



**City Commission Meeting Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
April 19, 2022
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. Please refrain from attending in person if you are not feeling well.
- 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-in. Call in during specific public comment periods at [406-761-4786](tel:406-761-4786). Please note that the call in option may not be the most ideal option as there is a time delay between what is being aired/streamed and the live meeting, and there may be significant waiting times depending on how many calls are in the queue. Public would need to watch the meeting through the viewing methods listed above and call in when prompted by the Mayor. Calls will be taken in the order in which they are received. Callers will be restricted to customary time limits.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL / STAFF INTRODUCTIONS

AGENDA APPROVAL

CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS

PROCLAMATIONS

Arbor Day [April 29, 2022] and Earth Day [April 22, 2022]

COMMUNITY INITIATIVES

1. Alabama Works Trip Update from Commissioner Wolff and Chamber of Commerce.

PETITIONS AND COMMUNICATIONS

2. Miscellaneous reports and announcements.

(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.)

NEIGHBORHOOD COUNCILS

3. Miscellaneous reports and announcements from Neighborhood Councils.

BOARDS AND COMMISSIONS

4. Miscellaneous reports and announcements from Boards and Commissions.

CITY MANAGER

5. 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.

6. Minutes, April 5, 2022, City Commission Meeting.
7. Total Expenditures of \$2,518,541 for the period of March 17, 2022 through April 6, 2022, to include claims over \$25,000, in the amount of \$1,969,625.
8. Contracts List.

Action: Approve Consent Agenda as presented or remove items for separate discussion and/or vote by any Commission member.

PUBLIC HEARINGS

9. Resolution 10447, Expanding the Boundaries of the Great Falls Business Improvement District. *Action: Conduct a public hearing and adopt or deny Res. 10447. (Presented by Melissa Kinzler and Joan Redeem.)*
10. Resolution 10448, Establishing Residential and Commercial Sanitation Service Collection Rates Effective May 1, 2022. *Action: Conduct a public hearing and adopt or deny Res. 10448. (Presented by Paul Skubinna)*
11. Resolution 10452, Remodeling, Reconstruction or Expansion of Certain Commercial Buildings or Structures; Tax Benefit for Starry Night Hospitality, LLC, 621 Central Avenue. *Action: Conduct a public hearing and adopt or deny Res. 10452. (Presented by Craig Raymond)*
12. Resolution 10453, Remodeling, Reconstruction or Expansion of Certain Commercial Buildings or Structures; Tax Benefit for CMSC, LLC (DOC-Great Falls Holding, LLC), 3010 15th Avenue South (Great Falls Clinic and Hospital). *Action: Conduct a public hearing and adopt or deny Res. 10453. (Presented by Craig Raymond)*

OLD BUSINESS

NEW BUSINESS

13. Resolution 10456, New or Expanding Industry Tax Benefit for Calumet Refining, LLC., located at 1900 10th Street NE. *Action: Set or not set a public hearing for May 3, 2022. (Presented by Craig Raymond)*

ORDINANCES / RESOLUTIONS

14. Resolution of Intent 10455, Intention to vacate a portion of 10th Alley South between 19th Street and 20th Street. *Action: Adopt or deny Res. of Intent 10455 and set or not set a public hearing for May 17, 2022. (Presented by Craig Raymond)*

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.

JOURNAL OF COMMISSION PROCEEDINGS
April 5, 2022

Regular City Commission Meeting

Mayor Pro Tempore Wolff presiding

CALL TO ORDER: 7:00 PM

Commission Chambers Room 206

Mayor Pro Tempore Wolff commented in response to a March 30, 2022 *Great Falls Tribune* article titled “Not in my neighborhood” that pertained to anti-Semitic flyers distributed in Great Falls. The City of Great Falls and its residents do not tolerate discrimination of any sort.

PLEDGE OF ALLEGIANCE

ROLL CALL/STAFF INTRODUCTIONS: City Commission members present: Susan Wolff, Eric Hinebauch, Joe McKenney and Rick Tryon. Mayor Bob Kelly was excused. Also present were City Manager Greg Doyon and Deputy City Manager Chuck Anderson; Public Works Director Paul Skubinna; Planning and Community Development Deputy Director Tom Micuda; Finance Director Melissa Kinzler; City Attorney Jeff Hindoien; Police Chief Jeff Newton; and, City Clerk Lisa Kunz.

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

CONFLICT DISCLOSURE/EX PARTE COMMUNICATIONS: None.

PROCLAMATIONS: Public Safety Telecommunicators Week (April 10-16, 2022)

MILITARY UPDATES

1. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS FROM THE MONTANA AIR NATIONAL GUARD (MANG).

Colonel Trace Thomas, MANG Wing Commander, provided the following updates:

- An Open House is scheduled for July 22-24, 2022, with the Thunderbirds as the primary show. The media will provide additional information in the near future.
- A planned mass casualty response exercise is scheduled for May 19, 2022 that will involve all City and County response entities.
- Additional flying has occurred in the recent weeks to prepare for an upcoming deployment.
- A Great Falls School District tour is scheduled April 13, 2022 to educate faculty on what MANG has to offer graduating students.
- An Open Hangar event is scheduled April 14, 2022 for junior and senior students of community and surrounding schools to learn about career opportunities.

