working for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, where and when?	
Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, who, which department, and relationship?	
Have you ever served on a City or County board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what board and when did you serve?	
Are you currently serving on a Board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, which board?	
Are you a Qualified Elector? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Any citizen of Cascade County 18 years of age or older who meets the registration and residence requirements provided by law is a qualified elector unless he is serving a sentence for a felony in a penal institution or is of unsound mind, as determined by a court.)	
Please describe your interest in serving on this board/commission? I believe the Great Falls International Airport is an invaluable local and regional asset that can contribute to community wellbeing and growth in ways no other institution can. Affordable, accessible air travel opportunities delivered from an airport on a solid business footing is crucial anywhere, and north-central Montana is no exception. I would welcome the chance to help make GTF even better and keep it available to our population for years to come.	
Please describe your experience and/or background which you believe qualifies you for service on this board/commission? I have a lifelong passion for and interest in all things aviation. Additionally, I have leadership experience as a military officer, financial and business experience as a contract administrator; good communication and interpersonal skills, and a strong desire to serve my community. I believe that hard work, attention to detail, and an uncompromising ethical code are key in any endeavor, and I would bring this approach to the RAAB as well.	
Additional comments: I have lived in Great Falls for over six years and am raising my family here. This is home, and I appreciate the opportunity to invest my time and effort in making it better. I bring an avid interest in aviation and a passion for supporting my community to this position, and I appreciate the opportunity to serve.	
Signature 	Date: 20Oct2023

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**BOARDS AND COMMISSIONS
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OCT 20 2023

CITY MANAGER

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For:		Date of Application:	
The Regional Airport Authority Board		10/17/2023	
Name:			
Atreyi Pramanik			
Home Address:		Email address:	
412 36th Ave NE, Great Falls, Montana		maiti.atreyi@gmail.com	
Home Phone:	Work Phone:	Cell Phone:	
	502-892-1417	502-892-1417	
Occupation:		Employer:	
Former State Director of Research of Kentucky		KHEAA & KHESLC	
Would your work schedule conflict with meeting dates?		Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> (If yes, please explain)	
Related experiences or background:			
State document research and policy setting for the state, executive management, staff management, handling directors, attendending board of director's meeting & hiring. Almost 18 years ago career began after graduated from Master degree. Also have experience in policy making and bill making for the state,			
Educational Background:			
B.Sc., M.Sc., MBA, EdD (Pursuing)			
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:			
Previous and current service activities:			
Answer provided in the seperate sheet			
Previous and current public experience (elective or appointive):			
Answer provided in the seperate sheet			
Membership in other community organizations:			
Former research agenga committee member of KYSTAT(Gov.) for policy research & presented to board & former program committee member of KHEAA & KHESLC (Gov.)			

Have you ever worked for or are you currently working for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, where and when?	
Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, who, which department, and relationship?	
Have you ever served on a City or County board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what board and when did you serve?	
Are you currently serving on a Board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, which board?	
Are you a Qualified Elector? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Any citizen of Cascade County 18 years of age or older who meets the registration and residence requirements provided by law is a qualified elector unless he is serving a sentence for a felony in a penal institution or is of unsound mind, as determined by a court.)	
Please describe your interest in serving on this board/commission? Answer provided in the seperate sheet	
Please describe your experience and/or background which you believe qualifies you for service on this board/commission? Answer provided in the seperate sheet	
Additional comments: I always served the given post with utmost skills, hardwork and honesty.	
Signature Atreyi Pramanik	Date: 10/17/2023

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kartis@greatfallsmt.net

Previous and current service activities:

Served as a Director of Research (senior director role) in the state Government organization KHEAA & KHSLC of the Finance & Administration Cabinet, supervised the departmental directors, monitored, and helped in conflict resolution, oversaw the administration & finance, had visionary leadership skills to achieve the organization's goal, provided primary support to the executive branch of the Kentucky state government, vice presidents, and the CEO of the organization.

Experienced in executive management, high-level confidential collaborative work with vice presidents, presidents, directors, controllers, COO, and board members elected by the governor (board of directors), attended meetings with the Vice-President of Government Relations regarding legislative sessions, discussed bills, researched bills, and provided necessary financial information to the Board of Directors and committee members for professional development and provided information to congressmen, the Senate, Kentucky House of Representatives & USA Representatives.

Forecasted the KEES scholarship for the legislative session to pass the bill. Experienced in public speaking and handling clients' satisfaction by handling their queries and concerns. Participated in the discussion of executive meetings of different governmental agencies like CPE & KYSTATS's CEO and research directors. Experienced in guiding, supervising, discussing, and providing financial research reports to other directors for publishing state-wide. Experienced in handling press and media queries.

Served as a former scientist in the Commonwealth of Kentucky, Cabinet for Health and Family Services, Department of Public Health, Kentucky. Managed several projects in a team-based environment to reach organizational goals. Experienced in working collaboratively with stakeholders, internal partners, and other groups for performing clinical operations (genetic and molecular screening), providing information about the defective patient, and responding to a question from health institutes, Mayo Clinic, hospitals, physicians, directors, and others.

Previous and current public experience (elective or appointive)

Attended board meetings and committee meetings and gave a presentation on the DEI (Diversity, Equity & Inclusion) topic that all students should get equal opportunity for getting federal education loans. Worked on Commonwealth of Kentucky's education system and training programs, education, college attainment, type of postsecondary institution students attended, socioeconomic status of the student's family, geographical location, college-going rates, student's affordability, job openings, earnings, and home values, etc.

Experienced in a senior leadership role in a higher education finance research setting and supervising the departmental directors. Experienced in keeping and verifying student enrollment records including student's confidential information like full name, GPA, address, SSN, awards details, when enrolled, how many courses completed, when courses taken, which universities/colleges they enrolled, how much funds borrowed from FAFSA, KHEAA, KHESLC and other higher education student financial aid per year, how much they returned, how the business running, investment amount each year, the number of borrowers increasing or

decreasing each year, etc. Experienced in working with the finance programs of grad students like KEES, CAP and KTG programs (student-centric) in colleges & universities. Have an understanding of investment practices. Experienced in strategic leadership, knowledge of the University, academic, research and outreach programs, and student body. Experienced in working with 5 different government organizations (partnership) like KHEAA & KHSCLC, CPE (Kentucky Council on Postsecondary Education), KYSTATS, US Census Bureau & AIKCU (Association of Independent Kentucky Colleges and Universities) in Kentucky state, especially with CEO/president, leadership team, vice presidents & director of research for discussing the confidential topic, critical issues, economic reports, financial forecasting of financial aid (FAFSA), strategic vision & financial health of the organization. Dealt with finance program of grad, undergrad (Science & Arts). Experienced in building good relationships with University stakeholders, University presidents, vice presidents, and donors.

Experienced in using AS400 Macro software for verifying students' demographic profiles and scholarship information. Experienced in preparing other annual reports like Work Ready Kentucky Scholarship (WRKS) annual report, Dual Credit Scholarship (DCS) annual report, WKDC annual report for work ready dual credit scholarship, etc. Experienced in generating KHEAA & KHSCLC annual reports like outreach survey annual reports. This report contains details about the FAFSA completion rates of students each year, what students think about going to college, their financial issues, continuing education, and reasons for not joining the college (no funds, family issues, low GPA scores, no interest, etc.). This report is published for Kentucky statewide every year. Prepared annual reports for the projected number of high school graduates for external clients like college coaches, college principals, university presidents, etc. Researched the ISIR raw confidential finance data via software programming and provided a financial forecasting report on tuition discounting (KEES financial aid & FAFSA) for 4 years grad program to a member of the Kentucky House of Representatives. Attended Pre-state-wide FAFSA meetings for FAFSA discussion where vice presidents, CEOs, and directors from all states participated to discuss FAFSA completion rates throughout the USA. Attended KYSTATS research agenda committee meetings with CEO and 2022 post-secondary Education Trusteeship conference with CPE vice-president and president. Attended "Bill signing ceremony" of Governor in Capitol Rotunda, Kentucky General Assembly, Frankfort, Kentucky. Prepared research report for legislator queries on scholarship extension up to 10 years and others. Prepared research data for forecasting the KEES scholarship for the legislative session. Experienced with executives networking, direct reporting to the CEO, budget analysis, bill analysis, etc.

Served as a scientist under the Cabinet for Health and Family Services (CHFS). Experienced in working collaboratively with stakeholders, internal partners, and other groups to perform clinical operations.

Please describe your interest in serving on this board/commission?

Have knowledge of visionary leadership to achieve the organization's goal. Experienced in executive management. Provided primary support to the executive branch of the Kentucky state government, vice presidents, and the CEO of the organization. Hence, willing to provide similar management expertise or whatever is required to provide.

Experienced with presenting internal reports, financial reports, strategic plans, business results, research results, communications, annual funds' information, and other data to the committee meeting. Hence, have the ability to understand business operations, and dispute resolutions. Also handled critical issues and legislator queries.

Expertise in developing and monitoring plans, monitoring employees' contributions and performances. Also managed partnerships with various govt agencies, external clients, universities, colleges, etc. Took senior leadership role and maintained relationships with local, state, and national partner organizations. As a whole can monitor business operations and resolve disputes. Have the ability to think of innovative ideas to expand the business.

Please describe your experience or background which you believe qualifies you for service on this board/commission?

Experience in researching bills for legislators and the House of Representatives, experienced in policy settings, familiar with how the board works, experienced in attending several boards and committee meetings, and have experience in working in the political environment. Experienced in working with public education, governmental operations, and legal operations. Hence, I can contribute my experiences and expertise to the allotted post with utmost sincerity.

ATREYI PRAMANIK, B.Sc., M.Sc., MBA.

412 36th Ave NE, Great Falls, Montana, USA, 59404. Cell: 502-892-1417, maiti.atreyi@gmail.com

Status: American Citizen

Education

Doctor of Higher Education Administration Sep2021 - Current
South College, TN, USA

Master of Business Administration (MBA)- Data Analytics / Statistics Jan.2017-Dec.2019
Louisiana State University Shreveport, LA

Master of Sciences (M. Sc.) - Biotechnology Jun.2003 – Jul.2005
Bangalore University, IN

Bachelor of Sciences (B. Sc.) - Biotechnology Apr.2000 – Apr.2003
Bangalore University, IN

Research Grant Support Experience

1. I have successfully formatted, submitted, and received a research grant of Rs.70,00000 for raising research funds (research & development program). The fund was released from DBT (Department of Biotechnology, Ministry of Science and Technology, Govt. of INDIA) to the Department of Bio-Medical Science & Management, Vidyasagar University, IN. Experienced in fundraising & academic advancement through research projects.
2. I have keenly observed how our CEO received a \$ 6000,000 grant for fundraising.
3. I have participated in the research of outreach counseling in different universities and colleges that increase the number of students receiving student loans. Indirectly helping our business to grow and make profits.

Professional Experiences

Director of Research

KHEAA & KHSLC

06/01/22 – 05/31/2023

Finance and Administration Cabinet

Frankfort,

KY, USA.

Experiences:

- Served as a Director of Research (senior director role) in the state Government organization KHEAA & KHSLC of the Finance & Administration Cabinet.
- Provided primary support to the executive branch of the Kentucky state government, vice presidents & the CEO of the organization. Experienced in executive management.
- Have knowledge of visionary leadership to achieve our organization's goal.
- Served as the primary advisor to the KHEAA & KHESLC CEO & Vice presidents on economic issues and provided important information regarding higher education and student financial aid.
- Conducted professional-level economic research, planning and analysis for KHEAA & KHESLC.
- Experienced in overseeing the Govt. organization's research, funding, advancement and development.
- Experienced in a senior leadership role in a higher education finance research setting and supervising the departmental directors.
- Experienced in keeping & verifying student enrollment records including student's confidential information like full name, GPA, address, SSN, awards details, when enrolled, how many courses completed, when courses taken, which universities/colleges they enrolled, how much funds borrowed from FAFSA, KHEAA, KHESLC and other higher education student financial aid per year, how much

they returned, how the business running, investment amount each year, the number of borrowers increasing or decreasing each year, etc.

- Experienced in working with the finance programs of grad students like KEES, CAP and KTG programs (student-centric) in colleges & universities.
- Have an understanding of investment practices.
- Expertise in high-level confidential collaborative work with vice presidents, presidents, directors, CIO, controllers, COO, CFO, and higher education board members elected by the governor (board of directors) for the progress of higher education.
- Experienced in strategic leadership, knowledge of the University, academic, research and outreach programs, and student body.
- Experienced in working with 5 different government organizations (partnership) like KHEAA & KHSCLC, CPE (Kentucky Council on Postsecondary Education), KYSTATS, US Census Bureau & AIKCU (Association of Independent Kentucky Colleges and Universities) in Kentucky state, especially with CEO/president, leadership team, vice presidents & director of research for discussing the confidential topic, critical issues, economic reports, financial forecasting of financial aid (FAFSA), strategic vision & financial health of the organization.
- Experienced in executive management.
- Experienced with reporting internal reports, financial reports, strategic plans, business results, research results, business operations, communications, annual funds' information, other data & information, meeting agendas, clarifying critical issues and legislator queries to the Board of Directors & Board Chair, CEO, Vice Presidents, in the executing Board meetings and committee meetings.
- Dealt with finance program of grad, undergrad (Science & Arts).
- Experienced in building good relationships with University stakeholders, University presidents & vice presidents and donors.
- Provided annual report that contains financial information about professional colleges, Public 4-year Universities, Kentucky 4-year Private Colleges & Universities, Kentucky 2 & 4-year Proprietary Colleges & Universities, Out-of-State Colleges & Universities and various funded scholarship programs like optometry, veterinary scholarship, KEES, dual credit scholarship, Osteopathic Medicine Scholarship, Veterinary Contract Spaces, Optometry Scholarship program, governor's Scholarship program, etc.
- Generated SFA report (student financial aid information) by counties for the congressmen, generated SFA annual report for Senate, Kentucky House of Representatives & USA Representatives and provided information about the number of funds disbursed to the students under that Legislators and Senators in that county.
- Experienced in preparing other annual reports like Work Ready Kentucky Scholarship (WRKS) annual report, Dual Credit Scholarship (DCS) annual report, WKDC annual report for work ready dual credit scholarship, etc.
- Experienced in generating KHEAA & KHSCLC annual reports like outreach survey annual reports. This report contains details about the FAFSA completion rates of students each year, what students think about going to college, their financial issues, continuing education and reason for not joining the college (no funds, family issues, low GPA scores, no interest, etc.) This report is published for Kentucky statewide every year.
- Coordinated with internal departmental directors to produce annual reports.
- Prepared annual reports for the projected number of high school graduates for external clients like college coaches, college principals, university presidents, etc.
- Prepared Annual FAFSA report of Internal Audit for internal clients.
- Provided Annual report to AIKCU (Association of Independent Kentucky Colleges and Universities) for quantifying the impact of KHEEA's scholarship program on their students and lottery-funded program details for keeping the records of fund disbursements.
- Expert in handling internal clients and external clients providing the annual report and answering their queries, answering legislator's queries, handling press & media queries, answering high school coaches' queries, etc. and providing the statistical research report.
- Experienced in preparing reports for presentation to the Board of directors.

and giving presentations to the Board meetings like the DEI project presentation for Equal opportunities and benefits to all races, all ages and all gender students.

- Experienced in giving research presentations to the KHEAA and KHSLC Executive Committee meetings, and Board of Directors meetings & for professional development.
- Attended and presented research presentations in the DEI (diversity equity and inclusion) meeting.
- Attended executives' meetings, Leadership team meetings with the CEO, Vice presidents, and departmental directors and provided presentations in virtual & in-person meetings.
- Participated in the discussion of executive meetings with the CEO of different governmental agencies like CPE & KYSTATS.
- Estimated existing financial programs, prepared finance reports after data analysis and presented to the Vice President & CEO/the President, discuss with controller and the director of human resources.
- Provided executive leadership and guidance for all financial programs.
- Researched the ISIR raw confidential finance data from the software programming and provided financial forecasting report on tuition (KEES financial aid & FAFSA) discounting for 4 years grad program for the member of the Kentucky House of Representatives.
- Maintained professional connections with other economists in Kentucky, state agencies and other educational groups for joint studies and generating financial reports.
- Performed duties like analysis, interpretation, and presented economic data outcomes, etc.
- Expert in data research, big data analysis, managing large data sets, SAS programming, documentation & preparing reports.
- Conducted computerized econometric models for collecting information on student financial aid.
- Experienced in using AS400 Macro software for verifying students' demographic profiles and scholarship information.
- Experienced in SAS (Statistical Analysis System) programming for data research, updating statistical values using statistical formulas.
- Served as a primary advisor on financial concerns in higher education and student financial aid.
- Experienced in providing financial information & annual report to KYSTATS (Kentucky Center for Statistics).
- Experienced in programming, researching, generating annual reports, and distributing them to different governmental organizations every year.
- Guiding, supervising, and providing statistical research reports to other Directors for publishing state-wide.
- Experienced in doing meetings with the Vice-President of Government Relations regarding legislative sessions, discussed bills, researched bills, and provided necessary (student-related financial) information.
- Attended meetings with the administrative director, outreach service director, student aid director, director of communications, CFO (Chief financial officer) & CIO (Chief Information Officer).
- Attended Pre-state-wide FAFSA meetings from all states for FAFSA discussion, FAFSA completion and outreach strategies meetings, KYSTATS research agenda committee meetings with CEO, 2022 post-secondary Education Trusteeship conference with CPE vice-president & president.
- Attended "Bill signing ceremony" of Governor in Capitol Rotunda, Frankfort, Kentucky.
- Prepared research report for legislator queries on scholarship extension up to 10 years and others.
- Prepared research data for forecasting the KEES scholarship for the legislative session and the governor's signing to pass the bill in Kentucky General Assembly.
- Experienced with academic research, developing research proposals, overseeing data collection and research plan analysis, etc.
- Experienced with executives networking, direct reporting to the CEO, budget analysis and bill analysis, etc.
- Experienced in setting research goals that aligned with the company's vision.
- Expertise in developing and monitoring research plans, maintaining a useful innovative data set, and managing research partnerships with various govt agencies, external clients, universities, colleges, etc.

- Taken a leadership role in work with partner organizations, provided leading resources and maintained relationships with local, state, and national partner organizations and maintained a meaningful partnership with analysts and other staff.
- Expertise in analyzing, documenting data to make comparisons and draw conclusions, identifying cause and effect to solve complex problems.
- Experienced in working in the political environment and executive & corporate culture.
- Knowledge of tracking bills for law (proposed by legislators) via software.

Senior Technologist

PerkinElmer, Inc.

11/01/20 – 12/31/2020

Genomics Department, Valencia, CA, USA.

Experiences:

- Completed the training in managing large data sets, documentation & reporting test results.
- Completed training in good documentation practices.
- Completed training in retention & disposition of records, reports & samples.
- Completed training with HIPPA compliance procedure.

Scientist

Commonwealth of Kentucky (KY.GOV),
Cabinet for Health and Family Services,
Department of Public Health,
Frankfort, KY, USA.

1/01/20 – 12/31/20

Experiences:

- Expert in hematology/haemoglobinopathies, molecular biology, drug development, biotech, and genetics, genetic screening of health diseases, data analysis, biostatistics & data visualization.
- Gained experience as a tenured scientist, managed several projects in a team-based environment, monitored several experiments, documented daily performance, provided reproducible and reliable results on time.
- Experienced in working collaboratively with stakeholders, internal partners, other groups for performing clinical operations, providing information about the defective child & respond to a question from health institutes, Mayo Clinic, hospitals, physicians, directors & others.
- Experienced in preparing internal audits, have knowledge of regulatory affairs (according to CLIA & GLP standards), and experienced with standard clinical regulatory documentation.
- Expertise in developing, modifying & updating protocols, QA, Validation, Regulatory and monitoring for smooth operation.
- Expertise in quality management, safety management, data management, investigating failure, resolving deviations & troubleshooting.
- Ability to plan, conduct experiments, generate reliable data, record experiments, analyze reports and provides interpretation of human genetic data.
- Expert in compiling data, drafting, reviewing, method validation protocols, preparing reports and presentations.

Pharmacy Associate

Giant Pharmacy,
1250 Cocoa Avenue, Hershey,
17033, PA, USA.

7/01/2016 - 9/30/2016

Experiences: (Part-time)

- Proficient in patient data entry, maintaining inventory records, handling cash & billing.
- Excellent verbal and writing skills & experience in writing reports with minute details.
- Helped patients with medication and advice.
- HIPPA trained for maintaining patient confidentiality.

- Have teamwork experience, ability to take initiative, ability to work under pressure.
- Experienced in public speaking & handling clients' satisfaction by handling their queries and concerns.

Associate

4/01/2016 – 9/30/2016

CVS Health,
Hershey, PA, USA

Experiences:

- Experienced in direct dealing with clients, recording banking information, billing & cash handling.
- Experienced in public speaking & handling clients' satisfaction by handling their queries and concerns.

Researcher (Research Project)

Department of Bio-Medical Science & Management,
Vidyasagar University-Midnapur, IN.

8/01/2009 - 5/31/2010

Experiences:

- While working as a researcher, I learned how to lead a research team and how to guide graduate students to do their research and complete their projects, supervise them and monitor their performance, provided instructions, and train them to enhance their performance.
- Expertise in working in team-based roles/teamwork skills, quality control, quality monitoring, regulatory, QA, process development, maintaining projects, process monitoring, monitoring product, issue resolution, investigations, and troubleshooting.
- Experienced in developing plans and strategies for research in the therapeutic area (diabetes), herbal drug development, bio-active molecule extraction, purification & anti-diabetic molecule isolation, phyto-ingredients testing in animal models, drug dosing and testing on animals, design & modify protocols as per the demand of the research, performed in vivo and invitro studies.
- Experienced in writing research grants to provide financial support. Experienced in fundraising through receiving research grants from the Department of Biotechnology, Ministry of Science and Technology, Govt. of INDIA.

Researcher (Research Project)

Department of Biotechnology, Indian Institute of Technology (IIT)
Kharagpur, IN.

07/01/2006 - 11/30/2008

Experiences:

- As a researcher, I learned how to lead a research team and guide graduate students to do their research and complete their projects.
- Experienced in writing experimental reports, writing scientific publications, gathering data from pilot experiments & assisting in writing grants.
- Experienced in developing plans and strategies for research, designing, developing & modifying protocols as per the demand of the research.
- Experienced in vivo and in vitro studies & research on animal models & transgene expression.
- Proficient in molecular biology research, especially in drug and protein development.
- Expertise in research skill, excellent skill in interpreting the laboratory results after investigating the experiments, excellent skill in research data analysis, statistical data analysis, generating research data through experiments, interpreting research data, data analysis & managing data set.

Associate

Transworks Information Services Ltd.
Bangalore, IN

1/01/2006 - 6/30/2006

Experiences:

- Experienced in executing software programming related to finance (American credit card accounts).
- Handled back-office job.
- Handled bankruptcy accounts and closing bank accounts.
- Experienced in teamwork.

Summary of Skills and Expertise

Guiding/Advising Experiences:

- Experienced in presenting seminars in protein biology.
- Experienced in guiding and advising master's degree research programs (Biotechnology & Biomedical Laboratory research work) and guiding them with research projects.
- As a Scientist, I managed teamwork (biochemistry, hematology molecular biology).
- Experienced as an MBA project leader (guide & instruct a group using online techniques).
- Experienced with Learning Management Systems (LMS/Strut learning), operating online course modules, Canvas and LMS.
- As a director of research, I supervised all the directors & provided financial information to the vice presidents & the CEO.

Computer Skill: Proficient knowledge of Microsoft Office, Macro AS400, EXCEL, Windows, PowerPoint, Outlook, internet applications, Adobe Photoshop, literature search (PubMed, MEDLINE, Google Scholar, Science Direct), maintaining the database via SAS, ANOVA & EXCEL, basic statistical analyses, data entry, a basic understanding of statistical data, ability to interpret basic statistics.

Other Skill: Excellent in executing high-load tasks by teamwork due to hit the target in time, maintaining & balance the work pressure with good understanding. Ability to learn new techniques very easily & quickly. Excellent in planning and executing the work efficiently & ability to handle multiple projects at a time.

Professional development

- Expertise in giving presentations to the Board of Directors and the Board meetings like DEI project presentations for Equal opportunities and benefits to all races, all ages, and all gender students.
- Experienced in giving research presentations to the KHEAA and KHSCLC Executive Committee meetings and Board of Directors meetings.
- Experienced in doing meetings for professional development.
- Attended and gave presentations in executives' meetings and Leadership team meetings with CEOs, Vice presidents and directors.
- Participated in the discussion of executive meetings of different governmental agencies like CPE & KYSTATS's CEO and research directors.
- Guiding, supervising, discussing, and providing statistical research reports to other Directors for publishing state-wide.
- Experienced in doing meetings with the Vice-President of the Governor's relation regarding legislative sessions.
- Attended Pre-state-wide FAFSA meetings from all states for FAFSA discussion, FAFSA completion and outreach strategies meetings, KYSTATS research agenda committee meetings with CEO, 2022 post-secondary Education Trusteeship conference with CPE vice-president & president.
- Attended executive events and meetings.
- Attended "Bill signing ceremony" of Governor in Capitol Rotunda, Frankfort, Kentucky.
- Preparing research data for forecasting the KEES scholarship for the legislative session and the governor's signing to pass the bill in the Kentucky General Assembly.
- Attended seminar.

Leadership experience

- As a director of research, I supervised all the directors under my leadership.
- As a scientist, I manage several projects in a team-based environment.
- As a researcher, I trained several groups of graduate students in research lab settings.
- Experienced in leading the research scholar team, research assistant, and students in university settings.
- Experienced in floor management while working at Transworks Information Services Ltd, IN.
- In my MBA program, I lead a team successfully to complete a critical project.

JOURNAL OF COMMISSION PROCEEDINGS**January 2, 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, Shannon Wilson, Joe McKenney, Rick Tryon and Susan Wolff. Also present were City Manager Greg Doyon and Deputy City Manager Chuck Anderson; Public Works Director Chris Gaub; City Attorney David Dennis; Police Captain Rob Moccasin; and Deputy City Clerk Darcy Dea.

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.

PROCLAMATIONS**MILITARY UPDATES**

1. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM MALMSTROM AIRFORCE BASE (MAFB).**

Colonel Barry Little, 341st Missile Wing Commander, provided the following updates:

- There is construction on the south side of MAFB for the new weapons generation facility that will replace the current storage for nuclear weapons. Runway lights and infrastructure from the airfield were removed to provide a road that will allow the Army Corps of Engineers access to a portion of the south side of MAFB.
- Air Force Global Strike Command (AFGSC) Director of Intercontinental Ballistic Missile Modernization Brigadier General Colin Connor, Director of Strategic Plans, Programs and Requirements Major General Ty Neuman and Director of Logistics and Engineering Colonel David Miller visited MAFB in December 2023 to advocate for the LGM-35 Sentinel missile and MH-139 Grey Wolf helicopters. There will be a series of town hall meetings including one in Great Falls on January 25, 2024 and Lewistown on January 24, 2024. The Grey Wolf helicopter is scheduled for delivery in March 2024.
- General Lutton was promoted to the Deputy Commander of the AFGSC.
- A Change of Command Ceremony for General Huser, the new incoming 20th Air Force Commander, will be on January 5, 2024.

Mayor Reeves expressed appreciation to MAFB for its efforts with regard to the new projects and economy boost they will bring to the community.

JOURNAL OF COMMISSION PROCEEDINGS**January 2, 2024****2.****PETITIONS AND COMMUNICATIONS**

Jeni Dodd, City resident, opined that Library Director Susie McIntyre is incompetent and should be removed from her position. Ms. Dodd commented that financial support should be removed from the library and the 7 mills under the 1993 Agreement should be utilized for public safety. Ms. Dodd expressed concern with regard to Library Director McIntosh not taking personal responsibility for two failures. Ms. Dodd commented that Library Director McIntosh had stated that she did not fully understand the extent that the library fund would need to be built up to prevent future cash flow problems; however, Library Director McIntyre was advised by City staff of the need for reserve funds. Ms. Dodd further commented that Library Director McIntyre had stated that the library expenses were significantly higher than expected when the original budget was made; however, City Manager Greg Doyon had mentioned quite a while ago that electrical costs would be tripling. Library Director McIntyre used false statistics of \$19 per capita support before the levy was passed, when the Montana State Library indicated that it was \$25 per capita. Ms. Dodd expressed concern about a statement that Library Director McIntyre made to the media that the library would close if the levy did not pass and never setting the media straight with that statement. Ms. Dodd further expressed concern about the December Library Board meeting agenda packet being removed from the internet after it had been posted.

Referring to Ms. Dodd's comments, **Susie McIntyre**, Great Falls Public Library Director, responded that the library calculated the funding at \$19 per capita based on its operational funding. There would be no way for the Montana State Library to separate out funding given from foundations, donations and operational funding.

John Hubbard, 615 7th Avenue South, expressed concern about the increase in property taxes and the cost of living.

NEIGHBORHOOD COUNCILS**3. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

BOARDS AND COMMISSIONS**4. APPOINTMENT TO THE CITY-COUNTY BOARD OF HEALTH.**

Mayor Reeves reported that Mayor Kelly served as the representative on the Board of Health since January 2022 and his term of office as Mayor has now expired. This appointment would replace Mayor Kelly as the City of Great Falls' elected official representative on the Board of Health and the position can be filled by either the Mayor or his/her representative.

Commissioner Wolff moved, seconded by **Commissioner Tryon**, that the **City Commission** appoint **Commissioner Shannon Wilson** to the **City-County Board of Health** as the **Mayor's** representative effective **January 2, 2024**.

JOURNAL OF COMMISSION PROCEEDINGS**January 2, 2024**

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner McKenney suggested that the 1975 Agreement be updated in the near future because it is outdated and the City had a different form of government when it was entered into.

Mayor Reeves received clarification that the 1975 Agreement has not been amended because negotiating between two governing bodies is difficult. If one part of the agreement is amended, the parties involved would more than likely amend all aspects of the agreement, which would have a financial impact.

Commissioner Wilson explained that she is up to the appointment because of her previous experience as a research engineer and working with EPA tag groups that examined human health risks.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

5. APPOINTMENT/REAPPOINTMENT TO THE REGIONAL AIRPORT AUTHORITY BOARD.

Mayor Reeves reported that on March 7, 2023 the City Commission appointed Terry Thompson to replace Anthony Aretz who was appointed by the County Commission to serve as one of their board representatives as he lives outside the City limits. Ms. Thompson completed the term through December 31, 2023 and is interested in serving her first full three-year term. Todd Timboe was appointed to the Board in 2018 and has served two full terms making him ineligible to serve another term. City staff began advertising for citizen interest. The City received applications from Alan Scanlon, Todd "Cameron" Swathwood Jr. and Atreyi Pramanik. The Airport Authority and the Airport Authority Board has decided not to make recommendations on appointing or reappointing Board Members.

Commissioner Wolff moved, seconded by Commissioner Tryon, that the City Commission reappoint Terry Thompson and interview the three applicants for the other position.

Mayor Reeves asked if there were any comments from the public. Hearing none, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Tryon inquired if there was another way to proceed with the motion.

City Attorney David Dennis responded that the proper procedure was being followed.

Commissioner McKenney commented that he agreed with the motion; however, because the Regional Airport Authority Board and Library Board are both governing bodies, the Commission should interview new applicants. He inquired if the two newly elected officials, Mayor Reeves and Commissioner Wilson, would want to interview Terry Thompson as well.

JOURNAL OF COMMISSION PROCEEDINGS

January 2, 2024

Mayor Reeves responded that he is comfortable with the motion as presented that Ms. Thompson fulfill the term.

Commissioner Wolff added that having served on the Regional Airport Authority Board and observing Ms. Thompson in her role, she is an honorable and productive member on the board.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

6. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

None.

CITY MANAGER

7. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

City Manager Greg Doyon announced that:

- Great Falls Fire Rescue (GFFR) Jason Fur was promoted to the Deputy Chief of Training, Colton Walter was promoted to Battalion Chief, Chris Newman was promoted to Captain, Maren Reilly was the first female to be promoted as Captain and Joseph Adam Jordan was promoted to Lieutenant.
- Tyrell Foran, Tyler Bartelt, Quinton Spring, Kolter Lund, Rocky Vance and Graydon Irish completed their probationary period and all training requirements to be officially sworn in as Great Falls Firefighters.
- GFFR Battalion Chief Jeff Jackson (31 ½ years), Deputy Chief of Training Nolan Eggen (21 years), Captain Dan Cherry (27 ½ years) and Engineer Ben Zietzke (20 years) celebrated their retirement from the GFFR.
- GFFR is working with the Great Falls Police Department (GFPD) to find the arsonists responsible for starting fires over the Christmas weekend. Citizens are urged to contact the GFPD if they have any information.
- The Planning and Community Development Department and Downtown BID will be hosting a Downtown Group Roundtable on January 10, 2024 at 10:00 a.m. at the NeighborWorks Learning Center, 509 1st Avenue South to discuss Downtown matters, Tax Increment (TIF) and parking.
- The Planning and Community Development Department is accepting bids and proposals until March 15, 2024 for the 2023 Growth Management Policy.
- Planning and Community Development Deputy Director Tom Micuda will be retiring February 2, 2024 after eight years of service. Mr. Micuda is one of the hardest workers in the City and will be greatly missed.
- There was a GFPD Swearing in Ceremony on December 27, 2023 for Joshua Meyer, Malik Ray and Andrew Paradise.
- Todd Feist was hired as the new Information Technology (IT) Director and has many years of IT experience in both the public and private sectors. Mr. Feist most recently served as the Technical Operations Manager of SCC Inspection Services in Great Falls, MT and was

JOURNAL OF COMMISSION PROCEEDINGS**January 2, 2024**

the Data and System Manager for the City of Indio's Water Authority. Mr. Feist will complete his Bachelor of Science in Information Technology in February 2024 and holds many IT-specific professional certifications that will serve as a great asset to the City and community.

- Former Mayor Bob Kelly was the longest serving elected official appointed to the Commission, was a great ambassador for the City and will be greatly missed. He was appointed in December 2012 as a Commissioner for 3 years and then Mayor for eight years. Former Mayor Kelly spent countless hours working on behalf of the residents of Great Falls and for the betterment of the community. Some of the challenges and projects he tackled as a Commissioner/Mayor included: the Electric City Power, Animal Shelter operations, capital needs, parking, Morony Natatorium, ball park, major equipment needs, difficult community conversations, downtown parking, large vehicle ordinance, land use decisions and funding public safety needs.

Commissioner Wolff commented that she and Mayor Kelly attended a conference in Alabama and is honored to have had that experience with him.

Commissioner Tryon added that there is a Going Away Ceremony for Bob Kelly on January 3, 2024 from 5:30 p.m. to 7:30 p.m. at the Newberry.

CONSENT AGENDA.

8. Minutes, December 19, 2023, City Commission Meeting.
9. Total Expenditures of \$2,989,580 for the period of December 7, 2023 through December 20, 2023, to include claims over \$25,000, in the amount of \$2,409,868.
10. Contracts List.
11. Grants List.
12. Approve Final Payment for the Valeria Way Storm Drain Lining to SJ Louis Construction, Inc. in the amount of \$23,581.10, and \$238.19 to the State Miscellaneous Tax Fund and authorize the City Manager to make the payments. **OF 1463.2**

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Commissioner Tryon moved, seconded by Commissioner McKenney, that the City Commission approve the Consent Agenda as presented.

Mayor Reeves asked if there were any comments from the public.

Referring to Agenda Item #11, **Ken Robison**, 315 Lamplighter Lane, explained that the grant would enhance the Saint Peter's area and church by having interpretive signs in a very historic part of Cascade County.

There being no further comments, Mayor Reeves asked if there was any discussion amongst the Commissioners.

Referring to Agenda Item #12, Commissioner Wolff expressed appreciation to City staff for their efforts with regard to the final payment.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

PUBLIC HEARINGS

13. RESOLUTION 10534, ESTABLISHING FEES FOR THE MANSFIELD CENTER FOR THE PERFORMING ARTS (MCPA) AT THE CIVIC CENTER.

Mayor Reeves declared the public hearing open and asked for presentation of the agenda report.

Deputy City Manager Chuck Anderson reported that the Civic Center Events division operates the MCPA which promotes, coordinates, and provides affordable public event space and box office services. The landscape of the event space industry has changed, with more competing venues opening and providing services within the community. To compete with, and keep partnerships intact, the MCPA recently embarked on developing a new business model that allows for variations on how business had been previously conducted. The next component of the new business model is the introduction of the ability for fee negotiation and adjustment of the current fees as established in Resolution 10426. Specifically, the ability to negotiate fees will be handled if needed or required on a case-by-case basis with final approval authority residing in the City Manager's office. The Mansfield Events Manager would not have the ability to change fees. This component of the business model will enable the MCPA to better compete with other community venues by being able to obtain multi-room, year or event commitments. This change of the fees was discussed and supported from the City Manager and Finance Department. The proposed fee change would not result in a loss of revenue on any scheduled or booked event, as the wording in the fee resolution includes all costs associated with the service must be covered for each event.

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January 2, 2024

Mayor Reeves asked if the Commissioners had any questions of staff. Hearing none, Mayor Reeves asked if there were any comments from the public in support of or opposition to Resolution 10534.

Hearing none, Mayor Reeves closed the public hearing and asked the will of the Commission.

Commissioner Wolff moved, seconded by Commissioner Wilson, to adopt Resolution 10534.

Mayor Reeves asked if there was any discussion amongst the Commissioners.

Commissioner Tryon inquired about the new business model component that would enable the MCPA to better compete with other community venues.

Deputy City Manager Anderson responded that the model would not be direct competition and would be more complementary. This facility is not replicated within the community; however, some aspects and rooms within the facility could be found elsewhere downtown. There would be some flexibility if an entity would want to negotiate a fee; however, a multi-year commitment would be considered to prevent a one-time opportunity for them to get that fee.

City Manager Greg Doyon added that the less the building is used in the areas that are rentable for the public, the more cost it would be on the taxpayer. The City does not have the capacity to promote as other entities do in the community, region and State.

Commissioner Wolff further commented that she looks forward to seeing what other ideas MCPA Manager Owen Grubenhoff comes up with. The building is citizen-owned and needs to be utilized to its full capacity.

Commissioner McKenney urged City staff to be cautious because it may get to the point that tax takers are competing with the taxpayers.

There being no further discussion, Mayor Reeves called for the vote.

Motion carried 5-0.

OLD BUSINESS

NEW BUSINESS

ORDINANCES/RESOLUTIONS

CITY COMMISSION

14. APPOINTMENT, MAYOR PRO-TEMPORE.

Mayor Reeves reported that Article III, Section 3, of the City Charter sets forth that “The Mayor Pro-Tempore shall serve in the absence of the elected mayor. The City Commissioners shall elect

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from among themselves a Mayor Pro-Tempore no later than one month after taking office. The Mayor Pro-Tempore shall serve a term of two years, or until the City Commission has held an election. Any vacancy in this office shall be filled by a special election among the remaining City Commissioners. Any person elected to fill such a vacancy shall serve the remaining portion of the term in which the vacancy occurred.” Mayor Reeves added that he had previously asked Commissioner Wolff if she would be willing to be the Mayor Pro-Tempore and she agreed.

Commissioner Tryon moved, seconded by Commissioner Wilson, that the City Commission appoint Commissioner Susan Wolff to serve as Mayor Pro-Tempore, effective immediately, for a two-year term or until the City Commission has held an election.

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

Motion carried 5-0.

15. APPOINTMENT, GREAT FALLS CITIZEN’S COUNCIL.

Mayor Reeves reported that the Great Falls Citizen’s Council was created to act as a forum to address issues of community wide concern and resolve disputes among the individual neighborhood councils. The members are comprised of one member from each neighborhood council and two members of the City Commission who shall be appointed by the Mayor. The council meets three times a year, usually in January, May and October. Last year, the Commission appointed Bob Kelly and Susan Wolff as their representatives for the January meeting, Rick Tryon and Joe McKenney for the May meeting and Eric Hinebauch and Susan Wolff for the October meeting.

This year’s meetings are scheduled for January 23, May 28 and October 22, 2024 at 7:00 pm in the Gibson Room of the Civic Center.

Commissioner Tryon noted a correction to the Agenda Report that he and Bob Kelly were appointed to the October meeting, not Eric Hinebauch and Susan Wolff. Commissioner Tryon suggested appointing two members of the Commission to serve for the January 23, 2024 meeting first and determine which members of the Commission would be available to serve for the May 28 and October 22, 2024 meetings, as those dates get closer.

Commissioner Wolff pointed out that she would not be available for the May 28, 2024 meeting. She added that having the Mayor at the first meeting on January 23, 2024 would be beneficial for the neighborhood council representatives.

Commissioner Tryon moved, seconded by Commissioner Wilson, that the City Commission appoint Mayor Reeves and Commissioner McKenney to serve on the Great Falls Citizen’s Council, also known as Council of Councils, for the January 23, 2024 meeting.

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

Motion carried 5-0.

JOURNAL OF COMMISSION PROCEEDINGS**January 2, 2024****16. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

Commissioner Wolff expressed appreciation to the Public Works Engineering Department for the tour of the Water Treatment Screw Press building. She further expressed appreciation to the Park and Recreation Department and all those involved for their efforts with regard to how the Morony Natatorium was deconstructed and for the way the site was left.

Commissioner Tryon welcomed newly elected Mayor Reeves and Commissioner Wilson.

Commissioner Wilson expressed appreciation to the Department Heads for their efforts with regard to the great tours of their departments. Commissioner Wilson commented that she would like to donate her salary to several organizations in the community that help the unhoused population and this year she is choosing Housed Great Falls. She explained that Housed Great Falls is located in the First United Methodist Church and the email is housedgreatfallsmt@gmail.com for those interested in learning more or volunteering.

Commissioner Tryon expressed appreciation to Commissioner Wilson for offering to donate her salary to Housed Great Falls; however, he commented that the Commission are not salaried employees of the City and receive a stipend.

Commissioner Wilson responded that she was under the impression it was a salary with a small stipend.

17. COMMISSION INITIATIVES.

None.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Commissioner Wilson, to adjourn the regular meeting of January 2, 2024, at 8:00 p.m.**

Motion carried 5-0.

Mayor Cory Reeves

Deputy City Clerk Darcy Dea

Minutes Approved: January 16, 2024



Commission Meeting Date: January 16th, 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 FROM NEW WORLD	12/21/2023 - 01/03/2024	614,568.91
ACCOUNTS PAYABLE CHECKS FROM MUNIS	12/21/2023 - 01/03/2024	4,267,462.72
MUNICIPAL COURT CHECKS	12/21/2023 - 01/03/2024	51,094.17
MISCELLANEOUS ACCOUNTS PAYABLE WIRES	12/21/2023 - 01/03/2024	2,366,885.71
TOTAL: \$		<u>7,300,011.51</u>

GENERAL FUND

CITY/COUNTY HEALTH

CITY COUNTY HEALTH DEPT	ANNUAL CITY SUPPORT CCHD OPERATIONS	125,000.00
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SPECIAL REVENUE FUNDS

COVID RECOVERY

JAMES TALCOTT CONSTRUCTION	ARPA FIRE STATION INFRASTRUCTURE	241,913.13
WADSWORTH BUILDERS COMPANY	HR OFFICE REMODEL FINAL PAY	41,071.63

CENTRAL MONTANA AG TECH PARK TID

US BANK TRUST	DEBT SERVICE STORM WATER TIF	47,925.00
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EAST INDUSTRIAL AG TEC PRK TID

GREAT FALLS AGRITECH PARK LLC	SEMI-ANNUAL PAYMENTS JAN 1 & JULY 1	234,191.08
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FEDERAL BLOCK GRANTS

FIRE SAFETY USA	CDBG FIRE RESCUE UTV	47,955.00
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DEBT SERVICE FUNDS

WEST BANK TID BONDS

US BANK TRUST	DEBT SERVICE WEST BANK TID BONDS	61,370.00
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DOWNTOWN TID BONDS

TALISMAN CONSTRUCTION SERVICES	CIVIC CENTER FACADE CHANGE ORDER #1	59,774.01
US BANK TRUST	DEBT SERVICE DWNTN URBAN RENEWAL	76,162.50

CAPITAL PROJECT FUNDS**ENTERPRISE FUNDS****WATER**

SLETTEN CONSTRUCTION COMPANY	PROF ENG SERV FOR WTP SOLID MIT/PMT7 (SPLIT AMONG FUNDS)	450,000.00
SLETTEN CONSTRUCTION COMPANY	PROF ENG SERV FOR WTP SOLID MIT/PMT8 (SPLIT AMONG FUNDS)	450,000.00
SLETTEN CONSTRUCTION COMPANY	PROF ENG SERV FOR WTP SOLID MIT/PMT9 (SPLIT AMONG FUNDS)	380,730.28
STATE OF MT 1% TAX DEPT. REVENUE	PROF ENG WTP SOLID MIT 1% TAX/PMT7 (SPLIT AMONG FUNDS)	12,936.67
UNITED MATERIALS OF GREAT FALLS	OF 1648.1 SOUTHSIDE WMR PHASE II	90,058.22
US BANK TRUST	DEBT SERVICE WATER	1,140,939.92

SEWER

SLETTEN CONSTRUCTION COMPANY	PROF ENG SERV FOR WTP SOLID MIT/PMT7 (SPLIT AMONG FUNDS)	450,000.00
SLETTEN CONSTRUCTION COMPANY	PROF ENG SERV FOR WTP SOLID MIT/PMT8 (SPLIT AMONG FUNDS)	450,000.00
SLETTEN CONSTRUCTION COMPANY	PROF ENG SERV FOR WTP SOLID MIT/PMT9 (SPLIT AMONG FUNDS)	380,730.27
STATE OF MT 1% TAX DEPT. REVENUE	PROF ENG WTP SOLID MIT 1% TAX/PMT7 (SPLIT AMONG FUNDS)	12,936.67
US BANK TRUST	DEBT SERVICE SEWER	576,121.25

STORM DRAIN

SJ LOUIS CONSTRUCTION	VALERIA WAY STROM DRAIN LINING/PMT1	448,040.85
US BANK TRUST	DEBT SERVICE STORM DRAIN	398,435.00

PARKING

STANDARD PARKING CORPORATION	3RD YEAR SP PLUS CONTRACT	32,171.73
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INTERNAL SERVICE FUNDS**TRUST AND AGENCY FUNDS****COURT TRUST MUNICIPAL COURT**

CITY OF GREAT FALLS	FINES & FORFEITURES COLLECTIONS	40,085.17
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PAYROLL CLEARING

STATE TREASURER	MONTANA TAXES	49,776.00
FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	61,284.26
STATEWIDE POLICE RESERVE FUND	POLICE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	74,062.74
PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	139,559.69
US BANK	FEDERAL TAXES, FICA & MEDICARE	209,440.81

NATIONWIDE RETIREMENT SOLUTIONS	EMPLOYEE CONTRIBUTIONS	40,479.96
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UTILITY BILLS

CLAIMS OVER \$25,000 TOTAL:	\$ <u>6,823,151.84</u>
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CITY OF GREAT FALLS, MONTANA
COMMUNICATION TO THE CITY COMMISSION

DATE: January 16, 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	DWK Construction	01/17/2024 – 12/31/2024	\$50,300	Public Works Construction Agreement for Concrete Repair for Utilities and Streets, Phase 4 OF 1786.3



Commission Meeting Date: January 16, 2024

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Children's Museum of Montana Lease - #22 Railroad Square (a/k/a Zellerbach Building, T20N R3E S11)

From: Greg Doyon, City Manager

Initiated By: Greg Doyon, City Manager

Presented By: Greg Doyon, City Manager

Action Requested: Set a public hearing for February 6, 2024 for a Lease Agreement with the Children's Museum of Montana for the property located at #22 Railroad Square.

Suggested Motion:

1. Commissioner moves:

"I move that the City Commission (set/not set) a public hearing for February 6, 2024 for consideration of a Lease Agreement with the Children's Museum of Montana for the property located at #22 Railroad Square."