PETITIONS AND COMMUNICATIONS

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2. **Karl Spitzmacher**, 100 Central Avenue, referred to the discussion of Item 20 on the March 1, 2022 Commission agenda and suggested the State of Montana acquire airplanes from the airlines to lease out for use as commuter planes locally within the state, providing the airplanes are feasible and maintenance worthy.

Daniel Hartzell, 609 Central Avenue, commented that siren noise at the St. Patrick's Day parade from police, fire and ambulances should be cited as noise pollution.

NEIGHBORHOOD COUNCILS

3. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

BOARDS AND COMMISSIONS

4. **APPOINTMENT TO THE LIBRARY BOARD.**

Commissioner Tryon moved, seconded by Commissioner McKenney, that the City Commission appoint Jay Bradley Eatherly to the Library Board for the remainder of a five-year term through June 30, 2024.

Mayor Pro Tempore Wolff asked if there were any comments from the public or discussion amongst the Commissioners.

Commissioner Tryon expressed appreciation to Mr. Eatherly for applying to serve on the Library Board for the remainder of Susan McCord's term.

There being no further discussion, Mayor Pro Tempore Wolff called for the vote.

Motion carried 4-0.

5. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

None.

CITY MANAGER

6. **MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.**

Deputy City Manager Chuck Anderson made the following announcements:

- The Park and Recreation Department staff is hosting the Montana Trails, Recreation and Parks Association conference this week in Great Falls.
- Grant Administrator Tom Hazen is hosting the second public Q&A session for the City ARPA application process tomorrow, April 6, 2022 from 3:00-5:00 PM in the Gibson Room.

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- Great Falls Fire Rescue is conducting its Citizens Academy on consecutive Thursday evenings at 6:00 PM at the Fire Training Center.
- On March 25, 2022, over 20 attendees from across the state attended the HR Symposium for City Managers and HR professionals hosted by City Manager Greg Doyon. Discussions focused on strategies to navigate the changing employment market, and recruitment and retention efforts for the municipalities. The Commission will be more fully briefed during an upcoming work session.
- Great Falls Public Library is hosting several events this week to support “No More Violence Week.” A list of events is available on the Library’s website.

Police Chief Jeff Newton made the following announcements:

- Officer Shane Klippenes, badge 364, graduated today from the 12-week Montana Law Enforcement Academy Basic 177 Program. Officer Klippenes was selected by his peers to receive the Joe May award for his leadership and incredible sense of motivation. He also recognized Cascade County Sheriff Deputies John Nuss for receiving the Paul Williams award for being the class inspiration, and Quinn Gagnon for receiving the Alex Mavity award for achieving the number one overall ranking of the basic academy.

At the request of Commissioner Tryon, Chief Newton provided the following updates:

First United Methodist Church

Since the first of the year, the Great Falls Police Department (GFPD) responded to the First United Methodist Church 38 times that included 11 disturbances, 14 liquor law violations, 5 welfare checks, and 8 information generals that also included warrant arrests. From March 22 to today, GFPD issued the following citations: 11 open container, 1 criminal trespass to property, 1 obstructing a peace officer, 2 disorderly conducts, 2 resisting arrests, and 2 assaults on a peace officer.

At the request of GFPD, Reverend Wakely allowed GFPD, Alluvion and a representative from United Way to conduct interviews at First United Methodist Church on March 25, 2022. Collected data determined:

- 5 people were truly considered homeless
- 6 out of 6 were receptive to medical services, 4 out of 6 were receptive to mental health treatment services, and 4 out of 6 were receptive to substance abuse disorder services
- Most of them get food from the churches and not the Rescue Mission
- 2 of 6 had identification - They are assisting those folks in obtaining their id’s because it is tremendously difficult to get a job without any form of id
- 2 of 6 has a disability;
- 1 was approved for Section 8 housing but there were no openings

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GFPD continues to work with Reverend Wakely and community partners to try to provide these folks with the services they need, and will continue to enforce the behaviors.

Alumni Club

GFPD worked with multiple entities. That establishment was listed as off limits to MAFB personnel last week. There were zero calls for service over the weekend at that location.

CONSENT AGENDA.