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

Staff Recommendation: The City Manager recommends that the City Commission set a public hearing to consider a lease agreement with the Children's Museum of Montana for the property located at #22 Railroad Square.

Summary: The Children's Museum of Montana has leased the property, formally known as the Zellerbach Building, located at #22 Railroad Square since September 1997.

On December 2, 2003, the City Commission approved a lease agreement for 15 years with an automatic 5- year renewal. The original lease required the museum to pay all utility costs, maintenance and repairs of the building and its systems.

On January 2, 2019 the Commission approved a Lease Agreement for the renewal period through November 20, 2023. This Agreement did not include another automatic renewal. The staff report for that renewal included the following discussion:

Lease renewal with the CMOM accomplishes a few important things. First, it provides CMOM with five years to search for, locate, and occupy an alternative location. The Zellerbach building is needed to provide additional office space for city administration. Use of the building makes

sense because the City already owns it and it is located adjacent to the city's administrative center/campus. Use of the Zellerbach building also allows the City to address space needs without additional encroachment of other commonly used areas in the Civic Center and eliminates the need to build an addition.

https://greatfallsmt.net/sites/default/files/fileattachments/city_commission/meeting/packets/188331/agenda_2019_1_2_entire_packet_revised.pdf

City Manager Doyon is recommending a one (1) year lease effective December 1, 2023; however, the lease may be administratively extended for an additional one (1) year, in the event the museum has not relocated. After the first two (2) years, City Commission will annually consider and review the Lease for another year. After two years, the Commission may consider market rate lease adjustments, or other modifications, at its sole discretion. CMOM will still be required to pay all utility costs, maintenance and repairs of the building and its systems.

The CMOM Executive Director was provided a lease draft for review and may be present at the City Commission meeting to share comments.

Background: During the 2019 lease discussions the city manager recommended the CMOM begin looking for a new location as the city may need to reclaim the museum building to address spacing needs within the Civic Center. The City Commission has received numerous staff presentations over the past several years about the need for additional space including the most recent project to remodel a portion of the second floor to house Municipal Court activities in addition to expanded office space and new court rooms. This project will eliminate four established meeting rooms and a small office space.

The city manager has had several discussions with the past and present Children's Museum Directors along with Board members about the continued use of the building. CMOM has pursued several different location options over the years including one location in Black Eagle.

In terms of future space needs in the Civic Center, the city manager's long range vision/concept, subject to City Commission approval and funding would be:

- Renovate almost ½ of the Civic Center second floor for Municipal Court;
- Renovate "old" court space in Civic Center basement for IT training and meeting space;
- Move P&CD into the CMOM after renovation (adds additional meeting space for City use);
- Locate City Attorney's Office to P&CD, more proximate to court with office space for additional attorneys and support staff.

Alternatives: The City Commission could choose to not set a public hearing or ask staff to consider other lease terms with the Museum. A public hearing is required prior to leasing city property.

Attachments/Exhibits: Draft Lease Agreement

Lease Agreement

THIS LEASE AGREEMENT (“Lease”) is made and entered into by and between the City of Great Falls, Montana, a municipal corporation hereinafter referred to as “Lessor,” and Children’s Museum of Montana, Inc., herein after referred to as “Lessee,” collectively referred to as the “Parties.”

RECITALS

Lessee currently leases certain real property (defined below) from Lessor pursuant to a five-year lease, at a lease rate of one (1) dollar per year, which lease agreement expires on November 30, 2023.

The Parties recognize that Lessor may need to utilize the Premises in the future to accommodate Lessor’s operations.

Given the potential need for use of the Premises by Lessor, Lessee has made efforts to locate an alternative location to house the Children’s Museum. However, to date, Lessee has been unable to find a suitable location.

Lessor is willing to enter into a new lease agreement, while Lessee continues its efforts to find a new location.

AGREEMENT

In consideration of the following terms, covenants and conditions, the Parties agree as follows:

Premises

Lessor hereby leases to Lessee that certain real property owned by the City of Great Falls, commonly known as 22 Railroad Square, Great Falls, Montana, along with the immediately adjacent parking areas (“Premises”).

Use

Lessor shall use the Premises exclusively for the purpose of housing a children’s museum.

Term

The initial term of the lease shall be for one (1) year beginning on the 1st day of December, 2023 and terminating on November 30, 2024, (“Initial Term”). The City Manager may then administratively extend the lease an additional one (1) year in the event the Lessee has not found an alternate location.

After two years, Lessor and Lessee may agree to renew the lease in one year terms subject to approval of the Great Falls City Commission. Annually, the City Commission will review the Lease and make necessary market lease rate adjustments, or other modifications, at its sole discretion.

Intent to renew or not renew this Lease shall be given at least thirty (30) days prior to the end of each term.

Surrender of Premises

No later than the end of the Initial Term or, if applicable, any Renewal Term ("Surrender Date"), Lessee must vacate and surrender the Premises to Lessor in good order and condition. Lessee has no right to hold over beyond the Surrender Date, and if Lessee does not vacate, Lessee's occupancy will not be construed to constitute anything other than a tenancy at sufferance. If Lessee fails to surrender and vacate the Premises, unless otherwise agreed in writing, Lessee shall pay to Lessor, Market Based rent in the amount daily, and Lessee shall indemnify, defend, and hold Lessor harmless from all losses, costs (including reasonable attorneys' fees) and liabilities resulting from such failure. The acceptance by Lessor of any holdover rent shall not preclude Lessor from exercising any other rights under this Lease or at law.

Rental Payment

Lessee shall pay to Lessor One Dollar (\$1.00) for each year of the Lease, which payment is due on December 1 of each year that the lease is in effect. Lessor may consider extending lease term on an annual basis after the initial two (2) year term concludes at a near market rate.

Covenants of Lessee

A. Lessee will:

1. Use and occupy the Premises in a careful and proper manner.
2. Not use or occupy the Premises for any unlawful purpose and will obey all present and future laws, ordinances, and all rules and regulations of all governmental authorities or agencies;
3. Not assign the Lease, sublet the Premises, or any part thereof, without the prior consent of the Lessor; if property is sublet, the Lessor shall be notified on an annual basis. Upon termination of the Lease, Lessor shall have the option, in its sole discretion, to take assignment of all right, title and interest of Lessee in any sublease relating to the Premises; or in the alternative, Lessor may demand Lessee deliver possession of the entire Premises, including any part subject to a sublease.
4. Not use or occupy the Premises for any purpose deemed hazardous on account of fire or otherwise;
5. Keep and maintain the Premises, in good condition and repair, except as set forth in paragraph B.1. below;
6. Notify Lessor of any structural or mechanical damage to the Premises within forty-eight hours after Lessee learns of such damage;
7. Not require Lessor to make any improvements, repairs, replacements or renewals of any kind, nature or description whatsoever to the Premises or any improvements thereon; any repairs, replacements, renewals or improvements shall be the sole responsibility of Lessee. If Lessee fails, neglects or refuses to fulfill its obligation to repair and maintain the Premises, Lessor

may, but need not, enter the Premises and make such repairs or alterations as in its opinion it may deem necessary, and may charge the costs of the same to Lessee to be paid upon the first day of the following month.

8. Annually, on the Lease anniversary date, Lessee shall notify Lessor of any improvements, repairs or replacements made pursuant to paragraph 7 or otherwise, or any known mechanical, structural, HVAC, or other defects in the Premises.
9. Not permanently alter the Premises structurally without the prior written consent of the Lessor;
10. Accept the Premises "as is;"
11. Pay all charges for utilities used or supplied in connection with the Premises in a timely manner; maintain in effect, at Lessee's sole cost and expense, and provide annual evidence of, general commercial liability and property damage insurance with limits of not less than One Million Five Hundred Thousand Dollars (\$1,500,000.00) per occurrence, for bodily injury and property damage. Such insurance shall specifically insure Lessee against all liability assumed by it hereunder, as well as liability imposed by law, and shall i) name Lessor as an additional named insured, specifically include the liability assumed hereunder by Lessee, and (iii) provide that Lessor shall receive thirty (30 days' notice from the insurer prior to any cancellation or change of coverage);
12. Provide annually, policies of insurance referred to in this Lease, which shall be in a form satisfactory to Lessor and issued by insurance companies satisfactory to Lessor. Lessee shall pay all of the premiums and deliver evidence of such policies to Lessor;
13. In the event of failure of Lessee either to effect such insurance in the name hereinabove called for or to pay the premiums therefor, or to deliver evidence of said insurance to Lessor, agree that Lessor shall be entitled to, but shall have no obligation to, effect such insurance and pay the premiums therefor, which premiums shall be repayable to Lessor by Lessee with the next installment of rental due under this Lease, and Lessee's failure to repay the same shall carry with it the same consequences as failure to pay any installment of rental under this Lease;
14. Allow Lessor the right to enter the Premises at all reasonable hours to examine the same or to make such repairs or temporary alterations as shall be deemed necessary for the safety or preservation of the Premises. There shall be no rebate of rent nor liability for any loss of occupation or quiet enjoyment occasioned thereby. Lessor shall have the further right to exhibit the Premises to prospective tenants or purchasers at all reasonable hours;
15. If alcohol is to be served on the Premises, ensure that insurance coverage is obtained for such service, naming Lessor as additional insured and comply with any and all laws, ordinances and regulations regarding such service;
16. Comply with all federal, state and local laws, ordinances, rules and regulations, including the safety rules, codes, and provisions of the Montana Safety Act in Title 50, Chapter 71, MCA;

17. Not discriminate on the basis of race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, national origin, or other class protected by state and/or federal law;
18. Upon termination of this Lease, quit and surrender the Premises hereby demised in as good , condition as when received, reasonable wear and tear and damage by the elements excepted; and
19. Indemnify and save Lessor harmless from and against any loss, damage, liability, or claims of damages of any nature or description of injuries occasioned by, growing out of, or arising or resulting from or with the use by Lessee of the Premises, from any violation of any national, state, county or municipal law or regulation by Lessee or any duty which may be owing by Lessee to any person, by reason of the condition of the Premises, from the use or location of any equipment or fixtures on the Premises, or generally arising out of the possession of the Premises by Lessee during this Lease, including any claim, liability, loss, damage arising by reason of injury to or death of any person or persons or be reason of damage to any property or the acts or omissions of Lessee or any person in or on said Premises with the express or implied consent of Lessee. Lessee agrees to indemnify and hold Lessor free and harmless from all liability and hereby assumes all liability to third parties which may arise for any and all damage arising from and caused in the course of Lessee's use and occupation of the Premises. Such indemnification shall survive the termination of this Lease.

Covenants of Lessor

B. Lessor does hereby covenant and agree with Lessee that the Lessor will:

1. Not permit or allow any use of the Premises, without consent of the Lessee, which would interfere with Lessee's permitted use of the Premises. Notwithstanding the foregoing, general use of the parking area for said Premises shall not constitute interference with Lessee's use of the Premises;
2. Upon termination of this Lease, allow for the removal of fixtures built by Lessee that are unique to its exhibits and functions as a children's museum, unless the removal will cause damage to the building structure. However, standard fixtures, such as counters, walls, plumbing, heating/cooling, electrical and the like shall remain on the Premises and not be disturbed unless otherwise agreed upon by the Lessor.

Mutual Covenants

C. It is mutually agreed by and between the Parties that:

1. Lessor is not and will never be liable to any creditor of Lessee or any claimant against the estate or property of Lessee for any debt, loss, contract or other obligation of Lessee. The relationship between Lessor and Lessee is solely that of landlord and tenant, and does not and never shall be deemed a partnership or joint venture;

2. Lessor and Lessee each hereby waives any and all rights of recovery, claim, action or cause of action against the other for any loss or damage that may occur to the Premises or any improvements thereto, or any personal property of Lessor or Lessee, arising from any cause that (a) would be insured against under the terms of any general commercial liability or property insurance required to be carried hereunder; or (b) is insured against under the terms of any general commercial liability or property insurance actually carried, regardless of whether the same is required hereunder. The foregoing waiver shall apply regardless of the cause or origin of such claim, including but not limited to the negligence of a party, or such party's agents, officers, employees or contractors. The foregoing waiver shall not apply if it would have the effect, but only to the extent of such effect, of invalidating any insurance coverage of Lessor or Lessee.

3. This Lease and all covenants and provisions herein contained shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto, except that no assignment by, from, through or under Lessee in violation of any of the provisions hereof shall vest in the assigns any right, title or interest whatsoever;

4. For any notice contemplated by this Lease, service by mail shall be deemed complete when the notice is enclosed in an envelope, duly sealed, with postage prepaid and deposited in the United States Post Office or any regular depository thereof, or Hand-Delivered, and directed to Lessor or Lessee at the addresses hereinabove provided;
 - a. Children's Museum of Montana, Inc.
22 Railroad Square
Great Falls, Montana 59401, or
 - b. City of Great Falls
City Manager
P.O. Box 5021
Room 201, Civic Center
Great Falls, Montana 59403

5. If Lessee shall at any time be in default in the performance of any of the covenants or provisions of this Lease, and Lessee shall fail to remedy such default within ten (10) calendar days after written notice thereof from Lessor, Lessor shall have the option to terminate this Lease.

6. The waiver by Lessor of, or the failure of Lessor to take action with respect to, any breach of any term, covenant or condition herein contained shall not be deemed a waiver of such term, covenant or condition, or subsequent breach of same, or any other term, covenant or condition herein contained; and

7. Time is of the essence of this Lease, and of each provision hereof.

IN WITNESS WHEREOF, the parties hereto have caused their hands and seals to be fixed the day and year first hereinabove written.

CHILDREN’S MUSEUM OF MONTANA, INC.

By: _____
Its: _____

CITY OF GREAT FALLS, MONTANA

Cory Reeves, Mayor

Attest:

SEAL OF CITY

Lisa Kunz, City Clerk

Approved as to Form*:

David Dennis, City Attorney

* By law, the City Attorney may only advise or approve contract or legal document language on behalf of the City of Great Falls, and not on behalf of other parties. Review and approval of this document was conducted solely from the legal perspective, and for the benefit, of the City of Great Falls. Other parties should not rely on this approval and should seek review and approval by their own respective counsel.



Commission Meeting Date: January 16, 2023

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Indoor Aquatics and Recreation Center, O.F. 1770.0

From: Park and Recreation

Initiated By: Park and Recreation

Presented By: Steve Herrig, Park and Recreation Director

Action Requested: Approve Change Order No. 6

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (approve/not approve) Change Order No. 6 to Swank Enterprises in the amount of \$52,978.33 for the Indoor Aquatics and Recreation Center, and authorize the City Manager to execute the change order documents.”

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

Staff Recommendation:

Staff recommends the City Commission approve Change Order No. 6 in the amount of a \$52,978.33 for the Indoor Aquatics and Recreation Center, and authorize the City Manager to execute the change order documents.

Summary:

Change Order No. 6 includes the following:

1. North Sidewalk Credit	\$ (2,973.60)
2. Alternate #4 Credit Conduits for Training Equipment	\$ (7,526.34)
3. Upgrade Chain Link Fencing	\$ 3,743.27
4. Emergency Eye Wash & Shower	\$ 4,401.33
5. Desert Aire Refrigeration Requirements	\$ 19,797.65
6. Alternate #15 – Flagpole	\$ 12,895.39
7. Add E4 Lighted Ballard	\$ 2,345.26
8. Security Camera Revisions	<u>\$ 20,286.37</u>
Total	\$ 52,978.33

Change Order No. 6 will be funded through dollars raised through the formal fundraising campaign.

Background:

On November 2, 2021, the City Commission awarded a contract to Swank Construction in the amount of \$18,349,000 which included the Base Bid of \$17,995,000 and Alternate #19 in the amount of \$354,000 for the construction of the Indoor Aquatics and Recreation Center.

On March 1, 2022, the City Commission approved deductive Change Order No. 1 for Swank Construction for a savings of \$244,655 from the original awarded contract price. The change order did not affect any of the amenities of the facility; changes affected materials used to accomplish a cost savings without jeopardizing the quality of amenities or facility.

Since March 2022, the Commission approved the following change orders:

- July 5, 2022 - Change Order No. 2 for Swank Construction for \$91,029.58 which addressed plan review and permit fees as well as structural enhancements.
- June 6, 2023 - Change Order No. 3 for Swank Construction for \$116,680.25 which addressed structural enhancements and added Alternates #5, #6, and #12.
- September 5, 2023 - Change Order No. 4 for Swank Construction for \$588,052.50 which addressed site work, structural enhancements and added Alternates #3, #7, and #20.
- October 3, 2023 - Change Order No. 5 for Swank Construction for \$13,753.20 which addressed structural and aesthetic enhancements in the office areas.

Brief Project Budget Summary (detail attached):

Architectural Services:	Budgeted \$1,885,109.00 Expended \$1,655,334.22
Construction Services:	Budgeted \$15,626,538.11 Expended \$18,913,860.53
Miscellaneous Construction/ Professional Services:	Expended \$163,825.44
Total Project Cost Budgeted:	\$20,965,321.53
Total paid:	\$17,445,697.77

Proposed change order #6 will increase the total project budget to \$21,018,299.86.

Bids for the Indoor Aquatics and Recreation Center consisted of approximately 45,000 square feet of new construction, site work such as excavation, new utility extensions, new parking lots, playgrounds, and landscaping. The building will be multi-functional and will include a recreation pool, lap pool, gym, fitness center, walking track, multipurpose room, party room, locker rooms, restrooms, child watch area, attractive lobby with seating and fireplace, reception area, offices, storage and mechanical rooms, and an elevator. The building is located at 900 29th St. South.

Significant Impact

The facility will meet the community's recreational and aquatics needs that were identified in the Park and Recreation Master Plan adopted by the City Commission in November 2016. The facility will also assist the military with water training needs for the military missions at both Malmstrom AFB and the Montana Air National Guard. The facility will contribute to the quality of life of service members and their families and the surrounding communities.

Workload Impacts

Design services were completed by LPW Architecture in cooperation with TD&H Engineering (the design team). The design team will also provide project management services. City staff will provide general contract management with the design team and the Contractor. City staff is providing grant management for the \$10 million in U.S. Department of Defense grant funds that have been awarded for the project.

Conclusion

City staff recommends awarding Change Order No. 6 to Swank Enterprises in the amount of \$52,978.33.

Fiscal Impact

The total project budget for the Indoor Aquatics and Recreation Center project was projected to be \$20 million. Funding includes 50% by a U.S. Department of Defense Office of Local Defense Community Cooperation (OLDCC) Grant, and 50% by funding generated through the sale of bonds by the Great Falls Park District No. 1.

The Bannack Group was retained by the City to conduct a fund raising campaign to address facility needs identified during the initial bid process, but did not have any identified funding. Change Order No. 6 is not included in the original \$20 million budget.

Change order #2 - #6 will be paid for by fund raising commitments. The fund raising effort is ongoing and not all the actual cash pledges have been received by the City. In some cases, the pledges will be received in installments over time. P&R has not requested to utilize additional funding from the Park Maintenance District #1, however funds from the Park District may be needed to completed the project or be used to cover donations not yet received. P&R staff will brief the Commission in February on utilization of donations and/or potential PMD#1 funds as needed for project completion.

Alternatives:

The City Commission could vote to not approve Change Order No. 6.

Concurrences:

LPW Architecture and TD&H Engineering (the design team), and City staff agree that the changes are needed and essential to the quality and completion of the project.

Attachments/Exhibits:

1. Change Order No. 6
2. Alternates & FFE list
3. RC Construction Budget



AIA Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> Great Falls Indoor Aquatics and Recreation Center LPW Project No. 20-019	CONTRACT INFORMATION: Contract For: General Construction Date: November 2, 2021	CHANGE ORDER INFORMATION: Change Order Number: 006 Date: December 21, 2023
OWNER: <i>(Name and address)</i> City of Great Falls P.O. Box 5021 Great Falls, Montana 59403	ARCHITECT: <i>(Name and address)</i> L'Heureux Page Werner, PC 15 Fifth Street South Great Falls, Montana 59401	CONTRACTOR: <i>(Name and address)</i> Swank Enterprises Inc. P.O. Box 568 Valier, Montana 59486

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

Please see attached PCO's #026, #027, #029, #032, #033, #034, #035 and #036.

The original Contract Sum was	\$ 18,349,000.00
The net change by previously authorized Change Orders	\$ 564,860.53
The Contract Sum prior to this Change Order was	\$ 18,913,860.53
The Contract Sum will be increased by this Change Order in the amount of	\$ 52,978.33
The new Contract Sum including this Change Order will be	\$ 18,966,838.86

The Contract Time will be unchanged by Zero (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

L'Heureux Page Werner, PC

ARCHITECT *(Firm name)*


 SIGNATURE

Kevin J Lacey Construction
 Administrator

PRINTED NAME AND TITLE

12-21-23

DATE

Swank Enterprises, Inc.

CONTRACTOR *(Firm name)*


 SIGNATURE

Kevin J. Forbes - Vice President/ Project
 Manager

PRINTED NAME AND TITLE

12.21.2023

DATE

City of Great Falls

OWNER *(Firm name)*


 SIGNATURE

Kevin J. Forbes - Vice President/ Project
 Manager

PRINTED NAME AND TITLE

12.21.2023

DATE



PCO #026

Swank Enterprises
615 Pondera Ave [PO Box 568]
Valier, Montana 59486
Phone: (406) 279-3241
Fax: (406) 279-3321

Project: 1-584 - INDOOR AQUATIC & REC CTR - GF
900 29th St. South
GREAT FALLS, Montana

Prime Contract Potential Change Order #026: CE #030 - North Sidewalk Credit

TO:	CITY OF GREAT FALLS PO BOX 5021 GREAT FALLS Montana, 59403	FROM:	Swank Enterprises Valier 615 Pondera [PO Box 568] Valier Montana, 59486
PCO NUMBER/REVISION:	026 / 0	CONTRACT:	1 - INDOOR AQUATIC AND REC CENTER - GF Prime Contract
CREATED BY:	Kevin Forbes (Swank Enterprises Valier)	STATUS:	Pending - In Review
LOCATION:		CREATED DATE:	9/27/2023
		TOTAL AMOUNT:	(\$2,973.60)

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #030 - North Sidewalk Credit

Delete Sidewalk at north entrance to 29th Street. Change laydown curb areas to full height spill curb.

ATTACHMENTS:

[United - North Sidewalk Credit.pdf](#) [North Sidewalk.pdf](#)

#	Cost Code	Description	Type	Amount	Bonds & Insurance (1.00% Applies to all line item types.)	Subtotal
1	2-200 - Sitework & Excavation	Credit North Entrance Sidewalk	Subcontractor	\$(2,650.00)	\$(26.50)	\$(2,676.50)
Subtotal:				\$(2,650.00)	\$(26.50)	\$(2,676.50)
MT Gross Receipts Tax (1.00% Applies to all line item types.):						\$(26.77)
Profit (10.00% Applies to all line item types.):						\$(270.33)
Grand Total:						\$(2,973.60)

KEVIN LACEY (L'HEUREUX PAGE
WERNER PC)
15 5TH ST S
GREAT FALLS Montana 59401

CITY OF GREAT FALLS
PO BOX 5021
GREAT FALLS Montana 59403

Swank Enterprises Valier
615 Pondera [PO Box 568]
Valier Montana 59486

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____



PCO #027

Swank Enterprises
615 Pondera Ave [PO Box 568]
Valier, Montana 59486
Phone: (406) 279-3241
Fax: (406) 279-3321

Project: 1-584 - INDOOR AQUATIC & REC CTR - GF
900 29th St. South
GREAT FALLS, Montana

Prime Contract Potential Change Order #027: CE #034 - Alt. #4 Credit Conduits for Training Equipment

TO:	CITY OF GREAT FALLS PO BOX 5021 GREAT FALLS Montana, 59403	FROM:	Swank Enterprises Valier 615 Pondera [PO Box 568] Valier Montana, 59486
PCO NUMBER/REVISION:	027 / 0	CONTRACT:	1 - INDOOR AQUATIC AND REC CENTER - GF Prime Contract
CREATED BY:	Kevin Forbes (Swank Enterprises Valier)	STATUS:	Pending - In Review
LOCATION:		CREATED DATE:	10/4/2023
		TOTAL AMOUNT:	(\$7,526.34)

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #034 - Alt. #4 Credit Conduits for Training Equipment

Provide a credit to remove the (2) 3" conduits and (2) 2" conduits from the MANG Storage room to the future rescue trolley and north winch. These conduits can be installed at some point in the future if that equipment is purchased and installed.

ATTACHMENTS:

[Liberty Electric - Trolley Conduits.pdf](#) [1-584-INDOOR AQUATIC REC CTR-GF-48-Alternate 4 Equipment Conduits-2023-09-28.pdf](#)

#	Cost Code	Description	Type	Amount	Bonds & Insurance (1.00% Applies to all line item types.)	Subtotal
1	16-100 - Electrical Sub	Remove installation of the equipment conduits per RFI #48 response	Subcontractor	\$(6,707.32)	\$(67.07)	\$(6,774.39)
Subtotal:				\$(6,707.32)	\$(67.07)	\$(6,774.39)
MT Gross Receipts Tax (1.00% Applies to all line item types.):						\$(67.74)
Profit (10.00% Applies to all line item types.):						\$(684.21)
Grand Total:						\$(7,526.34)

KEVIN LACEY (L'HEUREUX PAGE
WERNER PC)
15 5TH ST S
GREAT FALLS Montana 59401

CITY OF GREAT FALLS
PO BOX 5021
GREAT FALLS Montana 59403

Swank Enterprises Valier
615 Pondera [PO Box 568]
Valier Montana 59486

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SIGNATURE DATE



PCO #029

Swank Enterprises
615 Pondera Ave [PO Box 568]
Valier, Montana 59486
Phone: (406) 279-3241
Fax: (406) 279-3321

Project: 1-584 - INDOOR AQUATIC & REC CTR - GF
900 29th St. South
GREAT FALLS, Montana

Prime Contract Potential Change Order #029: CE #036 - Upgrade Chain Link Fencing

TO:	CITY OF GREAT FALLS PO BOX 5021 GREAT FALLS Montana, 59403	FROM:	Swank Enterprises Valier 615 Pondera [PO Box 568] Valier Montana, 59486
PCO NUMBER/REVISION:	029 / 0	CONTRACT:	1 - INDOOR AQUATIC AND REC CENTER - GF Prime Contract
CREATED BY:	Kevin Forbes (Swank Enterprises Valier)	STATUS:	Pending - In Review
LOCATION:		CREATED DATE:	10/16/2023
		TOTAL AMOUNT:	\$3,743.27

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #036 - Upgrade Chain Link Fencing

Upgrade chain link fencing from galvanized post and chain link to vinyl coated (black) post and chain link.

ATTACHMENTS:

[Est 7169 from Paradise Fencing and Construction Inc. 8532.pdf](#)

#	Cost Code	Description	Type	Amount	Bonds & Insurance (1.00% Applies to all line item types.)	Subtotal
1	2-830 - Fences and Gates	Provide Black Vinyl Coated Posts and Chain Link in lieu of Galvanized	Subcontractor	\$3,178.56	\$31.79	\$3,210.35
Subtotal:				\$3,178.56	\$31.79	\$3,210.35
MT Gross Receipts Tax (1.00% Applies to all line item types.):						\$32.10
Overhead (5.00% Applies to all line item types.):						\$160.52
Profit (10.00% Applies to all line item types.):						\$340.30
Grand Total:						\$3,743.27

KEVIN LACEY (L'HEUREUX PAGE
WERNER PC)

15 5TH ST S
GREAT FALLS Montana 59401

CITY OF GREAT FALLS

PO BOX 5021
GREAT FALLS Montana 59403

Swank Enterprises Valier

615 Pondera [PO Box 568]
Valier Montana 59486

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #032

Swank Enterprises
615 Pondera Ave [PO Box 568]
Valier, Montana 59486
Phone: (406) 279-3241
Fax: (406) 279-3321

Project: 1-584 - INDOOR AQUATIC & REC CTR - GF
900 29th St. South
GREAT FALLS, Montana

Prime Contract Potential Change Order #032: CE #041 - Emergency Eye Wash & Shower

TO:	CITY OF GREAT FALLS PO BOX 5021 GREAT FALLS Montana, 59403	FROM:	Swank Enterprises Valier 615 Pondera [PO Box 568] Valier Montana, 59486
PCO NUMBER/REVISION:	032 / 0	CONTRACT:	1 - INDOOR AQUATIC AND REC CENTER - GF Prime Contract
CREATED BY:	Kevin Forbes (Swank Enterprises Valier)	STATUS:	Pending - In Review
LOCATION:		CREATED DATE:	11/8/2023
		TOTAL AMOUNT:	\$4,410.33

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #041 - Emergency Eye Wash & Shower

There is an emergency eye wash and shower shown in the contract drawings between the chlorine and chemical storage rooms. Sheet P2.1 Key Note 18 calls for DCW and DHW piping for it but the fixture itself is called out by others. No other trades are shown to be responsible for the fixture. Also per E2.0 there is switching for lighting located in the same location. Those will have to be moved to the west side of the double doors to 144A Chlorine Storage.

ATTACHMENTS:

[Falls - Emergency Shower Fixture.pdf](#)

#	Cost Code	Description	Type	Amount	Bonds & Insurance (1.00% Applies to all line item types.)	Subtotal
1	15-100 - Mechanical Sub	Emergency Eye Wash & Shower - Fixture Only	Subcontractor	\$3,745.00	\$37.45	\$3,782.45
Subtotal:				\$3,745.00	\$37.45	\$3,782.45
MT Gross Receipts Tax (1.00% Applies to all line item types.):						\$37.82
Overhead (5.00% Applies to all line item types.):						\$189.12
Profit (10.00% Applies to all line item types.):						\$400.94
Grand Total:						\$4,410.33

KEVIN LACEY (L'HEUREUX PAGE
WERNER PC)

15 5TH ST S
GREAT FALLS Montana 59401

CITY OF GREAT FALLS

PO BOX 5021
GREAT FALLS Montana 59403

Swank Enterprises Valier

615 Pondera [PO Box 568]
Valier Montana 59486

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DATE

SIGNATURE

DATE

SIGNATURE

DATE



PCO #033

Swank Enterprises
615 Pondera Ave [PO Box 568]
Valier, Montana 59486
Phone: (406) 279-3241
Fax: (406) 279-3321

Project: 1-584 - INDOOR AQUATIC & REC CTR - GF
900 29th St. South
GREAT FALLS, Montana

Prime Contract Potential Change Order #033: CE #042 - Desert Aire Refrigeration Requirements

TO:	CITY OF GREAT FALLS PO BOX 5021 GREAT FALLS Montana, 59403	FROM:	Swank Enterprises Valier 615 Pondera [PO Box 568] Valier Montana, 59486
PCO NUMBER/REVISION:	033 / 0	CONTRACT:	1 - INDOOR AQUATIC AND REC CENTER - GF Prime Contract
CREATED BY:	Kevin Forbes (Swank Enterprises Valier)	STATUS:	Pending - In Review
LOCATION:		CREATED DATE:	11/8/2023
		TOTAL AMOUNT:	\$19,797.65

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #042 - Desert Aire Refrigeration Requirements

The Desert Aire Dehumidification units in the mechanical mezzanine require two independent refrigeration circuits at each unit. The contract drawing indicate a single circuit design. The pricing is for the additional refrigeration circuit and insulation.

ATTACHMENTS:

[Falls Mech Bid Form - Dual Circ Ref Piping breakdown.pdf](#)

#	Cost Code	Description	Type	Amount	Bonds & Insurance (1.00% Applies to all line item types.)	Subtotal
1	15-100 - Mechanical Sub	Dual Circuit Refrigeration Piping for Desert Aire Dehumidification Units	Subcontractor	\$16,811.00	\$168.11	\$16,979.11
Subtotal:				\$16,811.00	\$168.11	\$16,979.11
MT Gross Receipts Tax (1.00% Applies to all line item types.):						\$169.79
Overhead (5.00% Applies to all line item types.):						\$848.96
Profit (10.00% Applies to all line item types.):						\$1,799.79
Grand Total:						\$19,797.65

KEVIN LACEY (L'HEUREUX PAGE
WERNER PC)
15 5TH ST S
GREAT FALLS Montana 59401

CITY OF GREAT FALLS
PO BOX 5021
GREAT FALLS Montana 59403

Swank Enterprises Valier
615 Pondera [PO Box 568]
Valier Montana 59486

SIGNATURE DATE

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SIGNATURE DATE



PCO #034

Swank Enterprises
615 Pondera Ave [PO Box 568]
Valier, Montana 59486
Phone: (406) 279-3241
Fax: (406) 279-3321

Project: 1-584 - INDOOR AQUATIC & REC CTR - GF
900 29th St. South
GREAT FALLS, Montana

Prime Contract Potential Change Order #034: CE #043 - Alternate #15 - Flagpole

TO:	CITY OF GREAT FALLS PO BOX 5021 GREAT FALLS Montana, 59403	FROM:	Swank Enterprises Valier 615 Pondera [PO Box 568] Valier Montana, 59486
PCO NUMBER/REVISION:	034 / 0	CONTRACT:	1 - INDOOR AQUATIC AND REC CENTER - GF Prime Contract
CREATED BY:	Kevin Forbes (Swank Enterprises Valier)	STATUS:	Pending - In Review
LOCATION:		CREATED DATE:	11/21/2023
		TOTAL AMOUNT:	\$12,895.39

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #043 - Alternate #15 - Flagpole

Provide and install flagpole, concrete pad (8'x6'), and associated lighting as shown on the drawings.

ATTACHMENTS:

[Sylvan - Flagpole.pdf](#) [Liberty Electric - Flagpole.pdf](#)

#	Cost Code	Description	Type	Amount	Bonds & Insurance (1.00% Applies to all line item types.)	Subtotal
1	10-350 - Flagpoles	30' Flagpole by Pole-Tech	Materials	\$2,635.00	\$26.35	\$2,661.35
2	3-110 - Cast-In-Place Concrete	36" Dia. x 48" Deep Concrete Base	Materials	\$375.00	\$3.75	\$378.75
3	3-002 - Vertical Concrete	36" Dia. x 48" Deep Concrete Base	Labor	\$350.00	\$3.50	\$353.50
4	2-220 - Excavate & Backfill	Auger 36" Dia. Hole, Set Grade	Subcontractor	\$1,400.00	\$14.00	\$1,414.00
5	2-530 - Site Concrete	8'0" x 6'0" Concrete SOG	Materials	\$250.00	\$2.50	\$252.50
6	2-530 - Site Concrete	8'0" x 6'0" Concrete SOG	Labor	\$660.00	\$6.60	\$666.60
7	2-530 - Site Concrete	Forms, Rebar, Misc.	Materials	\$250.00	\$2.50	\$252.50
8	2-220 - Excavate & Backfill	Gravel Prep for SOG	Subcontractor	\$500.00	\$5.00	\$505.00
9	10-001 - Specialties Finish Labor	Set Pole	Labor	\$330.00	\$3.30	\$333.30
10	16-100 - Electrical Sub	Lighting	Subcontractor	\$4,200.00	\$42.00	\$4,242.00
Subtotal:				\$10,950.00	\$109.50	\$11,059.50
MT Gross Receipts Tax (1.00% Applies to all line item types.):						\$110.60
Overhead (5.00% Applies to all line item types.):						\$552.98
Profit (10.00% Applies to all line item types.):						\$1,172.31
Grand Total:						\$12,895.39

KEVIN LACEY (L'HEUREUX PAGE
WERNER PC)
15 5TH ST S
GREAT FALLS Montana 59401

CITY OF GREAT FALLS
PO BOX 5021
GREAT FALLS Montana 59403

Swank Enterprises Valier
615 Pondera [PO Box 568]
Valier Montana 59486

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____

SIGNATURE _____ DATE _____



PCO #035

Swank Enterprises
615 Pondera Ave [PO Box 568]
Valier, Montana 59486
Phone: (406) 279-3241
Fax: (406) 279-3321

Project: 1-584 - INDOOR AQUATIC & REC CTR - GF
900 29th St. South
GREAT FALLS, Montana

Prime Contract Potential Change Order #035: CE #044 - Add E4 Lighted Bollard

TO:	CITY OF GREAT FALLS PO BOX 5021 GREAT FALLS Montana, 59403	FROM:	Swank Enterprises Valier 615 Pondera [PO Box 568] Valier Montana, 59486
PCO NUMBER/REVISION:	035 / 0	CONTRACT:	1 - INDOOR AQUATIC AND REC CENTER - GF Prime Contract
CREATED BY:	Kevin Forbes (Swank Enterprises Valier)	STATUS:	Pending - In Review
LOCATION:		CREATED DATE:	11/29/2023
		TOTAL AMOUNT:	\$2,345.26

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #044 - Add E4 Lighted Bollard per RFI #49

Add one (1) Type E4 light bollard per response to RFI #49. Civil drawings indicated 10 total. Electrical drawings indicated 8 total. We are installing per the landscaping plan minus one light bollard at the location of the flagpole.

ATTACHMENTS:

[Liberty Electric - Type E4 Light Bollard.pdf](#)

#	Cost Code	Description	Type	Amount	Bonds & Insurance (1.00% Applies to all line item types.)	Subtotal
1	16-100 - Electrical Sub	Add one E4 Light Bollard	Subcontractor	\$1,991.46	\$19.91	\$2,011.37
				Subtotal:	\$1,991.46	\$2,011.37
MT Gross Receipts Tax (1.00% Applies to all line item types.):						\$20.11
Overhead (5.00% Applies to all line item types.):						\$100.57
Profit (10.00% Applies to all line item types.):						\$213.21
Grand Total:						\$2,345.26

KEVIN LACEY (L'HEUREUX PAGE
WERNER PC)
15 5TH ST S
GREAT FALLS Montana 59401

CITY OF GREAT FALLS
PO BOX 5021
GREAT FALLS Montana 59403

Swank Enterprises Valier
615 Pondera [PO Box 568]
Valier Montana 59486

SIGNATURE DATE

SIGNATURE DATE

SIGNATURE DATE



PCO #036

Swank Enterprises
615 Pondera Ave [PO Box 568]
Valier, Montana 59486
Phone: (406) 279-3241
Fax: (406) 279-3321

Project: 1-584 - INDOOR AQUATIC & REC CTR - GF
900 29th St. South
GREAT FALLS, Montana

Prime Contract Potential Change Order #036: CE #045 - Security Camera Revisions

TO:	CITY OF GREAT FALLS PO BOX 5021 GREAT FALLS Montana, 59403	FROM:	Swank Enterprises Valier 615 Pondera [PO Box 568] Valier Montana, 59486
PCO NUMBER/REVISION:	036 / 0	CONTRACT:	1 - INDOOR AQUATIC AND REC CENTER - GF Prime Contract
CREATED BY:	Kevin Forbes (Swank Enterprises Valier)	STATUS:	Pending - In Review
LOCATION:		CREATED DATE:	12/4/2023
		TOTAL AMOUNT:	\$20,286.37

CHANGE REASON: Client Request

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*

CE #045 - Security Camera Revisions

Provide additional rough-in requirements for 6 additional camera locations and 3 camera relocations. Also provide all CAT6 cabling, terminations, and eventually testing. This cost does not include any drywall patch and repair work that may be necessary or additional painting of conduits and or drywall for this work.

ATTACHMENTS:

#	Cost Code	Description	Type	Amount	Bonds & Insurance (1.00% Applies to all line item types.)	Subtotal
1	16-100 - Electrical Sub	Provide conduit to move and add camera locations per the plans provided by Mountain Alarm. Provide CAT6 cabling to all camera locations, terminate, and test.	Subcontractor	\$17,226.00	\$172.26	\$17,398.26
Subtotal:				\$17,226.00	\$172.26	\$17,398.26
MT Gross Receipts Tax (1.00% Applies to all line item types.):						\$173.98
Overhead (5.00% Applies to all line item types.):						\$869.91
Profit (10.00% Applies to all line item types.):						\$1,844.22
Grand Total:						\$20,286.37

KEVIN LACEY (L'HEUREUX PAGE
WERNER PC)

15 5TH ST S
GREAT FALLS Montana 59401

CITY OF GREAT FALLS

PO BOX 5021
GREAT FALLS Montana 59403

Swank Enterprises Valier

615 Pondera [PO Box 568]
Valier Montana 59486

SIGNATURE

DATE

SIGNATURE

DATE

SIGNATURE

DATE

Alternate	Unfunded Recreation Center Alternates	Original Cost	Current Cost	Alternate Status
1	Water-Source Condenser in Dehumidifier DH-1 and DH-2	\$95,700	\$0	removed from current project
2	Exhaust Heat Recover System	\$84,000	\$0	removed from current project
3	Outdoor splash pad	\$318,000	\$393,828	funded in CO #4
4	Military training equipment	\$965,000	\$0	no funding indentified
5	Gymnasium divider curtain	\$9,900	\$17,282	funded in CO #3
6	Sauna 125 Complete, including door	\$29,000	\$48,776	funded in CO #3
7	Acoustic panels in gym and pool area	\$124,900	\$143,630	funded in CO #4
8	Underwater sound system in lap pool	\$16,700	\$0	removed from current project
9	South parking lot drop-off lot	\$10,300	\$0	removed from current project
10	Exterior playground equipment & basketball hoop	\$81,200	\$50,000	by department
11	Specialty paving, cast-in-place concrete benches	\$26,200	\$0	removed from current project
12	Class/party room divider	\$14,700	\$19,632	funded in CO #3
13	Security cameras	\$94,000	\$51,256	partial by contractor, partial by dept
14	Portable bleachers	\$10,200	\$10,200	by department
15	Flagpole, concrete pad and accociated lighting	\$9,400	\$12,900	pending co #6 approval
16	Monument sign and landscaping	\$40,000	\$0	removed from current project
17	Future electrical vehicle charging staions and solar panels on roof	\$17,000	\$0	removed from current project
18	Timing system and scoreboard for lap pool	\$77,000	\$50,000	by department
19	Large flume slide in leisure pool.	\$354,000	\$354,000	taken with base bid
20	Frog slide in leisure pool	\$40,000	\$47,754	funded in CO #4
21	Covid-related mechanical upgrades	\$52,000	\$0	removed from current project
22	Hallway cubbies in corridor	\$8,000	\$0	removed from current project
		\$2,477,200	\$1,199,259	
Above is the list of unfunded alternates for the new recreation center.				
Alternates 4, 16, 17, and 22 have been removed from the current project, but could be done at a future date with identified funding.				
Alternates 1, 2, 8, 9, 11, and 21 have been removed from the current project and will not be included at a future date.				

Aquatics & Recreation Center Project		
Revenues		
9/21/2021	Park Maintenance from Debt Issuance	\$10,000,000.00
9/21/2020	Federal Grant	\$10,000,000.00
	Tourism Grant	\$200,000.00
9/29/2023	Contributions & Donations (\$1,380,360 over 5 years)	\$564,360.00
	Less Cost of Fundraising Campaign	(\$175,842.82)
	Total Revenues	\$20,588,517.18
Expenses		
Construction (includes State 1% withholding)		
11/2/2021	Swank Enterprise Base bid	\$17,995,000.00
11/2/2021	Swank Enterprise Alternate #19	\$354,000.00
3/1/2022	Swank Enterprise Change Order #1	(\$244,655.00)
7/5/2022	Swank Enterprise Change Order #2	\$91,029.58
6/6/2023	Swank Enterprise Change Order #3	\$116,680.25
9/5/2023	Swank Enterprise Change Order #4	\$588,052.50
10/3/2023	Swank Enterprise Change Order #5	\$13,753.20
1/16/2024	Swank Enterprise Change Order #6 (pending commission approval)	\$52,978.33
	Total Construction	\$18,966,838.86
Professional Services		
10/13/2020	L'Heureux Page Werner, PC Design	\$1,828,659.00
7/5/2022	L'Heureux Page Werner, PC Additional Services	\$56,450.00
	Total Professional Services	\$1,885,109.00
Miscellaneous Construction and Professional Expenses		
8/17/2021	Trenchless Solutions- Water Main Relocation	\$136,860.00
	DEQ/water line	\$525.00
	NW Energy	\$15,243.00
	State Pool Inspection	\$1,800.00
	Tribune	\$1,029.00
	Builders Exchange	\$81.00
	Planning (permit)	\$3,750.00
	Engineering (David)	\$2,916.00
	Water Line Inspections	\$4,148.00
	Total	\$166,352.00
	Total Expenses	\$21,018,299.86
Revenues Over (Under) Expenses		(\$429,782.68)



Commission Meeting Date: January 16, 2023

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Baatz Block (400 2nd Ave S) Nomination to the National Register of Historic Places

From: Samantha Long, Historic Preservation Officer

Initiated By: NeighborWorks Great Falls, owner

Presented By: Brock Cherry, Planning & Community Development Director

Action Requested: Support the nomination of the Baatz Block to the National Register

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (support/object to) the nomination of the Baatz Block to the National Register of Historic Places.”

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

Staff Recommendation: Staff recommends the City Commission support the nomination of the Baatz Block to the National Register of Historic Places.

Summary: NeighborWorks Great Falls is pursuing federal and state Historic Preservation Tax Credits to rehabilitate the Baatz Block. In order to access the tax credits, the building must be listed on the National Register of Historic Places. To that end, the organization has submitted a nomination which will be considered at the State Preservation Review Board on January 25. The State Historic Preservation Office (SHPO) is required to consult with local governments on such nominations, and has requested the opinion of the City Commission.

Background: NeighborWorks Great Falls has undertaken rehabilitation of the 1913 Baatz Block at 400 2nd Ave South in order to create permanent supportive housing to serve the homeless population of Great Falls. The project is relying on a diverse funding package, part of which is the use of Federal and State Historic Preservation Tax Credits. In order to qualify for these credits, a building must be listed on the National Register of Historic Places either before or during the application process. The nomination was submitted in November of 2023, and will be considered at the January 25, 2024 meeting of the Montana State Preservation Review Board. The Review Board’s decision will be forwarded to the Keeper of the National Register of Historic Places for final review.

Part of the State Preservation Review Board’s process in considering a nomination is consultation with stakeholders including local governments and affected property owners, as well as soliciting comment

from the general public. On December 22, 2023, the SHPO notified the City of the proposed nomination and requested the Commission either support or object to the nomination. The Commission may also choose to waive its right to comment. The Great Falls-Cascade County Historic Preservation Advisory Commission (HPAC) is being asked for a separate recommendation and will consider the nomination at its January 10, 2024 regular meeting. This dual-consultation process is outlined in the Montana Certified Local Government Manual, Section VI.B. (Certified Local Government, or CLG, refers to the City's relationship with the State Historic Preservation Office and its maintenance of a local Historic Preservation Office.) If either or both the City Commission and HPAC recommend that the property is eligible for nomination, the SHPO will present the nomination to the State Review Board for consideration. If both the City Commission and HPAC recommend the property not be nominated, SHPO may not nominate the property unless an appeal is filed in accordance with Section 101(c)(2)(B) of the National Historic Preservation Act.

Compliance with City Plans: The City of Great Falls Growth Policy, 2013, identified the need to “establish incentives for the preservation, rehabilitation, and maintenance of historically or architecturally significant properties.” (Objective Phy4.5.2) Historic Preservation Tax Credits are one of the most powerful incentives government can offer to those who wish to preserve historic buildings, and supporting this nomination is the City's role in offering that to NeighborWorks. More simply, the 2011 Downtown Master Plan advises us to “Preserve, restore, and reuse Downtown's historic buildings and sites.” (Goal 5, Objective 1) NeighborWorks' rehabilitation of the Baatz Block activates a historic building that has been unused and underused for decades, and restores the building to its place as a beautiful and useful part of Downtown Great Falls.

The 2013 Growth Policy also identified the need to “expand transitional housing with supportive services benefitting the homeless and special needs populations in the City.” (Objective Soc1.4.15) NeighborWorks' project will provide 25 units of permanent supportive housing and wrap-around services to the Great Falls community.

Staff has reviewed the nomination and concur with its statement that the Baatz Block is eligible for nomination to the National Register of Historic Places due to its embodiment of the Western Commercial architectural style as well as its association with the early economic development of Downtown Great Falls.