7. Minutes, March 15, 2022, City Commission Meeting.
8. Total Expenditures of \$2,946,438 for the period of March 1, 2022 through March 23, 2022, to include claims over \$25,000, in the amount of \$2,161,878.
9. Contracts List.
10. Approve the Final Payment for the Park and Recreation Fuel Station in the amount of \$41,424.28 to NWESTCO, LLC. and \$418.43 to the State Miscellaneous Tax Fund. **OF 1755.0**
- *11. Approve a Professional Services Agreement in the amount not to exceed \$155,217 to Advanced Engineering and Environmental Services, Inc. (AE2S), for composing Phase 1 of a Solid Waste Study for the City of Great Falls, and authorize the City Manager to execute the agreement documents. **OF 1785.0**
- *12. Approve a Community Development Block Grant (CDBG) Funding Agreement in the amount of \$200,000 for the installation of an inclusive playground at Whittier Elementary School.
13. Set a public hearing for April 19, 2022, on Resolution 10448 to establish residential and commercial sanitation service collection rates effective May 1, 2022.
14. Set a public hearing for April 19, 2022 on Resolution 10452, A Remodeling, Reconstruction or Expansion of Certain Commercial Buildings or Structures; Tax Benefit for Starry Night Hospitality, LLC, located at 621 Central Avenue.
15. Set a public hearing for April 19, 2022 on Resolution 10453, A Remodeling, Reconstruction or Expansion of Certain Commercial Buildings or Structures; Tax Benefit for CMSC, LLC (DOC-Great Falls Holding, LLC) located at 3010 15th Avenue South [Great Falls Clinic and Hospital].
16. Set a public hearing for May 3, 2022 on a proposed Cable System Franchise Agreement between TDS Metrocom, LLC and the City of Great Falls.

Commissioner McKenney moved, seconded by Commissioners Hinebauch and Tryon, that the City Commission approve the Consent Agenda, with the exception of Items 11 and 12 for further discussion.

Mayor Pro Tempore Wolff asked if there were any comments from the public or discussion amongst the Commissioners.

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Hearing none, Mayor Pro Tempore Wolff called for the vote with regard to approval of Consent Agenda Items 7-10 and 13-16.

Motion carried 4-0.

- *11. APPROVE A PROFESSIONAL SERVICES AGREEMENT IN THE AMOUNT NOT TO EXCEED \$155,217 TO ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES, INC. (AE2S), FOR COMPOSING PHASE 1 OF A SOLID WASTE STUDY FOR THE CITY OF GREAT FALLS, AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT DOCUMENTS. OF 1785.0**

Public Works Director Paul Skubinna reported that, as was discussed earlier during the work session, the purpose of this study is to move forward to look at the different options that are available for the City in the solid waste management arena. Public Works collects residential, commercial, and municipal solid waste. A multitude of other waste streams as a product of operations at Public Works and other City departments include street sweepings, organic material, bio-solids from the Wastewater Treatment Plant, alum sludge from the Water Treatment plant, and material from cleaning sewers that goes into a drying bed. The intent is for experts to take a closer look at the options that exist for the City, that may include waste reduction, recycling, transfer station, or get out of the business altogether, to help the City guide its future in managing solid waste in Great Falls.

Mayor Pro Tempore Wolff asked if the Commissioners had any questions.

Commissioner McKenney noted the agreement with Montana Waste Systems stipulates that compensation owed by the City for disposal consists of a base rate plus an annual escalation of 1.00 times the Consumer Price Index (CPI) times the base rate, and appears the rates could increase 7.9 percent. He inquired if that was part of the reason for the study.

Director Skubinna responded that it is a piece to the puzzle to try to curb escalating costs and get some stability in rates.

Commissioner McKenney inquired if the City-owned land on Manchester Road would be part of the study for a landfill.

Director Skubinna clarified that right now the City is looking very broadly at all of the options. The consultants were made aware of all of the resources and assets the City has to get a whole picture of what the City's options are going forward, including the City-owned property in Manchester and in Black Eagle.

In response to Commissioner Tryon, Director Skubinna clarified that the funds for the project were budgeted in accordance with the Capital Improvement Plan, and if approved, he anticipates having a published study by the end of this calendar year.

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Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission approve a Professional Services Agreement in the amount not to exceed \$155,217 to Advanced Engineering and Environmental Services, Inc. (AE2S), for composing Phase 1 of a Solid Waste Study for the City of Great Falls, and authorize the City Manager to execute the agreement documents.

Mayor Pro Tempore Wolff asked if there were any comments from the public or discussion amongst the Commissioners.

Hearing none, Mayor Pro Tempore Wolff called for the vote with regard to Consent Agenda Item 11.

Motion carried 4-0.

***12. APPROVAL OF A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDING AGREEMENT FOR THE INSTALLATION OF AN INCLUSIVE PLAYGROUND AT WHITTIER ELEMENTARY SCHOOL.**

Planning and Community Development Deputy Director Tom Micuda reported that, after staff review and vetting of grant applications received for CDBG or HOME Investment Partnership funds for eligibility and consistency with the federal regulations and City policy, the applications are submitted to an internal grant committee. If the grant committee scores the project high and it meets all of the objectives, a funding agreement is created with the applicant. Agreements come before the Commission on the contracts list or on the Consent Agenda when the grant request exceeds \$80,000. This project is clearly eligible as it meets the Public Facilities and Improvements objectives, serves low to moderate income populations [Whittier is the second highest poverty school in the system], ADA compliance is being addressed, and it is clear in federal regulations and local rules that schools can be applicants.

Mayor Pro Tempore Wolff asked if the Commissioners had any questions.

Commissioner McKenney noted that Agenda Item 20 sets forth the City is expecting approximately \$810,000 in CDBG funds.

Deputy Director Micuda clarified that this Item 12 is a request for existing CDBG funds from this fiscal year that were allocated to the City last fall after adoption of the Annual Action Plan. Agenda Item 20 is a Public Needs hearing for input on what the City may do in the next fiscal year with a new allocation of funds.