Fiscal Impact: Approval of or objection to the Baatz Block nomination to the National Register of Historic Places will not have any fiscal impact to the City.

Alternatives: The Commission may choose to object to the nomination, or it may choose to waive its right to comment. Objection on well-justified grounds may ultimately result in the failure of the nomination, which would prevent the Baatz Block from benefiting from Historic Preservation Tax Credits. If the Commission chooses to waive its right to comment, a supportive recommendation from the Great Falls-Cascade County Historic Preservation Advisory Commission would be sufficient to allow the nomination to proceed to consideration by the State Preservation Review Board.

Attachments/Exhibits:

- Baatz Block National Register of Historic Places Registration Form
- December 22, 2023 letter from John Boughton, Montana National Register Coordinator
- Letter of request from NeighborWorks Great Falls

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Baatz Block

Other names/site number: NA

Name of related multiple property listing:

NA

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 400-402 2nd Avenue South

City or town: Great Falls State: MT County: Cascade

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

 national statewide X local

Applicable National Register Criteria:

X A B X C D

MT State Historic Preservation Officer

Signature of certifying official/Title:

Date

State or Federal agency/bureau or Tribal Government

In my opinion, the property meets does not meet the National Register criteria.

Signature of commenting official:

Date

Title :

State or Federal agency/bureau
or Tribal Government

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4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
☐ determined eligible for the National Register
☐ determined not eligible for the National Register
☐ removed from the National Register
☐ other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private: ☒
Public – Local ☐
Public – State ☐
Public – Federal ☐

Category of Property

(Check only **one** box.)

- Building(s) ☒
District ☐
Site ☐
Structure ☐
Object ☐

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>0</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>1</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register N/A

6. Function or Use

Historic Functions

(Enter categories from instructions.)

COMMERCE/TRADE: specialty store, restaurant, business

DOMESTIC: hotel, multiple dwelling

Current Functions

(Enter categories from instructions.)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions.)

OTHER: Western Commercial

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Foundation: CONCRETE, STONE; Walls: BRICK, Windows: WOOD; Roof: OTHER (built-up low-slope roofing)

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Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Baatz Block sits in its original location, one block south of the National Register-listed Great Falls Central Business Historic District, and within the central business district proper. The building stands at the southeast corner of 2nd Avenue South and 4th Street South. The three-story Western Commercial style brick building was constructed by Nick Baatz in 1913. It covers two standard city lots with approximately 50 feet fronting 2nd Avenue South and 150 feet facing 4th Street South. The building retains good integrity but displays some alterations where storefront bays are in-filled with brick, and some windows replaced in the upper floors.

Narrative Description

The Baatz Block, built in 1913, is a three-story rectangular commercial block on the corner of 2nd Avenue South and 4th Street South, a few blocks from the heart of the central business district in Great Falls, Montana. The brick building orients north-south, with the shorter primary north façade facing 2nd Avenue South and the longer west façade facing 4th Street South. A small single-story portion of the larger Cameron Family Center, built in 2017, abuts the east wall of the Baatz Block and an alley right-of-way borders the building to the south. The construction is post and beam on the interior, with exterior load-bearing masonry walls.

Exterior

A built-up roof using layers of bitumen and reinforcing fabrics covered with gravel protect the Baatz Block. The roofing has been replaced many times over the years, but the design is original and continues to sport its low slope from the 2nd Avenue façade to the south alley. A large skylight above the interior stairwell near the north side of the building once existed but has been filled in and roofed over. Although not visible from the exterior, its shape and size are visible from the roof or aerial image.

The north elevation of the Baatz Block features two bays, the west elevation displays six full bays and a partial ground floor bay at the south end, the east elevation presents two bays by virtue of a slightly projecting north section, and the south wall is a flat profile. Light tan brick aligned in a running bond pattern comprises the full height pilasters that separate the bays on the north and west walls; the ground floor portion of the three northern pilasters on the west wall are painted light gray. Each of the full height pilasters holds two ornamental geometric inlays of dark red brick in the upper stories. Concrete footers anchor the pilasters and a one-foot thick stone concrete (or stone) inset appears eye-level interrupting the pilasters on the ground floor. Dark red brick laid in a running bond pattern completes and fills the bays of the north and west

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elevations and a beltcourse that consists of a multiple row of soldier brick topped by a single row of stretcher brick below a course of header bricks visually separates the ground floor from the upper stories.

The north and west elevations feature a multi-course parapet of red stretcher brick capped with cut stone, the east roof edge displays a stepped parapet topped with cut stone, and the south elevation lacks a parapet but displays simple cast stone coping. The parapet conceals the flat/low-slope roof. Below the red brick lies a heavy beltcourse of six slightly projecting rows of tan brick, the top course aligned in a header pattern and the remaining lower five rows laid in a stretcher pattern with each successively lower row stepped back slightly from the one above; dentilling below the beltcourse provides detailing. Below the parapet and beltcourse is an inset panel of red brick highlighted by a motif of alternating light brick "T"s, every other one inverted; below this panel occurs another beltcourse of running brick topped by a row of header brick. The east and south (alley) elevations are constructed of lighter red brick and lack the decorative tan brick elements.

The similarity of the window openings in the north and west walls allow for a synthesized discussion of the units in those two facades. The openings are generally regular in presentation with each bay holding four paired one-over-one units except for the northern and southern-most bays on the west elevation that hold four single units filled with one-over-one windows. Some windows hold original wood frames while others are replacements. Five windows, all on the west elevation, are completely or partially in-filled with plywood. The second floor windows display flat arch tan brick lintels with a centered multi-course keystone; the lintel bricks present a slightly angled soldier course pattern. The third story windows feature three-row tan brick segmental arch lintels. Both second and third story windows sport alternating red and tan brick along the jambs and tan cast stone sills. Both the original wood framed windows and the replacement aluminum windows hold one-over-one units though the original windows are double hung and replacement units single-hung.

North Elevation

The north elevation is the primary façade, with "BAATZ BLOCK" spelled out in tan brick on the parapet and the numbers "19" and "13" positioned in the far east corner and far west corner of the parapet, respectively. The two bay façade features full height pilasters on the ends and a partial pilaster in the center associated with the second and third stories that separates the bays. The tan brick of the west corner pilaster and the soldier coursing of the beltcourse that separates the ground floor from the upper stories is painted gray.

Most of the ground floor glass transoms and store fronts are covered with plywood; the lone storefront transom that consists of prismatic glass in the east bay is painted red. Entry to the upper floors occurs through a partially in-filled persondoor with nine-light transom in the east bay; the original recessed centered ground floor entry remains but is covered by the plywood. The open recessed corner entry on the building's northwest end also remains but is covered by plywood. Similarly, the building's northwest free-standing column that supports the open entry

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and melds into the second and third stories' pilaster remains (but appears as a pilaster due to the covering of the corner entry.

West Elevation

The west façade facing 4th Street South presents six bays, with the end bays slightly larger than the interior bays; all pilasters are full height. The ground floor portion of the northern three pilasters are painted light gray, and the third pilaster from the south is painted red; the remaining pilasters remain unpainted. The fourth and fifth bays from the north end of the building retain their quarter walls, though the fourth bay's wall presents a slightly higher profile than the fifth bay wall and different color brick than the rest of the building, suggesting new construction.

The ground floor bays of this elevation are either in-filled with plywood, wood sheeting, or brick painted gray. The only uncovered transom that remains visible appears near the middle of the building though its prismatic glass is painted red. The ground floor of the second and third bays from the north are infilled with brick painted gray and each holds a small single rectangular window. Entry from the west elevation occurs through a modern persondoor with transom in the third bay from the north—this door placement remains original but some infilling of the original opening has occurred. The partial bay at the south end of the façade holds a modern persondoor; the entry opening itself is partially infilled with wood and plywood, including the transom. The entry surround presents a dark brick that doesn't match other brick on the building, though may be original, and the segmental arched lintel above the entry remains. Historic images show several canvas awnings at the storefront level and exterior shading devices at the upper levels; none of these survive.

South Elevation

The south elevation lacks decorative elements and is made with a lighter red brick. The brick on the east third of the façade shows significant damage from moisture intrusion, with the exterior wythe bricks completely missing in several areas. The southeast corner of the building features the original chimney that projects above the roof.

All fenestration occurs on the east half of the wall and includes a slightly left of center persondoor opening that holds a metal door, four single one-over-one single hung windows, two each in the second story and third story, and two small window openings in the ground floor east of the entry. All the windows display two-row soldier coursed segmental arch lintels and brick sills. The second floor windows are original, with some glazing replaced with plywood, and the windows at the third floor have been replaced. The metal fire escape extends from the third to the bottom of the second story, with the lower section folded up to the second-floor landing. Several surface mounted conduits, electric and gas meters, and telecommunications equipment cling to the wall.

East Elevation

The east elevation is partially obscured at the ground floor by the adjacent building built in 2017, which replaced a similar older structure. The east wall steps back two feet six inches to the west approximately 40 feet south of 2nd Avenue. The stepback creates a bay-like projection, which

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holds a one single-hung window in each story. The 40-foot projecting section contains a single window in the third story, partially in-filled with wood siding and a smaller window. The four window openings within the setback section at the ground level remain, though some are covered with plywood. The 16 window openings that grace both the second and third stories of the setback segment exhibit similar treatment with eight in the third story completely or partially filled with plywood and three containing smaller window units. Second story openings hold either the original double-hung units or replacement single-hung units. Second and third story window openings mostly display two-row soldier coursed segmental arch lintels and brick sills. Four persondoor entries provide ingress to the building: all feature two-row soldier coursed segmental arch lintels. Basement window wells are filled with rubble and the windows boarded over. The lower façade is not visible from the alley at all due to a fence which spans from the SE corner of the Baatz Block to the adjacent building, approximately five feet to the east.

The Baatz Block sits on a concrete foundation.

The north and west sides of the building are separated from the street by concrete sidewalks, curbs, and gutters, and the south side of the building abuts the alley pavement. The initial northern 40 feet of the east side of the Baatz Block sits at the property line with a small one or two-story building abutting it, the “shadow” of the previous building still partially visible on the wall above the new construction. Forty feet south of the northeast corner of the building, the east wall steps back slightly creating a short diagonal wall and providing a distance of two and a half feet for the remining portion of the east wall from the property line.

Interior

With the exception of the retail and commercial space on the ground floor, the original floor plan layout is intact.

Basement

The basement has a low ceiling, and it is unlikely it ever witnessed use for anything other than mechanical needs or storage, with storage less likely due to the dampness. The interior of the rubble foundation along the west wall is visible in spots. The floor is concrete, and the ceiling is the underside of the first-floor framing. The north end of the basement represents one large open space with wood columns supporting the first floor framing; the south end features divisions into six smaller spaces, each opening into the others, with no central circulation pattern.

Ground Floor

The ground floor spaces have been remodeled repeatedly over the last century, likely obscuring the original configuration, except for the stairs to the upper floors. It currently divides into seven spaces, each opening into the others, with no central circulation pattern. The north half of the building divides into two large spaces oriented north-south that occupy the first three bays adjacent to 2nd Avenue South. The fourth and fifth bays represent one large space each oriented east to west, while the sixth bay is divided into several smaller spaces and has a low ceiling loft above the east portion. Large areas of the original pressed tin ceiling remain, now painted.

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Second and Third Floors

On the second and third floors, open interior stairs on the northeast and southwest corners remain intact and in good shape and the central corridors on both floors are intact. Many of the original doors that lead into the original hotel rooms remain. Some significant remodeling has occurred with the interior spaces and partition walls along the north wall (adjacent to the 2nd Avenue elevation) on both floors, but original window openings appear intact.

Interior details of the second and third floors include:

- The northeast staircase presents a long continuous enclosed rise from the ground floor with one original landing. An L-shaped open staircase continues up from the second floor “lobby” to the third floor with the original stained wood guardrails.
- The enclosed southwest staircase extends from the ground floor up to the second floor and is original. A straight, open staircase that projects at right angles from the ground floor staircase connects the second and third floors with the original stained wood guardrails.
- Most of the original interior door openings in the hallways remain, with the original wood trim, and original stained finish in most locations on the hallway side. A solid painted wood panel replaces most of the transoms above the doors.
- Many original 5-panel doors remain in the original openings, stained, not painted. In most corridor and stair areas, the original stained wood base remains.
- Inside the sleeping rooms, most of the original wood trim around the windows remains, in many cases painted, not the original stain. Original crown moldings at the top of the walls appear to never have existed, a picture rail aligned with the head of the windows circles the rooms, and is painted. Many locations retain their original wood baseboards, some painted, others not.

Integrity

The Baatz Block retains its strong historical integrity, though nonhistoric cladding, such as plywood, covers much of the lower storefronts. The building stands in its original location. The setting has diminished with the loss of the original buildings that sat directly north and northwest of the Baatz Block, replaced by modern businesses, though the historic neighborhood to the immediate west and south remain. The Baatz Block stands only one half block south of the southern edge of the National Register-listed Great Falls Central Business Historic District, with one of the contributing buildings located at 308 1st Avenue South also built in 1913, and another

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contributing building just two blocks north at 412 Central Avenue built in 1914.¹ Across 4th Street South to the west, the building that currently houses a portion of the Great Falls Rescue Mission was constructed in 1910. Integrity of feeling and association remain as the building easily displays its period of construction and its role within the community through the decades. The Baatz Block retains the majority of its architecturally designed elements allowing it to convey a firm sense of integrity of design, workmanship, and materials.

The most-intact portions of the building are the second and third stories, which present nearly identically to when the building was constructed. Although replacement windows and in-filling appear in many openings, the openings themselves and their placement remain intact, including the detailing.

The ground floor that consists of the storefronts displays the greatest changes. Unfortunately, ground floor changes to historic buildings and the individual storefronts prove not uncommon due to turnover in businesses, each successive owner/renter adapting the storefront to their business needs. In the case of the Baatz Block, much of the historic fabric remains beneath the modern cladding. The most onerous change is the nearly complete infilling with brick of two of the northern bays on the west elevation resulting in the complete loss of the display windows and transoms in these bays. Although plywood sheeting and other materials cover much of the other ground floor bays, the openings and transoms are believed to exist, as does the recessed entry in the northwest corner of the building, below this recent cladding.

Interior changes again reflect the evolution of building use through the decades. The upper floors, however, remain largely intact, with the exception of the rooms along the north end of the building, and the defining primary circulation patterns remain.

¹ Candi Zion and Ellen Sievert, *The Great Falls Central Business District National Register Nomination*, listed 8/20/2004, NR #04000374.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☒ A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B. Property is associated with the lives of persons significant in our past.
- ☒ C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- ☐ A. Owned by a religious institution or used for religious purposes
- ☐ B. Removed from its original location
- ☐ C. A birthplace or grave
- ☐ D. A cemetery
- ☐ E. A reconstructed building, object, or structure
- ☐ F. A commemorative property
- ☐ G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

ARCHITECTURE

COMMERCE

Period of Significance

1913-1974

Significant Dates

1913

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The Baatz Block is eligible for listing in the National Register at a local level of significance under criteria A and C. Under Criterion A, the Baatz Block represents an early commercial building associated with the development of Great Falls in the early 1910s in the actively growing city. The colorful past of the building only enhances the role it played providing long and short term accommodations, concurrently as a hotel and as apartments. The Baatz Block hosted both working class visitors and long term residents. It also gained notoriety for housing one of the first cabaret establishments in Montana with subsequent use of the space for a number of bars and taverns through the decades. In addition, the ground floor provided a venue for a number of smaller businesses to operate.

Under Criterion C, the Baatz Block embodies the distinctive characteristics of the Western Commercial style with its roots in later 19th and early 20th century neo-classical styles, sometime referred to as Early 20th Century Commercial Block style of architecture; the significant architectural elements of the building remain predominantly unchanged from their original appearance.

The period of significance begins in 1913, the year of the Baatz Block's construction and ends in 1974, the end of the historic period. Historic dates reflects the year of construction, 1913.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

History of Great Falls

The history of the Great Falls in the western region of the United States dates to its colonial visit by Lewis and Clark in 1805. Prior to this, however, the area represented an important location for indigenous peoples. The location of the Blaatz Block stands in the traditional territories of a number of indigenous groups that include the Apsáalooke (Crow); Salish; Blackfoot Confederacy (Niitsitapi, or Siksikaitsitapi); Cayuse, Umatilla and Walla Walla; Očhéthi Šakówinj; Little Shell Chippewa; and Michif Piyii (Métis) peoples.² The travels of the Corps of Discovery led them to the “great falls” of the Missouri River, and the confluence of the Missouri and the Sun rivers.

The founding of the town of Great Falls occurred in 1883 with an incorporation of 1888. The town layout adhered to the symmetrical Cartesian grid system. Paris Gibson played an oversized role in the development of the town, establishing many of the same features found in his hometown of Minneapolis including platting a river drive near the stream and broad streets in the

² Native Land Digital Interactive Map <https://native-land.ca/>, accessed August 4, 2023.

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business district.³ The construction of hydroelectric power catapulted Great Falls into a commercial and manufacturing hub. The dynamic growth of electrical power and need for copper resulted in a copper works in the emerging town, with copper supplied from Butte. Such industry, however, in Great Falls couldn't have materialized without the presence of several railroads that included the Great Northern, the Great Falls and Canada Railway, and the Chicago, Milwaukee, St. Paul & Pacific, that brought goods and people to the area.⁴

As with many western US towns, most early buildings were constructed of wood and stood one or two stories tall. The early 1900s saw a period of great prosperity and growth as original wood buildings were gradually replaced with more permanent, durable two, three, and four story, and taller brick buildings. Mineral smelting, power generation, agricultural, and ranching industries in the area made early Great Falls economically diverse and stable, a destination for many early settlers from the eastern and midwestern United States. The enlarged Homestead Act of 1909, which increased the allowable acreage for a homestead, drew additional population to the area, including more women.⁵

Between 1900 and 1910, substantial buildings sprang up across the Great Falls area and included government buildings, industrial buildings, and of course banks, and schools to educate the burgeoning population of children.⁶ Specialized services also emerged and the increased pressure on housing resulted in additional apartments and hotels being constructed. It also enabled the construction of buildings that provided both general businesses and lodging, often above the ground floor business, a set-up that allowed lodgers to literally shop on-site for goods. This two-part commercial design popped up across the town and included the construction of the Baatz Block. Some of these designs proved quite opulent while others were more restrained and modest.

The continued growth in the succeeding decade resulted in more construction. The nadir of this growth, however, occurred during the early 1920s as unemployment increased and Montana witnessed an exodus in population. Banks failed, farms abandoned, and construction slowed. Many people that did move to the city were farmers abandoning failed homesteads.

Great Falls rebounded by the latter half of the 1920s as the economy improved. The rebound proved short-lived, however, as the Wall Street Crash in 1929 roiled construction and wrought economic hardship. Major employers in the city laid off their workforce, relief rolls swelled, and construction contracted. Into this void stepped the Federal Work Projects with the WPA and

³ Richard B. Roeder, "A Settlement on the Plains: Paris Gibson and the Building of Great Falls," *Montana the Magazine of Western History*, Vol. 42, No. 4, Autumn 1992, pp. 4-19.

⁴ Mark Hufstetler, *Great Falls West Bank Historic District*, listed 8/30/2010, NR #10000587.

⁵ Chris Enss, *No Place For a Woman, The Struggle for Suffrage in the Wild West*, Lanham, Maryland: the Rowman and Littlefield Publishing Group, Inc., 2020, p. 117.

⁶ Candi Zion and Ellen Sievert, *The Great Falls Central Business District National Register Nomination*, listed 8/20/2004, NR #04000374.

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PWA utilized most intensively. A variety of projects occurred under these banners including road improvements to Paris Gibson's brainchild, River Drive.⁷

The Great Falls economy received another boost in the early 1940s with the arrival of the military. With a request by the Great Falls Chamber of Commerce to Montana senators Wheeler and Murray for an evaluation of the area around Great Falls for a possible military installation, a positive report led to construction of East Base beginning in May of 1942.⁸ The name changed to Great Falls Air Force Base in 1947 with the establishment of the air force as a separate service, and then to Malmstrom Air Force Base in 1955 after the death of Colonial Einar Malmstrom.

The base's original mission entailed establishing an air route from Great Falls to Fairbanks, Alaska as part of the Lend-Lease Program that provided aircraft and materials to the Soviet Union to assist them fighting the Germans.⁹ The Great Falls Army Airbase was assigned to the 2nd Air Force and the first B-17 Flying Fortress landed in November 1942. The presence of the base provided economic support to Great Falls as it continued its important role in the Lend-Lease Program, which ended in September 1945 with the conclusion of World War II.¹⁰ The base continued supporting the Great Falls economy throughout its existence as new missions arose. The Cold War involved the base in "Operation Vittles", the airlift of supplies to Berlin's 2,000,000 inhabitants after the closure of land travel between West Germany and West Berlin, serving as a replacement aircrew training site for Berlin-bound C-54s.¹¹

Similar to many communities across Montana, the arrival of the 1950s and 1960s in Great Falls heralded a period of remodeling and demolition with new construction often following closely. While urban renewal proved a boon in some respects, its toll on historic properties proved devastating resulting in the loss of numerous buildings across town and near the Baatz Block.

Nick and Marie Baatz

Nick Baatz, born in 1861 in Luxembourg, emigrated to the US at the age of 19, and eventually made his way west by way of Ohio, where he likely met his wife, Marie who was born in Cincinnati. He originally lived in Helena, Montana where he worked for Nick Kessler in the brick manufacturing industry. He then moved to Marysville, Montana in southwestern Lewis and Clark County, and also Flathead County, Montana, working in various commercial trades

⁷ Candi Zion and Ellen Sievert, *The Great Falls Central Business District National Register Nomination*, listed 8/20/2004, NR #04000374.

⁸ "History of Malmstrom Air Force Base," Malmstrom Air Force Base, found at <http://www.malmstrom.af.mil/About-Us/History/Malmstrom-History/>, accessed June 14, 2020.

⁹ "History of Malmstrom Air Force Base," Malmstrom Air Force Base, found at <http://www.malmstrom.af.mil/About-Us/History/Malmstrom-History/>, accessed June 14, 2020.

¹⁰ "History of Malmstrom Air Force Base," Malmstrom Air Force Base, found at <http://www.malmstrom.af.mil/About-Us/History/Malmstrom-History/>, accessed June 14, 2020.

¹¹ "Berlin Airlift: Operation Vittles," HistoryNet, found at <http://www.historynet.com/berlin-airlift-operation-vittles.htm>, accessed June 21, 2020.

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along the way, including mining, wholesale liquor, and establishing a brickyard at Columbia Falls.¹²

In 1892, Nick and Maria moved to Great Falls, where Nick became involved in the manufacture of carbonated drinking waters, wholesale liquor and cigar business, and real estate. The family business also included hotel experience as noted by his wife serving as the proprietor of the New Milwaukee Hotel in Great Falls.¹³ Nick ran for alderman of Ward Two, coming up short during his tries.¹⁴ Nick was listed as president of the Washington Liquid Gas Company in a notice published in the *Great Falls Tribune* on December 2, 1922.¹⁵ During this period, they built the Baatz Block which housed a variety businesses through the years including Nick's offices, a tavern/cabaret, and a drug store on the ground floor. On the two upper floors, a 40-room hotel for working class patrons and visitors to the town operated. Marie served as proprietor of the hotel for the early years of its operation.

The Baatz Block Takes Shape

The construction of the Baatz Block coincided with the discussion of the establishment of a Saloon District in town in 1913.¹⁶ A meeting by the city council heard petitions to draft and adopt ordinances that increased the charge for saloon licenses and establish areas where saloons would be allowed. During this meeting, Nick Baatz petitioned to move two houses he owned from 400 Second Avenue South to open the lot for the construction of a new business block, a petition granted a month later.¹⁷ Within a month, crews broke ground for the new three story architect-designed business block.¹⁸

As the Baatz Block neared completion, movement toward the operation of part of the building selling liquor transpired. Baatz transferred one of his existing licenses to M.H. Webber who planned to operate a saloon in the new building.¹⁹ Although Baatz focused on the construction of his new building, he maintained interests in other ventures, including liquor.²⁰

¹² Tom Stout, *Montana, Its Story and Biography, Volume II*. Chicago and New York: The American Historical Society, 1921, p. 9.

¹³ "The New Milwaukee Hotel," *Great Falls Tribune*, July 2, 1912, p. 7; "Business Chances," *Great Falls Tribune*, June 14, 1912, p. 8.

¹⁴ "Democrats Elect Three Out Of Five," *Great Falls Tribune*, April 2, 1912, p. 10.

¹⁵ "Physician Orders Arrest of 4 Women," *Great Falls Tribune*, Jan 29, 1922, p. 14; "Notice of Annual Meeting of Stockholders," *Great Falls Tribune*, December 19, 1922, p. 10.

¹⁶ "To Create Saloon District," *Great Falls Tribune*, February 18, 1913, p. 3.

¹⁷ No title, *Great Falls Tribune*, March 4, 1913, p. 10.

¹⁸ "Ground Broken For New Building," *Great Falls Tribune*, March 19, 1913, p. 8. Although the article noted the project included designs by an architect, no such designs have been located nor has an architect been identified.

¹⁹ No title, *Great Falls Tribune*, September 3, 1913, p. 6.

²⁰ "A Manchester Scotch Highball," *Great Falls Tribune*, November 8, 1913, p. 11.

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By the end of 1913, the Baatz Block neared completion after an investment of \$40,000.²¹ Headlining the opening of the new building was the presence of a cabaret.²² The cabaret, known as the Cottage Inn, would serve to entertain the denizens of Great Falls while eating at the restaurant, that would "...furnish the best possible service and cuisine, and that the entertainment feature will be meritorious and high-class." The cabaret opening occurred on December 6, and "a specialty will be made of Chinese dishes, but an American cook, with something of a name for his work along that line, will prepare them." Less than a month later, the Cottage Inn began to be noted as the College Inn in the local newspaper, likely the result of inaccurate reporting during the opening celebration.²³ In 1915, the College Inn changed its moniker to the Thauhouser.²⁴

The construction of the Baatz Block and other similar buildings received praise by the local press. Highlighting an issue still relevant today, a February 6, 1914 *Great Falls Tribune* article noted a housing crunch and lack of accommodations for workers: "Three of (*sic*) four years ago, the city of Great Falls, for a city of its size, was poorly provided with suitable rooms, not only for what is known as the transient trade, but for those employed in the city and who needed rooming accommodations for their place of residence."²⁵ The article focused on newly constructed hotels and rooming houses and included photographs of the Hotel Sparling at 112 3rd Street South, the Hotel Vandervort at 210 2nd Street North, and the Baatz Block at 4th Street and 2nd Avenue South.²⁶ The article's discussion of the Baatz Block noted, "At the corner of Fourth street south and Second avenue there has been recently completed one of the best blocks in the city, which is known as the Baatz block, the name being that of the owner and builder, Nick Baatz."²⁷ The article described the building as a hotel in several locations, but also noted, "The rooming house portion of the building offers what is called a 40-room hotel, and all the rooms are moderately furnished and equipped."²⁸

²¹ "Nearly Two Millions Of Dollars Have Been Added In City By New Buildings," *Great Falls Tribune*, November 30, 1913, p. 11.

²² "Cabaret To Open In Great Falls," *Great Falls Tribune*, December 4, 1913, p. 6; "New Baatz Hotel," advertisement, *Great Falls Tribune*, December 13, 1913, p. 10.

²³ "College Inn" advertisement, *the Great Falls Tribune*, January 1, 1914, p.8.

²⁴ "Opening A New Café," *Great Falls Tribune*, June 21, 1915, p. 8; "Grand Opening," advertisement, *Great Falls Tribune*, June 21, 1915, p. 9. The Thauhouser hosted its grand opening on June 21. Press related to the bar routinely alternated between the spelling as Thanhauser, Tanhauser, or Thanhouser.

²⁵ "Sleep Made Easy and Sweet in Great Falls by Many Recent Additions to City's Hotel Accommodations," *Great Falls Daily Tribune*, February 8, 1914, p. 1.

²⁶ Although the Hotel Vandervort still exists and appears to continue its use as a multi-family residential building, the Hotel Sparling is gone and the location serves as parking.

²⁷ "Sleep Made Easy and Sweet in Great Falls by Many Recent Additions to City's Hotel Accommodations," *Great Falls Daily Tribune*, February 8, 1914, p. 1.

²⁸ "Sleep Made Easy and Sweet in Great Falls by Many Recent Additions to City's Hotel Accommodations," *Great Falls Daily Tribune*, February 8, 1914, p. 1.

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The original rooms lacked private bathrooms and advertisements at the time indicate the rooms were available, “By day, week, month. Best rooms in town and cheapest...”²⁹ The lack of private bathrooms in the individual rooms suggest the Baatz Block focused on a working-class clientele as by the time of its construction, many middle-class hotels in western US towns included private bathrooms.

Although the Baatz Block gained local celebrity and a degree of significance from a variety of disreputable activities that occurred within its footprint, the building’s role in housing the denizens of Great Falls residents and travelers solidified its importance to the neighborhood. The Baatz Block continued to provide shelter for years and host a multiplicity of businesses after the boisterous days of the building’s first several decades waned.

The Baatz Block—History On The Edge—Part I

To say that the Baatz Block experienced a colorful past proves an understatement. Not long after the completion of the Baatz Block, several businesses, predominantly the hotel and bar, garnered law enforcement attention for liquor violations and solicitation, a trend that dogged the businesses and some residents of the building for years. Within months of the building’s opening, the *Great Falls Tribune* reported the arrest of three gentlemen in a gambling raid in the Baatz Saloon.³⁰ This incident served merely as a harbinger to a myriad of unwanted attention focused upon the building. The goings-on soon enmeshed Nick Baatz, the first of many incidents in which he found himself embroiled.³¹ Baatz faced charges of operating a cabaret saloon in the Baatz Block without a license. Baatz also operated his wholesale liquor business in the building, though he did hold a county license for that business. The entanglement resulted Baatz ordered to close the saloon until resolution of the issue occurred.³²

Baatz’s entanglements extended to threats of violence against his person. In 1916, a fellow named St. Dennis faced charges of assault with a firearm after he forced Baatz to his knees on a sidewalk after a disagreement. As the disagreement diffused, St. Dennis followed Baatz to the saloon in the Baatz Block where St. Dennis “compelled” Baatz to buy him a beer. The beer appears to have had the desired effect on St. Dennis as Baatz retreated to the upstairs and called the police whom upon their arrive, found St. Dennis continuing to enjoy the saloon’s hospitality.³³

Despite Montana officially becoming a dry state in 1918 and a Federal prohibition occurring in 1920, alcohol-related mischief continued to play a major role in the early history of the Baatz Block during the end of the 1910s, 1920s, and 1930s. Such imbroglios ran the spectrum of offense from the attempts of Mrs. A. Cotter to sell beer without a license to raids in the

²⁹ “Baatz Hotel,” advertisement, *Great Falls Daily Tribune*, April 26, 1919, 15.

³⁰ “Three Arrested In Gambling Raid,” *Great Falls Tribune*, March 13, 1914, p. 12; “Death Toll in County Reaches High Mark,” November 13, 1945, p. 9.

³¹ “Nick Baatz Is Arrested,” *Great Falls Tribune*, April 24, 1914, p. 8.

³² “Baatz Ordered To Close His Saloon,” *Great Falls Tribune*, April 28, 1914, p. 12.

³³ “Baatz Claims Gun Was Used,” *Great Falls Tribune*, April 8, 1916, p. 9.

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“Thanhauser bar” for after hour sales, the second shenanigan embroiling Nick Baatz once again with a warrant.³⁴ One of the most grievous missteps occurred when Ed Kelly “...permitted a female person...to enter and remain in a place connected with a saloon, the Thanhauser Bar, in the Baatz block...for the purpose of being supplied with intoxicating liquor.”³⁵ The arrogance of Kelly to allow such an incident literally stepped on almost every facet of the 1907 Act passed by the Montana legislature to prohibit such wanton activity.³⁶

An increased suppression on alcohol no doubt related to newly passed House Bill 211 in 1917 that declared “all buildings to be public nuisances in which acts of lewdness, assignation or prostitution are permitted.”³⁷ Singled out at the time was “Nick Baatz and others” on account of the operations of the Thanhauser in the Baatz Block, “which resulted in a number of arrests because of alleged violations of the wine room law.” The main grievance noted in the *Great Falls Tribune* centered around “that on March 20, 1917, and prior thereto private rooms were maintained in connection with the Tanhauser bar where female persons were permitted to enter and to be served with intoxicating liquors.”³⁸ Playing hard ball, the County Attorney requested an order of abatement be entered by the court that directed the removal of all the fixtures, musical instruments, and movable property from the saloon and closure of the bar for one year. One and a half months later, in the middle of May, the County Attorney’s wish was granted and the court moved to close the Thanhauser: “Judge J.B. Leslie decreeing the Thanhauser bar...in the Baatz building to be a nuisance and providing that it shall be closed by the sheriff to remain closed to all purposes for a period of one year.”³⁹ The strict enforcement of the new law upon the saloon in the Baatz Block was believed to be the first of its kind in the state, a dubious honor indeed.

With the closing of the bar for a period, liquor-related shenanigans, or at least reports for such activities, proved limited for the remainder of 1917, 1918, and 1919, with one blip reported in June of 1918, “Hazel Trent, proprietor of the Baatz hotel, was fined \$50...for selling beer after closing hours.”⁴⁰

While the Baatz Block received less liquor-related press than the preceding three years, the arrival of Prohibition in 1920 garnered a massive increase in ink directed toward the building. Seven months after its passage, the *Great Falls Tribune* trumpeted, “Arrest 26 Alleged

³⁴ “Says She Sold Beer In Room,” *Great Falls Tribune*, February 26, 1915, p. 6; Kelsey Dooley In County Jail,” *Great Falls Tribune*, March 4, 1917, p. 4.

³⁵ “Information Filed in Wineroom Case,” *Great Falls Tribune*, March 25, 1917, p. 12.

³⁶ Rita Gibson, Jan White, and Nick Zarnowski, “Montana Women’s Legal History Timeline, <https://montanawomenshistory.org/research/legal/>, accessed August 29, 2023.

³⁷ “First Action Under New Law,” *Great Falls Tribune*, March 30, 1917, p. 8.

³⁸ “First Action Under New Law,” *Great Falls Tribune*, March 30, 1917, p. 8.

³⁹ “Bar Is Nuisance, Closed By Court,” *Great Falls Tribune*, May 13, 1917, p. 6; the name of the bars that occupied the Baatz Block changed through the years; “Want Some Moonshine Whisky? Sheriff Gordon Holds 8 Sacks Awaiting Claim Of Its Owner,” *Great Falls Tribune*, February 21, 1921, p. 10.

⁴⁰ “Sold Beer After Hours, Pays Fine,” *Great Falls Tribune*, June 19, 1918, p. 9.

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Bootleggers On Evidence Secured By Sleuths.”⁴¹ Several of the miscreants were netted at the Baatz Block along with other locals across town. Hence, even though the preceding decade came and went, the new decade fully embraced certain earlier frowned upon activities at the Baatz Block. Indeed, Nick Baatz apparently found it quite difficult to extricate himself from the wiles of the distribution of alcohol during this period, despite the increased stakes of potential Federal prosecution.⁴² An August article that described a raid in the Baatz Block noted the recovery of “...a cellar stocked with intentions, good or evil as the taste decides...” The police sortie resulted in Federal charges levied against Baatz.

The increased law enforcement presence and continued crack downs undoubtedly drove many from the ranks of illegal liquor, decreasing the nefarious bootlegging activities within town. However, just when the city began a self-congratulatory campaign, “...this city was never so free from intoxicating liquors as at present...all of the old-time notorious resorts are closed...the old Black Eagle bar...the two bars in the Baatz block...,” further arrests in the illegal trade of alcohol occurred, including one in the now-infamous Baatz Block, stymieing the festive enforcement spirit.⁴³ Barely a month after the city felt the summit had been reached, prohibition officers arrested one man and five women at the Baatz Block.⁴⁴ Illustrating deep divisions at the time within the city, the release of these individuals by the presiding judge resulted in front page accusations “...that local officers are protecting houses of ill fame.”⁴⁵

In September of 1924, the Baatz Block remained under the state and Federal agents’ gaze. Information obtained by the agents resulted in a raid by the two entities; however, these efforts yielded no contraband.⁴⁶ The failure of the raid immediately ran to speculation that the owners of the Baatz Block hotel, renamed the Victoria Hotel in 1922, received an inside warning tip.

The continued interest in the hotel in the Baatz Block remained strong, if not all-obsessing, for agents. In March 1927, Joe and Victoria Beck, “...operators of the Victoria Hotel...were arrested...by Federal Prohibition Officers on charges of violating the national prohibition act...” both “...released on \$300 bond each”⁴⁷ Only three days later, officers returned to the Victoria Hotel to capture the notorious “Spud” Murphy and a small amount of alcohol.⁴⁸ Regardless of adjective used, people associated with the Baatz Block, and especially the hotel, proved resolute in their attempts to gain the upper hand against the agents of prohibition.

⁴¹ “Arrest 26 Alleged Bootleggers On Evidence Secured By Sleuths,” *Great Falls Tribune*, August 18, 1920, p. 8.

⁴² “U.S. Raiders Arrest Baatz; Empty Cellar of Bottles,” *Great Falls Tribune*, August 29, 1922, p. 6.

⁴³ “Falls Cleaned Up,” *Great Falls Tribune*, November 4, 1923, p. 8.

⁴⁴ “Mitchell Requests Grand Jury Quiz Of Police Department,” *Great Falls Tribune*, December 13, 1923, p. 1.

⁴⁵ “Mitchell Requests Grand Jury Quiz Of Police Department,” *Great Falls Tribune*, December 13, 1923, p. 1.

⁴⁶ “4 Agents Fail To Find Booze In Hotel Raid,” *Great Falls Tribune*, September 15, 1924, p. 10.

⁴⁷ “Two Are Arrested on Liquor Charge,” *Great Falls Tribune*, March 31, 1927, p. 3.

⁴⁸ “Officers Raid Victoria Again,” *Great Falls Tribune*, April 2, 1927, p. 9.

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The 1930s showed little decline in illegal activities within the walls of the Baatz Block with Federal emissaries launching a number of strikes against operators of “speakeasies and liquor vending establishments.”⁴⁹ An early 1930 raid allowed Victoria Beck to once again visit the local calaboose. News reports focused on the liquor trade proved fewer as the decade advanced suggesting the enforcement of established laws finally established a footing as the twilight years of Prohibition approached.

The Baatz Block—History On The Edge—Part II

Farmers rushed into northern and eastern Montana beginning in 1908-1909 via the railroads. While many came to farm, some came to the small towns seeking their livelihood in the cities, not the plains. The aura of western states, like Montana, continued to appeal to younger single men who lived in the Midwest and east, as stories of opportunity continued to be romanticized in the press, through railroad advertising, and “dime store” novels. Immigrants too found the lure of the West appealing, especially those who hailed from northern Europe; many of these sometimes travelled directly to the west, bypassing eastern cities where cultural and ethnic prejudices often relegated them to inner city slums. This potential lure of profits resulted in an influx of younger men.

To suggest the Baatz Block’s association with alcohol was the building’s only blemish during its early history would be disingenuous. By 1920, the percentage of women aged 18-44 in Great Falls counted about 25% of the population, a number that tallied married women, according to census data.⁵⁰ Considering the low number of women in the town itself, rural areas around Great Falls counted even lower percentages of young single women. With that backdrop, Great Falls, similar to other western towns of the time with a sizable male population, ventured into the realm of sporting women. An article in the *Great Falls Tribune*, published March 14, 2018, stated, “At the turn of the century, ladies boarding houses were centered in 2nd and 3rd streets south. High-class cocottes worked the Park Hotel and the Rainbow Hotel, though hotels throughout 1st-4th streets and avenues south also offered more than a bed.”⁵¹ “Prostitution was firmly established well before the turn of the century. There were never a huge number of women working in Great Falls, as there were in Butte. But the Great Falls women were sufficient in numbers to fill the needs of the men in the city and surrounding area.”⁵²

While not illustrious, this chapter of Great Falls history remains important. Few opportunities for young single women from lower-income families at the turn of the century existed and for many women, prostitution was significantly more lucrative and hardly more risky than the other

⁴⁹ Conrad, Falls Places Raided by U.S. Force,” *Great Falls Tribune*, March 19, 1930, p. 14.

⁵⁰ Fourteenth Census of the United States, 1920.

⁵¹ Kristen Inbody, “Scarlet Stories: Prostitution is an often overlooked side of Great Falls History,” *Great Falls Tribune*, March 14, 2018, <https://www.greatfallstribune.com/story/life/my-montana/2018/03/14/scarlet-stories-prostitution-often-overlooked-side-great-falls-history/426537002/>, accessed August 17, 2023.

⁵² Jay Moynahan, “Red Light Revelations: A Glance at Great Falls’ Lusty Past 1889,” as quoted in “Scarlet Stories: Prostitution is an often overlooked side of Great Falls History,” *Great Falls Tribune*, March 14, 2018, <https://www.greatfallstribune.com/story/life/my-montana/2018/03/14/scarlet-stories-prostitution-often-overlooked-side-great-falls-history/426537002/>, accessed August 17, 2023.

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work available to them. The Baatz Block played a significant role in the early history of this side of Great Falls' economic development, especially from 1914 to the early 1920s. Acknowledging the Baatz Block association with activities frowned upon by law enforcement provides a more complete story of the building than just its general but important use for lodging and legal business.

Some of these activities transpired in consort with liquor violations but many occurred singularly. Early attempts to corral prostitution in Montana date to 1911, when the 12th Regular Session of the Montana legislature advanced many tenets regarding the issue. These included, "the regulation of the following: transporting women for the purpose of prostitution, inducing or procuring women and girls as prostitutes, holding a woman against her will for the purpose of prostitution, and knowingly accepting or appropriating the earnings of a prostitute."⁵³ These 1911 tenets served as a springboard for enforcement activities around the state, including Great Falls.

By 1915, Great Falls law enforcement marshaled their efforts toward solicitation. These efforts encompassed city-wide application, with many focused on the Baatz Block. Prosecution often proved gender specific with females receiving the vast majority of charges. One of the earliest indictments that noted "plying an immoral trade" at the Baatz occurred in January of 1915, with the arrest of a young woman by the "purity squad."⁵⁴ Police claimed another victory a month later charging a young lady at the Baatz with "improper conduct in a room house."⁵⁵ Following pinches ensued with charges laid against a young woman for "improper conduct" at the Baatz Hotel.⁵⁶

With full-throttle restriction of solicitation occurring by 1917, implementation increased to curtail the activity. The *Great Falls Tribune* eloquently kept readers apprised: "Since Attorney General Ford's dictum regarding redlight districts the Baatz block has been taking over some of the departed glory of the restricted district, according to the police. At least, the police have visited the hotel several times and have not been disappointed in the results."⁵⁷ The "dragnet" caught three women and three men, with the trio of three men contributing "...\$55 to the city coffers." The earnestness of the police efforts to stamp out illicit activity from the Baatz Block cannot be understated as noted by the spirited reporting that appeared more commensurate to a murder than solicitation: "Descending on the Baatz hotel alone last night, Captain of Police Fred Locher conducted a single-handed raid in which five women, each of them later listed on the police blotter as being professionally immoral, were arrested."⁵⁸ The city still continued to amass

⁵³ Rita Gibson, Jan White, and Nick Zarnowski, "Montana Women's Legal History Timeline," <https://montanawomenshistory.org/research/legal/>, accessed August 29, 2023.

⁵⁴ "Dollie Wilson Is Back Again," *Great Falls Tribune*, January 11, 1915, p. 13.

⁵⁵ "Ella Wheeler Taken," *Great Falls Tribune*, February 1, 1915, p. 6. Euphemisms in the press for similar activity proved virtually limitless.

⁵⁶ "Police Court," *Great Falls Tribune*, February 18, 1916, p. 6.

⁵⁷ "Police Visit Baatz Block," *Great Falls Tribune*, July 21, 1917, p. 9.

⁵⁸ "Locher Raids Place Alone," *Great Falls Tribune*, March 25, 1919, p. 11.

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revenue for exploits related to the Baatz Block as May of 1919 witnessed a \$100 levy against Anna O'Neill, "...suspected of conducting herself improperly in the Baatz hotel."⁵⁹

Similar to activities related to alcohol, the promise of a new decade found little change in men seeking the company of women, and despite the entry into the 1920s, women bore the brunt of the charges with little accountability for men: "Nine women were arrested on charges of vagrancy in a raid made by police officers early Sunday morning at the Baatz hotel...Mrs. Victoria Jacobs, proprietor of the hotel, was arrested on a charge of running a disorderly house..."⁶⁰ Other charges soon followed in May of 1921, and again in December with the arrest of six, three men and three women, paying a visit to the police station for "...making improper use of rooms,"⁶¹ interestingly, the latter arrests appear to mark the first time the men received a heavier financial burden than the women. Continued arrests for solicitation occurred but appear to have diminished through the decade, or at least proved unworthy of reporting in the newspaper.⁶²

Instead, later reports that involved the Baatz Block often proved more prosaic, such as the story from 1976 that demonstrated that while hijinks at the building continued, their occurrence took a decidedly less provocative nature illustrated when a number of kids were caught jettisoning buckets of water from the upper floor windows upon unsuspecting patrons of the building's bar.⁶³

Lest One Forget...

Despite the checkered history of the Baatz Block, it is easy to forget the building provided housing for hundreds and hundreds of people throughout its history. It stood, and stands, as a neighborhood landmark.

In addition to serving as a hotel and apartments and its long history hosting a number of bars/taverns, the Baatz Block also served as home to a wide variety of different businesses that yielded a myriad of amenities and services, not only to the neighborhood, but to greater Great Falls. The Montana Printing Company relocated to the building upon its opening in March of 1914.⁶⁴ A few months later, the Montana Lithograph Company, the first business of its kind in the state, found a new home in the building.⁶⁵

⁵⁹ "Police Court Business Big," *Great Falls Tribune*, May 6, 1919, p. 9.

⁶⁰ "10 Arrests Made in Raid On Hotel," *Great Falls Tribune*, November 8, 1920, p. 10.

⁶¹ "Six Taken in Toils in Baatz Hotel Raid," *Great Falls Tribune*, May 15, 1921, p. 7; "Police Arrest Six Person In Morning Raids," *Great Falls Tribune*, December 8, 1921, p. 10.

⁶² "Vice Raid Causes Arrest of Women," *Great Falls Tribune*, December 10, 1923, p. 7.

⁶³ "Raindrops not falling on your head," *Great Falls Tribune*, September 27, 1976, p. 6.

⁶⁴ "We Are Moving To The Baatz Block," *Great Falls Tribune*, March 1, 1914, p. 6.

⁶⁵ "Lithograph Plant Opening," *Great Falls Tribune*, July 26, 1914, p. 5; "Montana Lithograph Company," advertisement, *Great Falls Tribune*, August 16, 1914, p. 10.

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Rooms in the building acted as offices for many, including for a party interested in “Three lady or gentlemen solicitors for city and county work. Call room 28 Baatz Hotel...”⁶⁶ Room 17 in the building served as a location of a seamstress who accepted work from the residents of the town.⁶⁷ Left of center occupations also found housing or office space available where one could ply their trade including Madam Roussell, the “World’s Most Noted Astrologist” in the 1930s and a subsequent sooth teller boasting palmistry and astrology skills.⁶⁸

The Baatz Block hosted a grocery evidenced by the request for an “experienced grocery man. One that knows.”⁶⁹ A lunch counter operated out of the building as did a soft drink stand.⁷⁰ For those in need of space to store items for the winter in a heated environment, the Baatz Block was your building.⁷¹

The vaunted Kirby vacuum cleaner service and sales operated out of the building for a spell in the mid-1940s followed in the early 1950s by Anderson Sales & Service who offered Filter Queen, “the Worlds finest vacuum cleaner, then replaced by Rebuilt Vacuum Shop in the 1970s.”⁷²

The presence of a drug store in the Baatz Block appears to have been a permanent fixture and included Harding Drugs, Higgs, the Niagara Pharmacy, and the Mellon Drug Store. Upon Mellon’s acquisition of the Baatz Block, the building also served as “...quarters of Standard Brands, and the Great Falls Mattress Co...”⁷³ Prior to that, the Baatz Block provided a venue for steam rooms at National Bath in the late 1920s and early 1930s.⁷⁴

Other more recent businesses occupied the building in the last several decades: “Cathy Spencer Odds and Ends use to be located in this building,” “...a second hand store 15-20 years ago,” “in the 80s, there was a vacuum shop...there was another bar on the street side...”⁷⁵

⁶⁶ “Wanted,” *Great Falls Tribune*, December 13, 1915, p. 10.