Commissioner McKenney inquired if the Planning and Community Development Department was done receiving grant requests for this year.

Deputy Director Micuda responded that the City is typically allocated approximately \$800,000, but the program also has carry-over funds. Additional funding requests will be coming before the Commission that staff is processing, as there is still money available.

Commissioner McKenney inquired if this was an unusually large grant request.

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Deputy Director Micuda discussed several similarly funded agreements approved in the past.

Commissioner McKenney commented that schools have their own funding mechanisms. He inquired if it was unusual for a school to ask for CDBG funding.

Deputy Director Micuda responded that requests from public sector agencies are relatively unusual. The genesis of this project started when staff noticed fundraising efforts being done at the PTA level for another school for an all-inclusive playground. Some schools have a good fundraising arm and can raise money quickly. Meadowlark, for example, completed this type of project not too long ago. Other schools are not in the same fundraising capacity in regards to their PTA's or residents. Staff did outreach to the School District to let them know they were eligible. Staff thinks the project is a win-win for the school and community. It provides a publicly accessible playground that is all-inclusive.

Commissioner Tryon commented that it seems strange that the Great Falls Public School (GFPS) system is requesting money from the City when it was not that long ago that the School District got a \$100 million dollar levy. He inquired if the Great Falls Public School System was also eligible for, and received, ARPA funds.

Deputy Director Micuda responded that ARPA is not his area of expertise.

Commissioner Tryon inquired if staff asked the School District if they could use their ARPA funds for this project.

Deputy Director Micuda responded that staff did not ask the School District about ARPA funds or other funding sources. The School District is putting \$30,000 towards this project.

Commissioner Tryon commented that knowing whether the School District could have used ARPA or other Covid relief funds for this project would be helpful information for him to know in determining whether to vote for this item.

Commissioner Tryon inquired the total cost of the project.

Deputy Director Micuda responded that the School District seen opportunities to improve other aspects of the area around the playground and determined they could raise \$30,000 to augment the \$200,000.

Commissioner Tryon inquired about staff oversight, and whether bidding was part of the project package. He further questioned the placement of this item on the consent agenda rather than under new business.

Deputy Director Micuda explained staff's management of all projects for a significant number of years per HUD's requirements. Several years ago, there were questions about block grant funds and commissioners being actively involved in the process. The process was changed to put the burden on staff as to whether projects are eligible, checks all of the boxes, and whether the City has the money and whether any other needs are being affected. Staff does all of that so that when the funding agreement is put on the consent agenda, the Commission knows it has already been

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thoroughly vetted. He also clarified that the School District went through the bidding process for the project.

Manager Doyon commented that, if there is concern and the Commission needs more data, the Commission could make a motion to table this item and staff can get the information to bring back to the Commission at the next meeting.

Manager Doyon clarified that the Commission always has the option, under Agenda Approval at the beginning of the meeting or during the Consent Agenda, to pull items, and the public always has the opportunity to comment on agenda items. Decisions are made during staff meetings regarding where items are placed when he prepares the agenda.

Mayor Pro Tempore Wolff inquired the will of the Commissioners.

Commissioner Hinebauch suggested moving forward with a vote.

Commissioner Tryon suggested tabling this item. He would like more information on the available funding that the School District has. He questioned whether this GFPS project is something the City should be using 25% of its grant money for when GFPS has its own funding mechanisms, received ARPA funds, and has other funds at their disposal to use. It's not whether or not the project is worthy of funding, it's whether or not it should be left up to the City of Great Falls to allocate the CDBG funding for this project when it could be funded in another way.

Commissioner McKenney moved, seconded by Commissioner Tryon, that the City Commission table this item for a future meeting.

Mayor Pro Tempore Wolff asked if there was any discussion amongst the Commissioners.

Commissioner Hinebauch commented he does not see anything wrong with this project and trusts City staff to do the proper vetting. He inquired if asking about ARPA or other funding is part of the application process.

Deputy Director Micuda reiterated the Committee's discussion that included other sources of funding. The bigger picture of what this project could achieve in terms of providing a publicly accessible playground in a low to moderate income area to replace an aging and very poorly conditioned playground, and the fact that block grant funds were available and there weren't competing needs for those funds, led the committee to believe that the overall good of the project outweighed the question of how much more could or should the school put into the project.

Commissioner Hinebauch indicated he has faith in City staff and that they vetted this properly. Based on the merits the Commission should vote on this item.

Commissioner Tryon inquired if there was any urgency to this project if the Commission tables this item until more information is provided about what ARPA or other funds are available to the School District.

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Deputy Director Micuda responded that the project execution was put together for summer construction and is on a tight timeline.

Commissioner McKenney expressed concern about setting precedent.

City Manager Doyon again reiterated that staff could get the information requested and put this item on the next meeting agenda and request a representative from the School District to be in attendance.

Mayor Pro Tempore Wolff asked if there were any comments from the public.

Karl Spitzmacher, 100 Central Avenue, inquired if the park was considered a public community park or an exclusive school park.