⁶⁷ “Situations Wanted—Female,” *Great Falls Tribune*, October 31, 1916, p. 12.

⁶⁸ “Purely Personal,” *Great Falls Tribune*, August 5, 1937, p. 15; “Purely Personal,” *Great Falls Tribune*, October 6, 1956, p. 13.

⁶⁹ “Wanted,” *Great Falls Tribune*, June 3, 1917, p. 24.

⁷⁰ “Business Chances,” *Great Falls Tribune*, July 28, 1917, p. 15; “Cigar Store Robbed, No Complaint Made,” *Great Falls Tribune*, January 10, 1920, p. 13.

⁷¹ “32 For Rent—Miscellaneous,” *Great Falls Tribune*, September 8, 1926, p. 12.

⁷² “For Sale—Miscellaneous,” *Great Falls Tribune*, November 6, 1946, p. 11; Advertisement, *Great Falls Tribune*, December 18, 1951, p. 10; Advertisement, *Great Falls Tribune*, January 23, 1977, p. 32.

⁷³ “Mellon’s Drug Store,” *Eastern Montana Catholic Register*, March 19, 1939, p. 3; “Victoria Hotel Is Purchased By Mrs. Bliss,” *Great Falls Tribune*, March 31, 1946, p. 9; “Mellon Pays \$50,000 for Baatz Block,” *Great Falls Tribune*, February 28, 1946, p. 7.

⁷⁴ “Few During Work,” *Great Falls Tribune*, October 27, 1929, p. 23.

⁷⁵ Facebook, “City of Great Falls—Local Government,”

<https://www.facebook.com/CityOfGreatFalls/posts/tbt-nick-baatz-was-a-well-known-wholesale-and-retail-liquor-dealer-and-great-fal/1908819815920826/>, posted July 9, 202, accessed September 12, 2023.

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Although many of the downstairs businesses came and went or changed hands, the once constant of the Baatz Block remained lodging. Although advertised as a hotel, the building afforded rooms to both short term clients and also those interested in longer stays, including individuals and families that stayed for extended periods of time and called the Baatz Block home. Little evidence exists to suggest certain areas of the hotel were set aside for short term versus long term occupancy, instead both uses comingled within and throughout the hotel.

The early advertising push of the hotel highlighted the contemporary construction: “Baatz Hotel, strictly modern. Finest rooms in Great Falls. \$15.00 per month and up. Special rates to travelers...”⁷⁶ That the Baatz Block hosted clientele aligned with its original working class housing intent was noted in 1920 with the announcement that a barber hoped to lease a one-chair shop in town, providing the Baatz Hotel as his point of contact.⁷⁷ Rooms remained available at the renamed Victoria Hotel into the late 1920s, including those for storage with the enticement of “cheap rent.”⁷⁸ By the early 1930s, rents in the hotel decreased becoming some of the cheapest advertised at the time in town, with the going rate noted at \$3.00 a week and up.⁷⁹ The mid-1930s, appears to have ushered in the use of the Baatz Block/Victoria Hotel as a destination not only those who called the building home, but also many who journeying to Great Falls for medical appointments, listing the hotel as their local place of contact.⁸⁰ Rentals, either long term or short term, continued for as long as the Baatz Block remained open. Through the 1940s, 1950s, and 1960s, rentals in the building provided many Great Falls residents a place to stay. By 1978, rental lodgings, both long and short term, remained an important facet of the Baatz Block, advertised as “clean & quiet.”⁸¹

After sitting vacant for several years, the acquisition of the Baatz Block in 2021 by NeighborWorks Great Falls, in partnership with Homeword of Missoula, with their plans to renovate the building into apartments returns the property full circle to its historic use, with the ground floor once again hosting business/managerial-related offices and the upper floors returning as apartments.

⁷⁶ “Baatz Hotel,” advertisement, *Great Falls Tribune*, December 4, 1916, p. 12; “Baatz Hotel,” advertisement, *Great Falls Tribune*, April 4, 1915, p. 6; the “special rates to travelers” corroborates that people who lived in the building and called it home comingled with those who stayed for shorter, even nightly, stays.

⁷⁷ “Wanted-Miscellaneous,” *Great Falls Tribune*, December 7, 1920, p. 10.

⁷⁸ “For Rent-Miscellaneous,” *Great Falls Tribune*, September 8, 1926, p. 12.

⁷⁹ “For Rent,” *Great Falls Tribune*, November 8, 1931, p. 10.

⁸⁰ “Hospital Notes,” *Great Falls Tribune*, November 17, 1936, p. 6; “At the Columbus,” *Great Falls Tribune*, April 25, 1940, p. 14; “Oakley Funeral,” *Great Falls Tribune*, September 9, 1939, p. 5; “Cascade County’s September Deaths Total 47, Larger Than Average Number for One Month,” *Great Falls Tribune*, October 17, 1939, p. 6; “Hospital Notes,” *Great Falls Tribune*, August 6, 1937, p. 8.

⁸¹ “114, Housekeeping-Furnished Rooms,” *Great Falls Tribune*, October 16, 1978, p. 20; “11 winners of grants announced,” *Great Falls Tribune*, May 12, 1975, p. 12.

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Ownership of the Baatz Block and Hotel Through the Years

Ownership of the Baatz Hotel business sold to Mrs. Jacobs with the transfer of ownership occurring on October 1, 1916.⁸² Clues regarding difficulties with the hotel operation surfaced in September of 1921 with the announcement that the hotel furniture was for sale.⁸³ By May of 1922, the Baatz Hotel assumed a new sobriquet, the Victoria, and came under new management. Rooms remained available by the month, week, or day with rates noted as, "\$4 week up, or \$16 month up."⁸⁴

When the 18th Amendment went into effect in 1920, the Baatz family and fortunes began to see a downhill slide, indicating that the manufacturing, distribution and sale of liquor served as a primary foundation of the family business. As noted, from 1921 to 1925, most of the newspaper coverage that mention Nick Baatz or the Baatz Block reference legal problems – failure to pay debts,⁸⁵ illegal sales or distribution of alcohol,⁸⁶ divorce,⁸⁷ etc. By 1925, transfer of the entire building proved imminent as Nick Baatz and others were served with a foreclosure notice for the Baatz Block in its entirety, faced with a \$38,841 bill.⁸⁸ During the proceedings, the building was described as, "one of the largest in town and put up at a high cost."⁸⁹ By the time of the proceedings, Nick Baatz had already signed over his interest in the building to C.N. Kessler, the son of his former boss and Nick's business partner in Helena when Nick first came to Montana. After this period, the property and the Baatz family faded out of the local spotlight, although Nick lived until 1939. Ownership transferred to Robert Russell.

Change was afoot again in 1946 when the transfer of the hotel business to Sarah Bliss occurred and also the transfer of the entire Baatz Block to Russell Mellon who acquired a building that contained "...numerous business properties, including the Mellon Drug store, quarters of Standard Brands, the Great Falls Mattress Co., a tavern and the Victoria hotel..."⁹⁰ The assignment of the hotel to Ms. Bliss effected a name change to the Brent Hotel. By the time Mellon acquired the Baatz Block, the businesses that operated in the building assumed a more respected role in the neighborhood compared to its past rich history.⁹¹ Advertisements for

⁸² "Baatz Hotel Sold," *Great Falls Tribune*, September 16, 1916, p. 8.

⁸³ "Baatz Hotel," *Great Falls Tribune*, September 16, 1921, p. 10.

⁸⁴ "For Rent-Housekeeping Rooms," *Great Falls Tribune*, October 5, 1921, p. 12; "For Rent-Housekeeping Rms," *Great Falls Tribune*, May 2, 1922, p. 10.

⁸⁵ "New Trial Ordered in Nick Baatz Case by Supreme Court," *Great Falls Tribune*, February 21, 1922, p. 5.

⁸⁶ "Deadly Liquor for Own Use Is Testimony by Nick Baatz," *Great Falls Tribune*, March 9, 1921, p. 8.

⁸⁷ "Divorced Wife Sues N. Baatz," *Great Falls Tribune*, October 4, 1922, p. 5.

⁸⁸ "Baatz Building Sale Asked To Pay Mortgage," *Great Falls Tribune*, September 24, 1925, p. 7; "Baatz Block Ordered Sold on Judgment," *Great Falls Tribune*, December 9, 1925, p. 11.

⁸⁹ "Baatz Building Sale Asked To Pay Mortgage," *Great Falls Tribune*, September 24, 1925, p. 7.

⁹⁰ "Victoria Hotel Is Purchased By Mrs. Bliss," *Great Falls Tribune*, March 31, 1946, p. 9; "Mellon Pays \$50,000 for Baatz Block," *Great Falls Tribune*, February 28, 1946, p. 7.

⁹¹ As an example of the less sensational reporting of Baatz Block activities, a potentially catastrophic event regarding boiling stew in May of 1944, resulted in hallways filled with smoke and the arrival of the fire

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chambermaids, help wanted, room availability, or generally the usual type of complaints geared toward businesses garnered the headlines and stories, falling short of the colorful and character-filled stories of earlier decades. The building eventually passed to Seldon and Martha Williams; after Mr. William's passing, Ms. Williams managed the property until around 1974.⁹²

In 2021, NeighborWorks Great Falls, in partnership with Homeword of Missoula, were awarded low income housing tax credits for the renovation of the Baatz Block into apartments. Similar to its historic use, the ground floor of the building will once again host business/managerial-related offices while the upper floors house tenants.

Although many of the most interesting years of the Baatz Block surround the ownership of the building by the Baatz, the building's period of significance extends to 1974, fifty years before present, reflecting its important role outside of the building's checkered past, acknowledging its decades long significance associated with housing in the downtown Great Falls area and its role hosting a variety number of businesses throughout its existence.

Architectural Significance:

The Baatz Block represents a sound example of a two-part Western Commercial style building, a style popular in the late nineteenth and early twentieth century, and commonly found in most western commercial districts, appearing in large and small towns alike. The style displays a simple storefront presentation and symmetrical upper façade with a variety of ornamental details.

Two-part commercial blocks exemplify one of the most common forms for small to moderate sized commercial buildings in the United States. They display a rectangular floorplan, often of great length, feature one to four stories, and can be free-standing or attached. The exterior's horizontal separation allows discerning differences in interior use. Multi-story buildings generally housed stores in the lower floor with the upper stories dedicated to office space, lodging accommodations, or meeting rooms, a model illustrated by the Baatz Block. Storefronts often display central recessed entries flanked by large plate glass windows and transom lights across the entrance and display windows light the interior. Symmetrical window openings dominate upper façade walls and integrate different elements to accent the window treatments or create horizontal patterns.⁹³ The construction of two-part commercial blocks often utilized durable materials including concrete, limestone, or brick.

department. Luckily, little damage occurred and the article concluded with, "the stew was a total loss." "Pot of Stew Boils Over, Fire Department Called," *Great Falls Tribune*, August 20, 1944, p. 12.

⁹² "Deaths and funerals, Martha Williams," *Great Falls Tribune*, July 9, 1981, p. 12.

⁹³ The discussion on the western commercial architectural style is drawn primarily from two historic architectural contexts: Mary McCormick, *Downtown Bismarck Historic District National Register of Historic Places Nomination*, 2000, on file, North Dakota State Historic Preservation Office, Bismarck, ND; also City of Pine Island, Minnesota "Survey of Historic Buildings: Historic Context" at http://cc.pineislandmn.com/downloads/survey_of_historic_buildingshistoric_context.doc.

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The Baatz Block exhibits a number of details associated with the Western Commercial Style and two-part block construction including the storefront organization and symmetrical upper façade, long rectangular plan, and flat or gently sloping roofs hidden by a parapet or pediment.

Specifically:

- Symmetry: The primary façade of the building facing 2nd Avenue displays bilateral symmetry relative to the center line of the façade. The center of the façade is defined by pilasters as are both corners. The windows display a symmetrical order within the bays defined by the pilasters. The floor plan is generally symmetrical above the ground floor, with a central hallway running from the upper floor lobbies to the alley (north to south).
- Elevations: The brick building sports three stories and the main façade on 2nd Avenue and the secondary façade on 4th Street are ordered by pilasters expressed in the brick construction defining two bays on 2nd and six bays on 4th. A recessed entry remains but presently covered by plywood.
- Flat roofs: Most common in commercial examples, the Baatz Block features a “flat” (low-slope) roof, with a minimal slop for drainage from 2nd Avenue to the alley and a beautiful parapet.
- Restrained decorative elements: The Baatz Block features decorative elements expressed by the use of contrasting brick colors and patterns, full height pilasters that display two ornamental geometric inlays of dark red brick in the upper stories, the north and west elevation multi-course parapet of red stretcher brick and cut stone, handsome beltcourse, dentilling below the beltcourse, an inset panel of red brick highlighted by a motif of alternating light brick “T”s, every other one inverted, and the presentation of the building name and date on the primary façade on 2nd Avenue.

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Previous documentation on file (NPS):

☐ preliminary determination of individual listing (36 CFR 67) has been requested
☐ previously listed in the National Register
☐ previously determined eligible by the National Register
☐ designated a National Historic Landmark
☐ recorded by Historic American Buildings Survey # _____
☐ recorded by Historic American Engineering Record # _____
☐ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

☐ State Historic Preservation Office
☒ Other State agency: Montana Historical Society, Library and Archives
☐ Federal agency
☒ Local government: City of Great Falls Historic Preservation Office
☐ University
☐ Other
Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreege of Property 0.172 Acres

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____

(enter coordinates to 6 decimal places)

1. Latitude: 47.502830	Longitude: -111.300620
2. Latitude:	Longitude:
3. Latitude:	Longitude:
4. Latitude:	Longitude:

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Verbal Boundary Description (Describe the boundaries of the property.)

Lot 1, Block 414, Town or Townsite of Great Falls, Cascade County, Montana, per the official map or plat thereof on file and of record in the office of the Clerk and Recorder of said County.

Boundary Justification (Explain why the boundaries were selected.)

The boundary encompasses the whole of the Baatz Block building and the land upon which it stands. The building covers the entire property except for a two-and-a-half-foot strip on the southern 110 feet of the east side property line. The boundary includes all of the building and that small strip of unoccupied land called out in the associated deed for the property.

11. Form Prepared By

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 e-mail jboughton@mt.gov
 telephone: (406) 444-3647
 date: 9/20/2023

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.

Baatz Block
 Name of Property

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 County and State

- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Photo Log

Name of Property: Baatz Block

City or Vicinity: Great Falls

County: Cascade

State: Montana

Photographer: Julie M. Stiteler, unless otherwise noted

Date Photographed: as noted

Description of Photograph(s) and number, include description of view indicating direction of camera:

See Below

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

Tier 1 – 60-100 hours
 Tier 2 – 120 hours
 Tier 3 – 230 hours
 Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Maps



● ——— ● = 850 feet

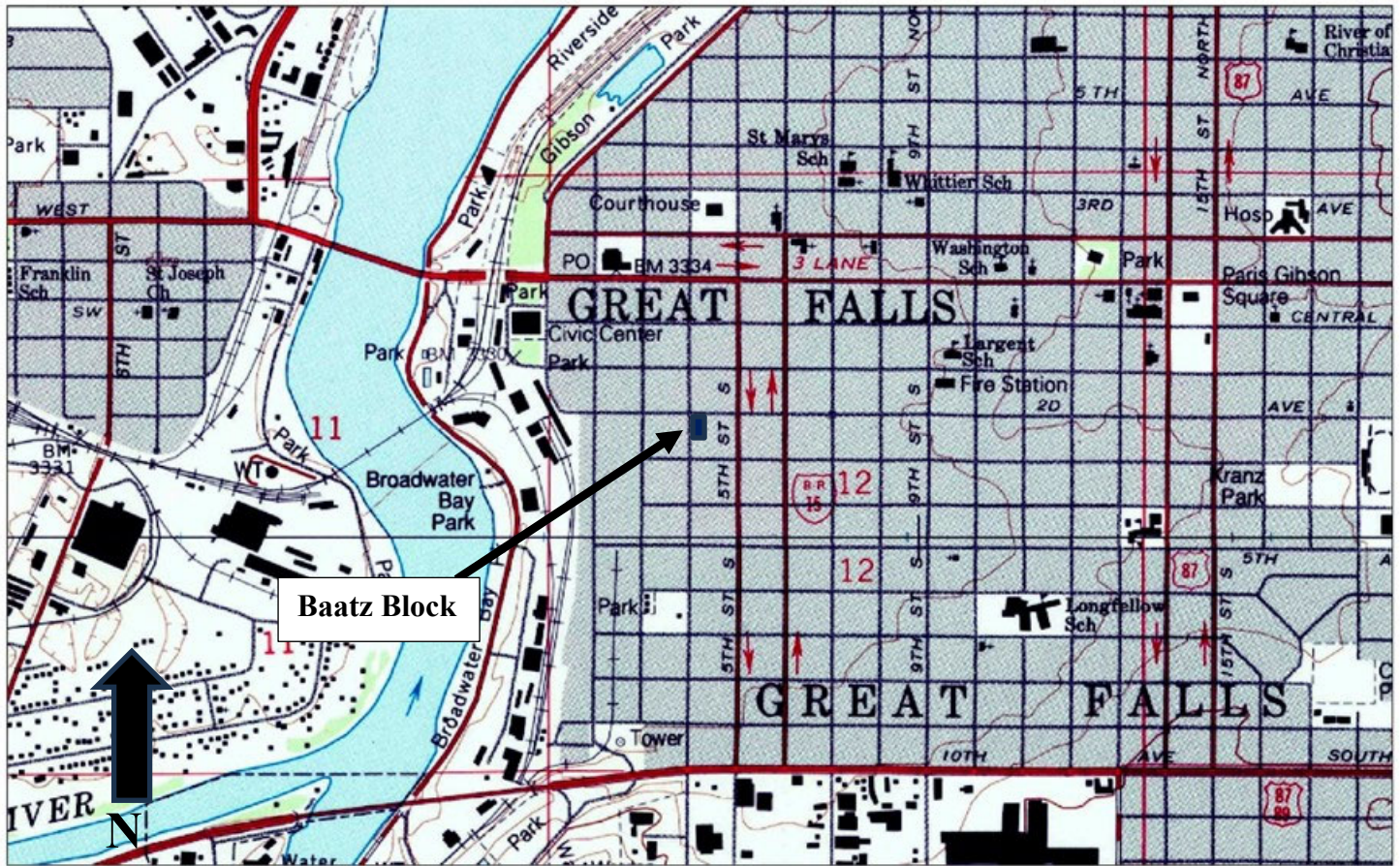
Montana State Library - Digital Library
(406) 444-5354 | geoinfo@mt.gov | <http://msl.mt.gov>

Map created using the Digital Atlas September 13, 2023
<http://msl.mt.gov/GIS/Atlas>

Location of the Baatz Block. Found on the Northwest Great Falls 7.5' Quadrangle Map, T20N R3E Section 12. Center point = Latitude: 47.502830 Longitude: -111.300620.

Baatz Block
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● — ● = 850 feet

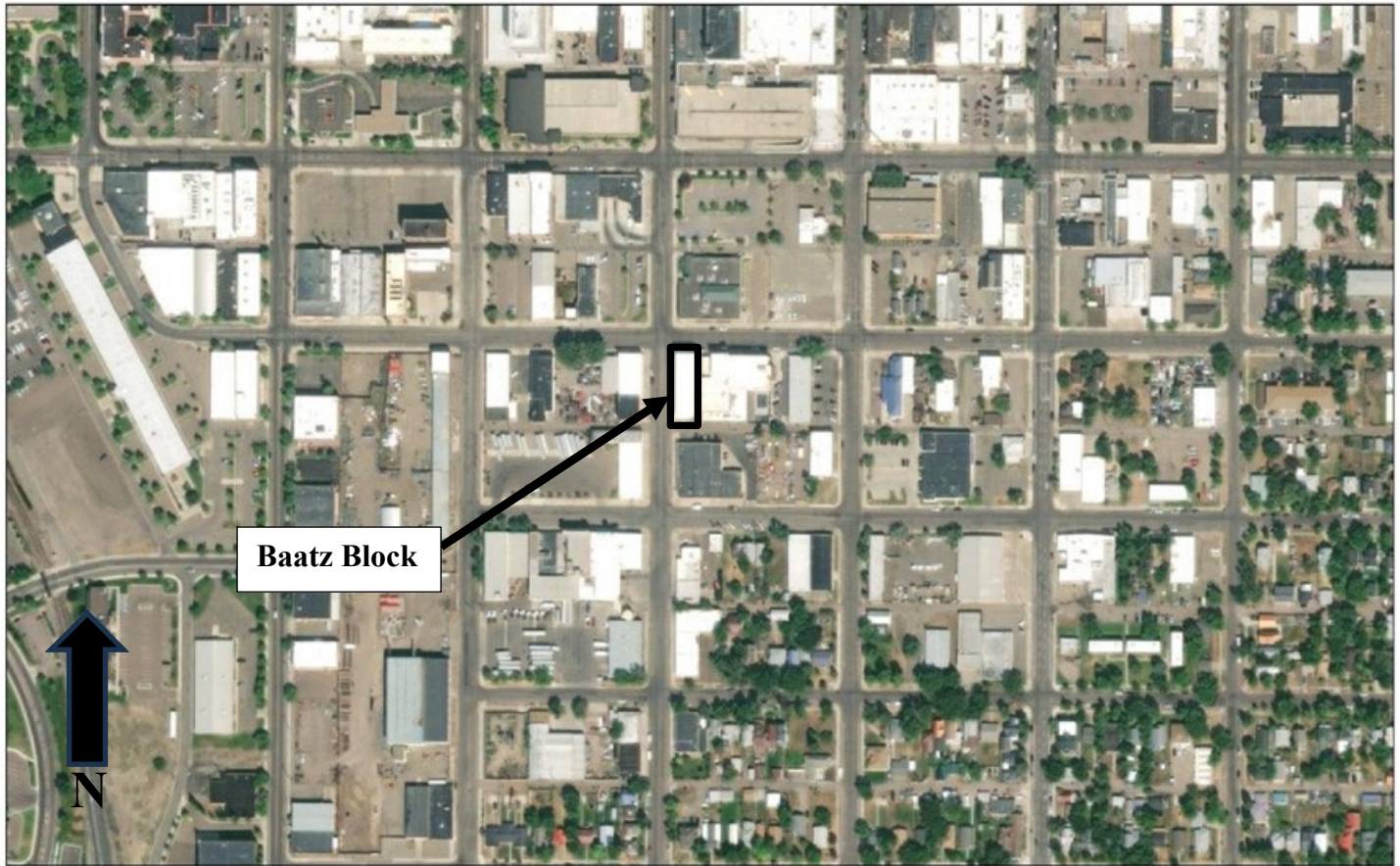
Montana State Library - Digital Library
(406) 444-5354 | geoinfo@mt.gov | <http://msl.mt.gov>

Map created using the Digital Atlas September 13, 2023
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Baatz Block
Name of Property

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County and State



Montana State Library - Digital Library
76061 444-6954 | geoinfo@mt.gov | http://msl.mt.gov

Map created using the Digital Atlas September 13, 2023
http://msl.mt.gov/GIS/Atlas

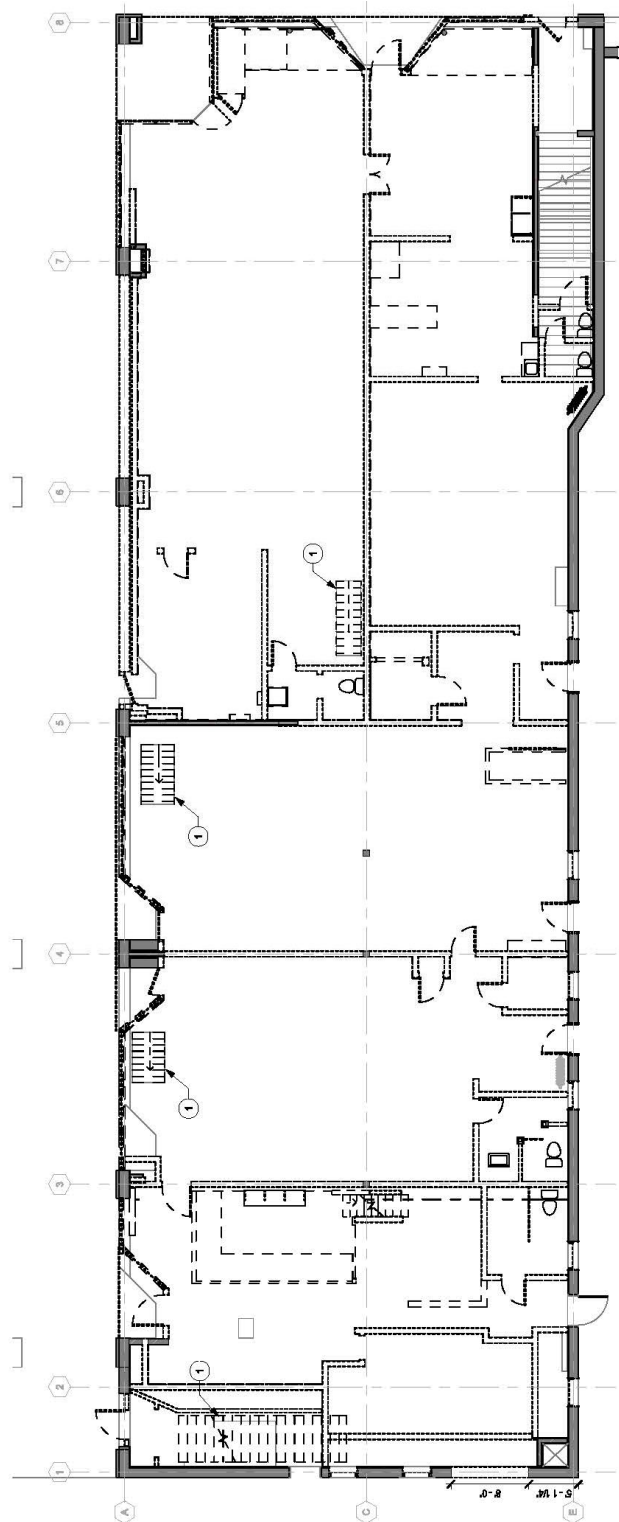
● ————— ● = 850 feet

Aerial view of the location of the Baatz Block. Found on the Northwest Great Falls 7.5' Quadrangle Map, T20N R3E Section 12. Center point = Latitude: 47.502830 Longitude: -111.300620.