Morgan Yeagerlehner, City resident, commented in support of the project to make the playground accessible for all children. This park is a community space and community funds should be used to build this playground. It is important for all of the community to support kids with special needs that require special equipment so they are able to join in with their friends on the playground.

Brenda Landsiedel, 233 17th Avenue South, commented she is a retired teacher and spent 12 years working at Whittier Elementary. The kids currently play on a bed of pea gravel. School playgrounds are community playgrounds. Those kids and that community deserve this playground. She thanked Deputy Director Micuda and his office for doing their due diligence and vetting this grant application. She also clarified that the School District did not pass a \$100 million dollar levy. Levies are for learning. The voters approved a bond issue. Bonds are for buildings and those monies are already allocated.

Jessica Christ, 401 4th Avenue North, commented she was the PTA President when the prior speaker was teaching at Whittier. The assessment was correct that Whittier's PTA attempts to raise a huge amount of money is very different from some other PTA's. It is not the City versus the School District. We are all in this together and we all want the best for our kids. Most important is that it has been vetted and recommended by staff and there is strong support for it.

Michael Yeagerlehner, 313 2nd Avenue North, commented that this is an investment in people who will become tax-paying citizens in 10-18 years. That community needs this investment. It's important to invest in our children.

Sherrie Arey, City resident, shared information from a compliance book for CDBG and HOME funds. This neighborhood is the lowest economic neighborhood in the community and has the highest population of those below the poverty line. When the Natatorium closed, they lost that opportunity to have swimming in their neighborhood. Once the new aquatics center opens at a new location, the Recreation Center will also close and the neighborhood will lose that opportunity. She read portions of the Comprehensive Neighborhood Revitalization section of the CDBG and HOME compliance book. The chapter speaks specifically to the ability to utilize these funds for community facilities and public services. Community facilities may be eligible for assistance under CDBG programs that includes park and recreation facilities. This grant

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application is right in line with why CDBG funds are used for neighborhood revitalization. This is a neighborhood park in our most needed area for revitalization.

Carrie Parker, Director of Helping Hands Food Pantry, suggested the Commission also consider risks of not being ADA compliant.

There being no further discussion, Mayor Pro Tempore Wolff called for the vote on the motion to table this item until the next meeting.

Motion failed 2-2 (Mayor Pro Tempore Wolff and Commissioner Hinebauch dissenting).

Commissioner Hinebauch moved, seconded by Mayor Pro Tempore Wolff, that the City Commission approve the CDBG Funding Agreement in the amount of \$200,000 to Great Falls Public Schools for the installation of an inclusive playground at Whittier Elementary School.

Commissioner Hinebauch commented that this grant application has been vetted, qualifies, and there were no competing grant applications. Being the best stewards of this money the Commission should vote yes, and the School District using its ARPA money for other needs in the School District is the School District being the best stewards of their money. This is a low-income neighborhood and school in our community. It says a lot about what we want to invest in.

Mayor Pro Tempore Wolff commented that City staff explained it well and the project is within the guidelines.

Commissioner Tryon commented that he will vote in favor, but wished the Commission could have done the right thing and received information from GFPS regarding whether they had ARPA funds available for this project, so that the \$200,000 that would be allocated for this project could go for other community needs as well.

Commissioner McKenney commented that participation matters. He thanked the public that participated.

Mayor Pro Tempore Wolff commented that the Commission members are always available and willing to hear from everyone. She encouraged the public to communicate with the Commission members via phone calls, emails or letters.

Mayor Pro Tempore Wolff called for the vote.

Motion carried 4-0.

PUBLIC HEARINGS

JOURNAL OF COMMISSION PROCEEDINGS**April 5, 2022****17. ORDINANCE 3235, AMENDING TITLE 9 OF THE OFFICIAL CODE OF THE CITY OF GREAT FALLS (OCCGF) PERTAINING TO SOCIAL HOSTS.**

Mayor Pro Tempore Wolff declared the public hearing open and asked for presentation of the staff report.

City Attorney Jeff Hindoien reported that the Commission took action at its March 15, 2022 meeting to accept the proposed Ordinance on first reading and to set a public hearing and second reading consideration of the proposed Ordinance for April 5, 2022.

The City Commission adopted Ordinance 3044 in September of 2009 that enacted a “Social Host” provision in the OCCGF that created a criminal sanction for adults who are involved in organizing, facilitating or otherwise allowing events that involve the possession or consumption of alcohol by minors.

The legalization of recreational marijuana in 2021 and the anticipated increase in its availability in the community has prompted a staff discussion regarding the potential need to amend the current Social Host ordinance to include marijuana and other substances. The proposed amendment to the existing Social Host ordinance will more closely align its structure with the current landscape where marijuana is – like alcohol – now a legal product for adult use and will provide a more effective enforcement tool in deterring underage parties where alcohol, marijuana or other illegal substances are being used.

He noted that the penalty contains a mandatory minimum jail sentence that the City pays for as an incarceration offense. The vast bulk of jail sentences handed down in Municipal Court are tied to either a Title 61 motor vehicle code offense or Title 45 criminal offense and those are all incarceration charges that are paid for by the State of Montana, or through the county structure. More thought would be given to where those costs should come from in the event of a prosecution and a jail sentence under the ordinance during budget meetings.