Baatz Block
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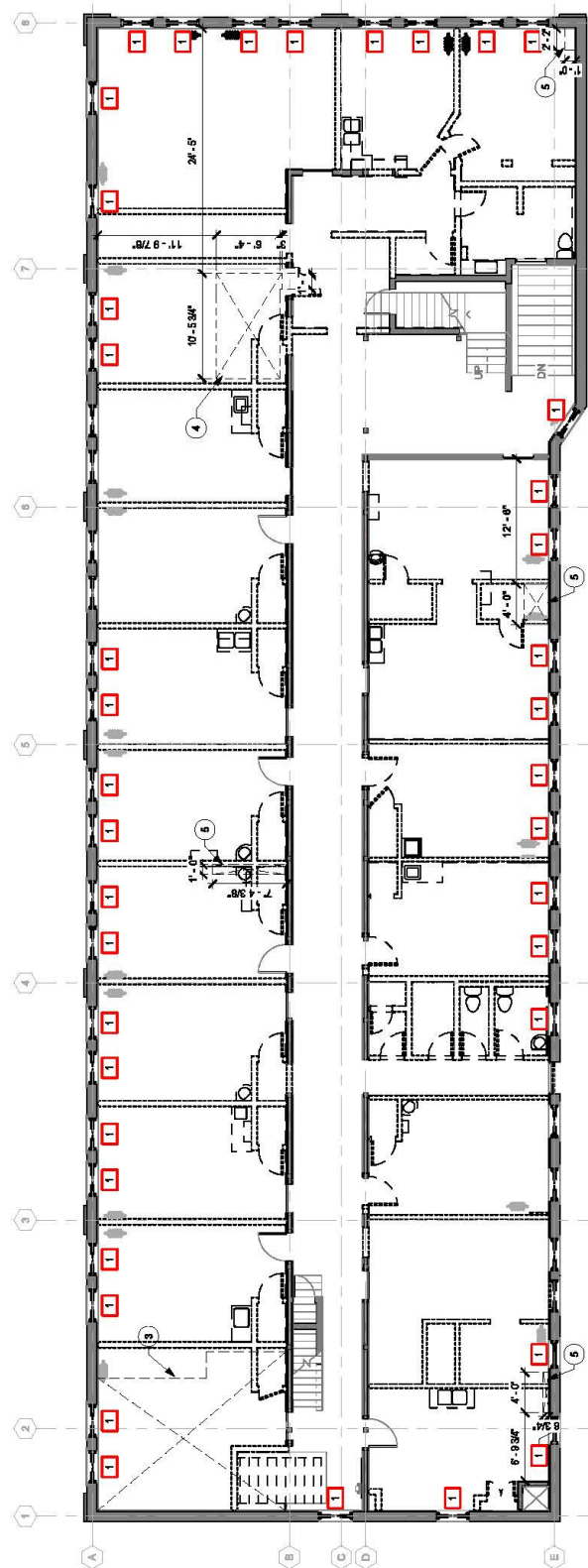
Floorplans



Baatz Block, First Floor Floorplan

Baatz Block
Name of Property

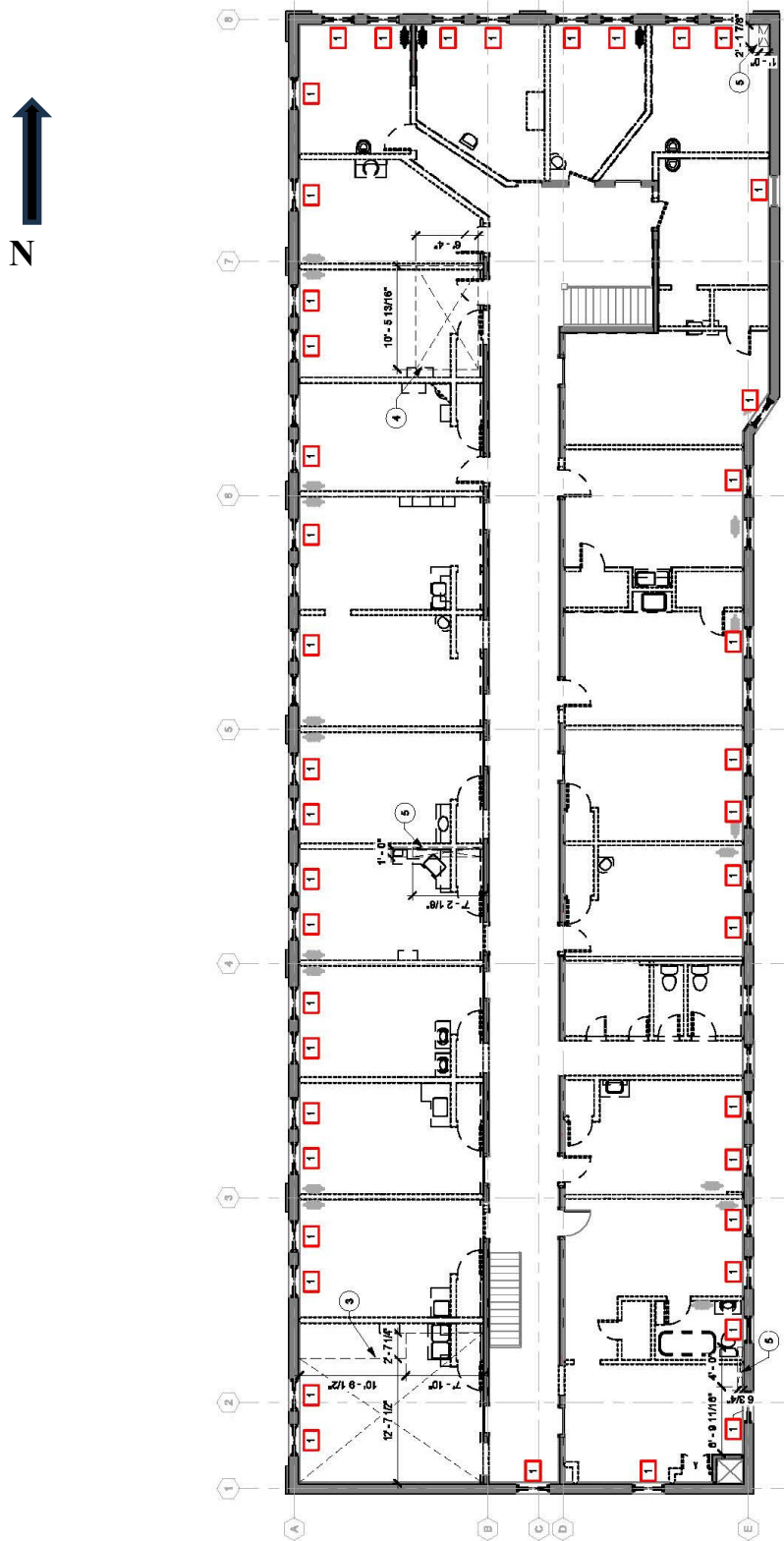
Cascade County, MT
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Baatz Block, Second Floor Floorplan

Baatz Block
Name of Property

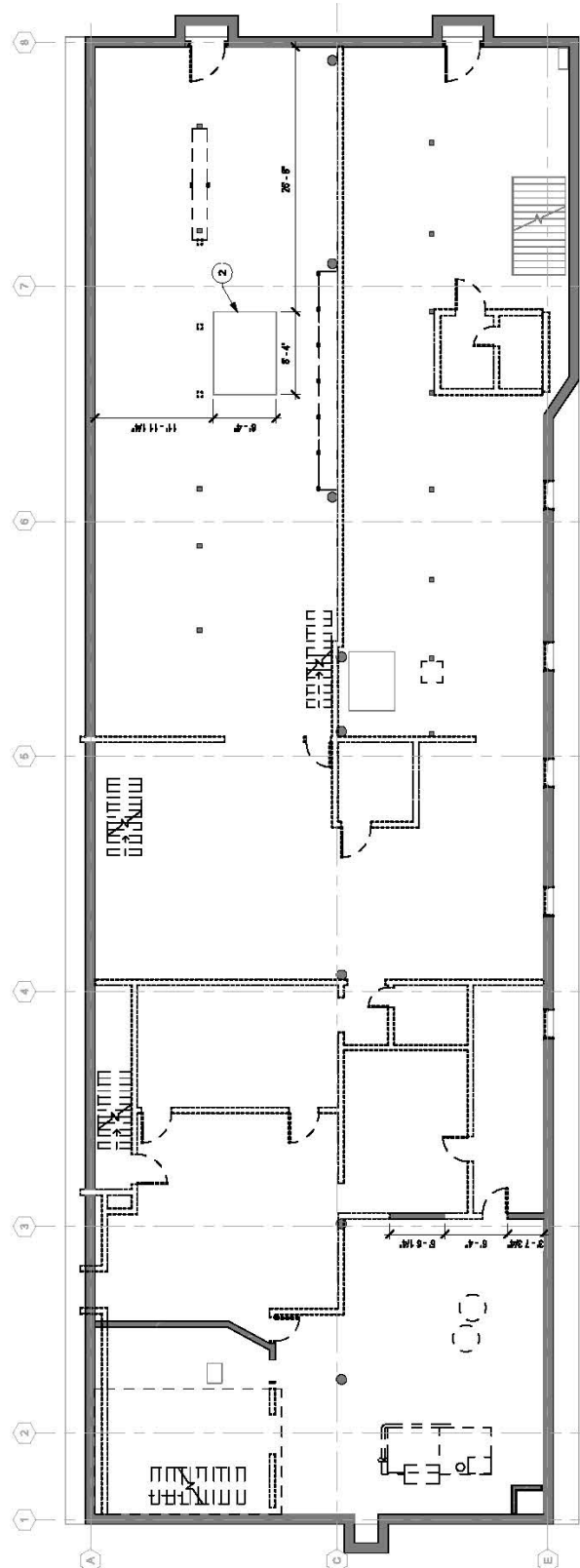
Cascade County, MT
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Baatz Block, Third Floor Floorplan

Baatz Block
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Baatz Block, Basement Floorplan

Baatz Block
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Historic Images



Historic Photo provided by Montana Historical Society, Kessler Family Photo Collection, dated between 1914-1923, unknown photographer, view looking southeast.

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East Façade prior to construction of adjacent building, June 2009, looking west southwest, photographer: unknown, archived Google Streetview screen capture (only known source for photos of now obscured east elevation).

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National Register Photographs

Name of Property: Baatz Block

City or Vicinity: Great Falls

County: Cascade

State: Montana

Photographer: Julie M. Stiteler, BSPARK Architecture, Keith Nelson, Katie Batterbee,
Heather McMilin (noted below)
unless otherwise noted

Date Photographed: as noted below

Description of Photograph(s) and number, include description of view indicating direction of camera:



MT_CascadeCounty_BaatzBlock_0001: Primary Façade on Second Avenue South, facing south, September 16, 2022, photographer: Julie M. Stiteler.

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MT_CascadeCounty_BaatzBlock_0002: Corner of Second Avenue South and 4th Street South, Primary and Secondary Facades, looking east southeast, March 22, 2021, photographer: Julie M. Stiteler.

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MT_CascadeCounty_BaatzBlock_0003: Secondary Façade on 4th Street South, looking east northeast, July 1, 2021, photographer: Katie Batterbee.

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MT_CascadeCounty_BaatzBlock_0004: Corner of alley and 4th Street South, looking east-northeast, March 22, 2021, photographer: Julie M. Stiteler.

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MT_CascadeCounty_BaatzBlock_0005: Alley Façade, looking north northeast, July 1, 2021, photographer: Julie M. Stiteler.

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MT_CascadeCounty_BaatzBlock_0006: Alley Façade partial, showing water intrusion damage on brick veneer, looking north, July 1, 2021, photographer: Julie M. Stiteler.

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MT_CascadeCounty_BaatzBlock_0007: East Façade partial, showing obstruction by adjacent building, looking north northwest, June 7, 2022, photographer: BSPARK Architecture.

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MT_CascadeCounty_BaatzBlock_0008: East Façade partial, showing diagonal setback, looking west, June 7, 2022, photographer: BSPARK Architecture.

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MT_CascadeCounty_BaatzBlock_0009 East Façade partial, looking south southwest, June 7, 2022, photographer: BSPARK Architecture.

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MT_CascadeCounty_BaatzBlock_0010: North and West Façades prior boarding of windows, looking south southeast, date unknown, photographer: unknown, archived Realtor.com photo (only known source of existing ground floor facades prior to boarding up).

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MT_CascadeCounty_BaatzBlock_0011: Ground Floor, showing pressed tin ceiling, west side, looking south, July 1, 2021, photographer: Katie Batterbee.

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MT_CascadeCounty_BaatzBlock_0012: Ground Floor, 4th bay, looking west, June 20, 2023, photographer: Julie M. Stiteler.

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MT_CascadeCounty_BaatzBlock_0013 Basement, looking east southeast, July 1, 2021, photographer: Katie Batterbee.

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MT_CascadeCounty_BaatzBlock_0014: Basement, looking north, August 2, 2023, photographer: Keith Nelson.

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MT_CascadeCounty_BaatzBlock_0015: Enclosed northeast stair, ground floor looking up to 2nd floor, July 1, 2021, looking south, photographer: Katie Batterbee.

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MT_CascadeCounty_BaatzBlock_0016: Open northeast stair and 2nd floor lobby, 2nd floor, looking northeast, July 1, 2021, photographer: Katie Batterbee.

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MT_CascadeCounty_BaatzBlock_0017: Open northeast stair left, looking down on stair from street, 2nd floor, looking north, July 1, 2021, photographer: Julie M. Stiteler.

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MT_CascadeCounty_BaatzBlock_0018: Open northeast stair detail, 2nd floor, looking north northwest, March 22, 2021, photographer: Julie M. Stiteler.

Baatz Block
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MT_CascadeCounty_BaatzBlock_0019: Hallway, 2nd floor, looking south, July 1, 2021, photographer: Katie Batterbee.

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MT_CascadeCounty_BaatzBlock_0020: 2nd floor, typical hotel room with original wood windows, non-historic paint on windows and trim, looking east, March 22, 2021, photographer: Julie M. Stiteler.

Baatz Block
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MT_CascadeCounty_BaatzBlock_0021: 2nd floor, random non-historic remodel of north rooms, looking northeast, March 22, 2021, photographer: Julie M. Stiteler.

Baatz Block
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MT_CascadeCounty_BaatzBlock_0022: 2nd floor, non-historic remodel of north rooms including non-historic dropped ceiling, with original stained window trim, looking northwest, July 1, 2021, photographer: Julie M. Stiteler.

Baatz Block
Name of Property

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MT_CascadeCounty_BaatzBlock_0023: 2nd floor, original enclosed southwest stair from ground floor exterior entry to 2nd floor, looking west, March 22, 2021, photographer: Julie M. Stiteler.

Baatz Block
Name of Property

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MT_CascadeCounty_BaatzBlock_0024: Original open southwest stair, 2nd floor to 3rd floor, looking south, July 1, 2021, photographer: Katie Batterbee.

Baatz Block
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MT_CascadeCounty_BaatzBlock_0025: 3rd floor hallway with top of original open stair in foreground showing original door locations and stained wood trim and base, original wood floors, looking north, June 20, 2023, photographer: Julie M. Stiteler.

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MT_CascadeCounty_BaatzBlock_0026: 3rd floor, typical hotel room, showing original wood trim and base with non-original paint, original wood floors, looking east, July 1, 2021, photographer: Katie Batterbee.

Baatz Block
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MT_CascadeCounty_BaatzBlock_0027: 3rd floor lobby with top of original open stair in foreground showing original door locations and stained wood trim and base, original wood floors, July 1, 2021, looking north, photographer: Katie Batterbee.

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MT_CascadeCounty_BaatzBlock_0028: Original wood window detail, showing clear stain treatment on trim, looking northwest, September 11, 2022, photographer: Heather McMilin (Homeword).

Baatz Block
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MT_CascadeCounty_BaatzBlock_0029: Replacement vinyl sash detail, showing damaged trim, looking southeast, September 11, 2022, photographer: Heather McMilin (Homeword).

United States Department of the Interior
National Park Service / National Register of Historic Places Registration Form
NPS Form 10-900 OMB Control No. 1024-0018

Baatz Block
Name of Property

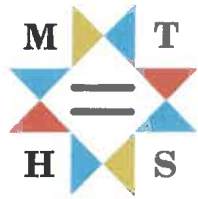
Cascade County, MT
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MONTANA
HISTORICAL SOCIETY

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DEC 26 2023

CITY CLERK

Historic Preservation
Museum
Outreach & Interpretation
Publications
Library & Archives

Agenda #14.

December 22, 2023

Great Falls Mayor Bob Kelly and Great Falls City Council
P.O. Box 5021
Great Falls, MT 59403

RE: Baatz Block National Register nomination

Dear Mayor Kelly and Great Falls City Council:

We are pleased to inform you that the **Baatz Block** (400-402 2nd Avenue South) in Great Falls will be considered by the State Historic Preservation Review Board for nomination to the National Register of Historic Places. The National Register of Historic Places is the Federal government's official list of historic properties worthy of preservation.

The nomination is scheduled for presentation at Montana's Review Board's next meeting, the morning of January 25. The exact start time of the meeting and agenda will be forthcoming and posted at the same link where the draft Baatz Block National Register nomination is now posted (at the State Historic Preservation Office's website on the National Register of Historic Places page under the link "State Historic Preservation Review Board Meeting," <http://mhs.mt.gov/Shpo/NationalReg/RBagenda>). A Zoom video link will be available. For those attending via Zoom, we suggest that a property owner or interested party log in to the meeting prior to the listed time for a nomination's presentation to ensure they do not miss the presentation/discussion of the property.

Enclosed please find notification forms regarding support or objection to this nomination. We invite your written comments, if any, on the historical, architectural and archaeological significance of the property and submit those comments to this office at least two weeks prior to the board meeting. If you have any questions, please contact me at 444-3647 or via e-mail at jboughton@mt.gov.

Please return the notifications forms to:

John Boughton, National Register Coordinator
Montana State Historic Preservation Office
1301 E. Lockey
P.O. Box 201202
Helena, MT 59620

Sincerely,

John Boughton
National Register Coordinator
MT State Historic Preservation Office
Montana Historical Society
1301 E. Lockey, P.O. Box 201202
Helena, MT 59620-1202
(406) 444-3647

enclosure: Support/objection form

Date

John Boughton, National Register Coordinator
Montana State Historic Preservation Office
1301 E. Lockey
P.O. Box 201202
Helena, MT 59620

Dear Mr. Boughton,

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to comment on the proposed listings of properties within my jurisdiction.

Following are the proposed listings:

Baatz Block (400-402 2nd Avenue South) in Great Falls
(Name of the Historic Property)

- ☐ On behalf of my jurisdiction, I support the proposed listing.
- ☐ On behalf of my jurisdiction, I object to the proposed listing.
- ☐ On behalf of my jurisdiction, I hereby waive my right to comment on the proposed listing.

Sincerely,

Official's Signature

Printed Name and Title

Date

Address

City

State

Zip

Date



August 11, 2023

To Whom it may Concern,

On behalf of NeighborWorks Great Falls Development LLC, the current owners of the Baatz Block at 400-403 2nd Avenue South, Great Falls, MT, we acknowledge that Homeword is submitting a National Park Service Nomination and NPS Historic Preservation Certification Application Parts 1 and 2 to list the project on the National Register of Historic Places and document the preservation and rehabilitation work to ensure the project qualifies for Federal and State Historic Rehabilitation Tax Credits. This building rehabilitation project is for the adaptive reuse of the Baatz Block in Great Falls into the Baatz Block Apartments, providing 25 permanent supportive housing apartments to individuals and families who have experienced homelessness, earning 60% of the Area Median Income or less. This project is a partnership between NeighborWorks Great Falls (NWGF), Homeword (HW), Great Falls Housing Authority (GFHA) and Great Falls service providers to address the critical need of stable housing with supportive services for those most vulnerable in the Great Falls community. Homeword and NeighborWorks Great Falls' entities will become co-general partners in the eventual owner, Baatz Block Apartments LLLP.

Safe, stable housing is essential to health and an ever-growing body of research has documented that housing combined with supportive services can lead to improved overall health and lower public healthcare costs. Across Montana there is a cohort of individuals who do not have access to stable housing and primary healthcare, which leads to a cycled use of emergency rooms, hospitals, jails, detox facilities, and homeless shelters at enormous expense to these systems.

The vision for this underutilized building is 25 permanent supportive homes, with a community service facility on the ground floor. Permanent supportive housing is an intervention that combines affordable housing assistance with voluntary support services to address the needs of individuals experiencing homelessness. The services are designed to build independent living and tenancy skills and connect people with community-based health care treatment and employment services.

Homeword and NeighborWorks Great Falls have been allocated Low-Income Housing Tax Credits from Montana Housing, as well as City and State HOME Investment Partnership Program grants, a State National Housing Trust Fund grant, City HOME-ARP grant, County ARPA grant, FHLBDM AHP grant, and private foundation grants to help achieve this critical project. The Federal and State Historic Rehabilitation Tax Credits are a significant and critical part of the financial structure.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sherrie Arey".

Sherrie Arey
NeighborWorks Great Falls
Executive Director