Mayor Pro Tempore Wolff asked if the Commission members had any questions. No one responded.

Mayor Pro Tempore Wolff asked if there were any comments from the public in favor of Ordinance 3235.

Beth Morrison, City resident, Substance Abuse Specialist for Cascade County and Alliance for Youth, applauded this step to adding marijuana to the existing social host ordinance. Social host ordinances have shown to be a great deterrent and give the real expectation and reality that there are consequences to face for hosting underage drinking, marijuana or other drug use. Social host ordinances are different from the liability laws. Something has to happen before liability laws come into effect. A tragedy does not have to occur, or a sexual assault, car accident or property damage for a social host ordinance to be enforced. Adoption of the ordinance is a clear message to our youth that we care enough to protect them.

No one spoke in opposition to Ordinance 3235.

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Mayor Pro Tempore Wolff closed the public hearing and asked the will of the Commission.

Commissioner Tryon moved, seconded by Commissioner Hinebauch, that the City Commission adopt Ordinance 3235.

Mayor Pro Tempore Wolff asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Pro Tempore Wolff called for the vote.

Motion carried 4-0.

18. **ORDINANCE 3242, A REQUEST FROM TOURO COLLEGE MONTANA, LLC. TO REZONE ±12.21 ACRES WITHIN MOUNT OLIVET MINOR SUBDIVISION FROM PLI, PUBLIC LANDS AND INSTITUTIONAL TO M-1 MIXED-USE DISTRICT AND APPROVAL OF AN AMENDED PLAT FOR A MINOR SUBDIVISION OF AMENDED PLAT OF LOT 1.**

Mayor Pro Tempore Wolff declared the joint public hearing open and asked for presentation of the staff report.

Planning and Community Development Deputy Director Tom Micuda reported that applicant's requested action is to subdivide 19.33 acres located on the north side of 18th Avenue South, between 20th and 29th Streets. The westernmost lot will be home to the Touro Medical College consisting of 5.12 acres. A 12.21-acre lot is proposed for a 288-unit apartment complex. The easternmost lot is proposed for two acres in the northeast portion of the site projected to be the home of the future Montana State University Nursing School. The ordinance will also rezone the proposed middle 12.21-acre lot from Public Lands & Institutional (PLI) to Mixed-Use District (M-1). PLI zoning allows for Touro and the future nursing school, but not apartments.

Pertaining to the subdivision, the lots are bigger in size and width than required. The lots all front on public streets and will be interconnected with sidewalks and a future trail along the north property line. All lots will be served by City utilities.

Deputy Director Micuda concluded that the requested action is that the subdivision be approved and Ordinance 3242 adopted to rezone the middle 12.21-acre lot. Based on a housing study there is a need for housing, the plan for the 19 acres was always to create a housing component next to the medical college, and M-1 zoning is already next to the property. The 2007 Medical District Master Plan identified the need to have more mixed uses near medical facilities. The requested action is strongly supported by Neighborhood Council 5.

Mayor Pro Tempore Wolff asked if the Commission members had any questions. Hearing none, Mayor Pro Tempore Wolff asked if there were any comments from proponents of this project.

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John Goodnow, CEO of Benefis Health System, commented that he has wanted this medical school for Great Falls since 2015. Benefis and Touro University were fortunate to get together to enable this medical school for Great Falls. The medical school will be a fantastic development for the community and will lead to other developments as well. There is a housing shortage in Great Falls. He explained that the first two years the students are in medical school they will be in Great Falls and the next two years they will be performing clinicals at rotation sites at partner facilities within and out of the state. Two classes will require a place to live for 250 students.

He also reported that, due to the generosity of a large donation, Montana State University is going to build a nursing school that will expand nursing capacity in Great Falls. Those students will also be looking for places to live. Neither the medical school nor the nursing school particularly work without the critical housing component. They are anxious to get started on the apartments so next June when the students start school they have a place to live.

Patricia Salkin, Provost of Touro University, commented that the land that is being asked to be subdivided and rezoned is owned by Touro. Benefis sold Touro the land to be able to get the medical school construction going. Touro is investing between \$43 - \$50 million dollars in the construction of the project, which does not allow for a lot of liquid funds to support housing for the students. The accreditor for the medical school is asking for housing for the students because, obviously, they cannot come with no place to live. Touro would like to subdivide that land and be able to sell it back to Benefis with the required rezoning so that housing can be constructed. They look forward to having a nursing school on the same plot because inter-professional education is important in the medical education field. Doctors and nurses learning how to work together as students is important. They are working with all of their academic neighbors in the area, as well as Great Falls Development Authority because there will be about 170 jobs. Local people will be hired as well as people coming from out of town who are going to need housing. She concluded that statistics show that people tend to stay where they go to medical school and where they do their residency.

Jolene Schalper, Great Falls Development Authority (GFDA), commented that this project is the largest transformative project for economic development that GFDA has seen in very long time. The primary sector jobs this project is creating is money coming into our community that would not be here without Touro University. She will be back to ask the Commission to help GFDA welcome the students and faculty to the community. Ms. Schalper expressed kudos to City staff. Great Falls is open for business and is business friendly.

Karl Spitzmacher, 100 Central Avenue, commented that he has never seen a meeting where a low-end school project and a high-end college project came before the Commission with such discussion.

Mayor Pro Tempore Wolff asked if there were any comments from opponents of this project. Hearing none, Mayor Pro Tempore Wolff closed the public hearing and asked the will of the Commission.

Mayor Pro Tempore Wolff moved, seconded by Commissioner Hinebauch, that the City Commission approve the Amended Plat of the Minor Subdivision as legally described in

JOURNAL OF COMMISSION PROCEEDINGS

April 5, 2022

the staff report, and the accompanying Findings of Fact, subject to the Conditions of Approval being fulfilled by the applicant.

Mayor Pro Tempore Wolff asked if there was any discussion amongst the Commissioners.

Commissioner Tryon expressed appreciation to Benefis, Touro and Great Falls Development Authority.

There being no further discussion, Mayor Pro Tempore Wolff called for the vote.

Motion carried 4-0.

Commissioner Tryon moved, seconded by Commissioner Hinebauch, that the City Commission adopt Ordinance 3242 allowing the rezone request from PLI Public Lands and Institutional to M-1 Mixed-Use District as legally described in the staff report, and the accompanying Findings of Fact/Basis of Decision, subject to the Conditions of Approval being fulfilled by the applicant.

Mayor Pro Tempore Wolff asked if there was any discussion amongst the Commissioners. Hearing none, Mayor Pro Tempore Wolff called for the vote.

Motion carried 4-0.

19. RESOLUTION 10451, APPROVING THE DONATION OF USED RADIO EQUIPMENT FROM POLICE AND FIRE RESCUE TO CASCADE COUNTY FOR USE BY THE RURAL VOLUNTEER FIRE DEPARTMENTS.

Mayor Pro Tempore Wolff declared the public hearing open and asked for presentation of the staff report.

Police Chief Jeff Newton reported that in March of 2020, the Great Falls City Commission authorized the upgrade to a Motorola 800 MHz public safety radio system and associated equipment utilized by the Great Falls Police Department, Great Falls Fire Rescue and the 911 Communications Center. As a result of the upgraded public safety radio system, the Great Falls Police Department and Great Falls Fire Rescue have VHF trunked radio system equipment, in car mobile and portable personal radios and associated equipment, that are no longer in use or needed, and are no longer supported by the manufacturer.

The VHF radio equipment no longer fulfills the operational requirements for the City of Great Falls. However, the equipment is still functional for use by other agencies. Currently, the VHF radio equipment is in storage and no longer being used.

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Conversations began with Cascade County specific to rural fire departments on whether the VHF radio equipment could be utilized by their personnel. It immediately became evident that the VHF equipment would be beneficial and would be a significant improvement for rural fire communications capabilities, which in turn would provide improved service and public safety to rural areas.

Cascade County Rural Volunteer Fire Departments (VFD) do not have the means to upgrade radio systems, which poses a challenge for VFD to communicate properly. Additionally, VFD currently do not have enough radio equipment to outfit volunteer fire vehicles and personnel. The transfer of this surplus equipment would better equip volunteer firefighters to communicate more effectively during emergency situations. Rural fire departments are essential for public safety in many areas of the county and are relied upon heavily for fire and emergency medical services. In addition, rural fire departments are comprised mainly of community volunteers with limited to no budget capacity to purchase essential radio equipment.

The donation of the VHF radio equipment to Cascade County for use by rural fire departments highlights the collaboration and cooperation between the City of Great Falls and Cascade County and provides increased communication capabilities to include maintaining the existing mutual aid agreements.

Mayor Pro Tempore Wolff asked if the Commission members had any questions.

Commissioner McKenney inquired the age of the equipment, its lifespan, and requested more discussion about the parts not being available.

Chief Newton responded that the bulk of the equipment was purchased in 2005 via a Department of Homeland Security grant. Great Falls partnered with Cascade County through the DES Coordinator. That grant was part of the old Interoperability Montana Project. That equipment sat for a while and did not become a functional VHF trunked radio system until 2012. Like any equipment, it becomes unsupported and stagnant. For use by volunteer fire departments the equipment is still operational, particularly the mobile equipment. The mobile equipment is essential for fire vehicles and is still robust and operational.

Mayor Pro Tempore Wolff asked if there were any comments from the public in support of Resolution 10451.

Eric Tillman, Cascade Volunteer Fire Department and Cascade Rural Farm and Ranch Fire Department Chief, and Rural Fire Council President for Cascade County, commented that the Cascade Volunteer Fire Department has about a \$14,000 budget to run the fire department for a year, and about \$20,000 on the rural side with over 640 square miles in the district. A lot of the budget is spent on fuel and truck maintenance. The last time they received a grant for radios was 25 years ago. They discontinued those radios about 10 years ago and they can no longer find parts for the radios.

Approval of the donation of radio equipment would be a huge help to the rural fire departments, with each department getting approximately 10. The current QRU radios are less than 3-watts

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and cannot get to dispatch. The VHF radios have 6-watts and will go all across the county and will help save lives.

Scott VanDyken, Captain at the Cascade County Sheriff's Office, commented that the Sheriff's Office is upgrading its equipment to the same radios as the Great Falls Police Department so that they can communicate. One radio is about \$8,600. That amount is almost the VFD's budget for the entire year. This donation will really help their communication. City residents recreate in the county and the VFD support them as well.

Karl Spitzmacher, 100 Central Avenue, commented as a public citizen that he could not find a better deal to support public safety.

John Schmiedeke, Chief of Gore Hill Fire Department, commented that most of their radios are 30-years old. This donation will help tremendously. He urged the support of the Commission.

Claude Weldow, Assistant Fire Chief at Gore Hill Fire Department, commented he grades the whole VFD communication infrastructure a D-. It has become a cost prohibitive requirement and an absolute necessity on fire ground for safety.

Mayor Pro Tempore Wolff asked if there were any comments from the public in opposition to Resolution 10451.

Hearing none, Mayor Pro Tempore Wolff closed the public hearing and asked the will of the Commission.

Commissioner Hinebauch moved, seconded by Commissioner McKenney, that the City Commission adopt Resolution 10451, approving the transfer of used surplus mobile and portable radios and associated equipment to Cascade County Rural Fire Departments.

Mayor Pro Tempore Wolff called for the vote.

Motion carried 4-0.

20. CDBG & HOME 2022-2023 PUBLIC NEEDS HEARING.

Planning and Community Development Deputy Director Tom Micuda reported that this item is the public launch for City staff to develop the Annual Action Plan (AAP) for the CDBG and HOME programs. The AAP sets priorities for how the City should spend its annual allocation of these funds for the next fiscal year. The current AAP is in its last quarter and must be replaced by the new AAP by the end of June. If the City is successful, HUD will release approximately \$800,000 of CDBG funds and approximately \$280,000 of HOME funds into the City's program by late summer or early fall.

A list of funding priorities in this year's AAP are guided by the Consolidated Plan that was adopted at the end of 2020 and will run until 2024. The funding priorities support:

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- Public Service Agencies
- Affordable Housing
- Housing Rehabilitation
- Fair Housing
- Economic Development
- Public Facilities and Improvements

Deputy Director Micuda concluded that tonight's hearing is an open forum for agencies and citizens to comment on priorities for these programs.

Mayor Pro Tempore Wolff asked if the Commission members had any clarifying questions.

Hearing none, Mayor Pro Tempore Wolff opened the public hearing and noted that the Commission will not be taking any action tonight.

Michael Yeagerlehner, 313 2nd Avenue North, commented that he loves his neighborhood. Prior to buying his house, he rented an apartment in the neighborhood for \$570/mo. He was informed recently that the building was purchased from someone out of state and the rent is now about \$900. He expressed concern about people being priced out of the community when, as of two years ago, anyone of almost any income level could live in the diverse housing neighborhood.

Sherrie Arey, Executive Director, NeighborWorks Great Falls, read sections of a recent housing market study commissioned by NeighborWorks, Great Falls Development Authority and the Realtors Association. She encouraged the Commission and City staff to dig deeper into the study when putting the needs assessment together. Some information gleaned from the study indicated about 2000 new jobs coming to Great Falls by the end of 2026, not taking into account Touro, Great Falls Clinic or Malmstrom projects. There is a need for 450 new housing units in a variety of price points from single-family homes to rental units each year for the next 10 years. About half of that number are individuals that fall below 100% of the Area Median Income (AMI), as well as a significant number that falls below the 80% AMI. Creative strategies will be required to produce new for rent and for sale housing units at lower price points.

In addition to incorporating the market study, she encouraged City staff to look at all the ways that funds can be considered eligible, think of creative ways to use the funds, investigate opportunities, and branch out to others that are investing in these kinds of activities to bring more homes to our community.

Carrie Parker, Director of Helping Hands Food Pantry, commented that Great Falls Public Schools has identified 400+ homeless kids. She believes homelessness is a real problem in the community and that it has gotten worse over the last two years. She visited three Missoula facilities: Poverello Center, a heated warehouse, and a city-sponsored encampment that all provide 24/7 security. She commented it is amazing what Missoula is doing for their homeless community. She encouraged City staff and the Commission to have the foresight and vision to allocate some of this funding to create shelters and low-income housing.

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Brenda Landsiedel, 233 17th Avenue South, concurred with prior speaker comments pertaining to affordable housing for all. She commented that every human being has basic needs and the first basic need is shelter. She encouraged creative ideas and solutions for housing for all.

Meghan Miller, 1525 3rd Avenue North, commented that she and her husband have been spending time with the homeless community for months. She reminded everyone of the power of empathy and shared humanity and that those in basic survival mode in our community need our immediate support. She concluded that the unhomed need to feel safe before thinking of anything else. She encouraged everyone to offer strength without judgment.

Karl Spitzmacher, 100 Central Avenue, commented that he has been homeless on and off since 2004. He suggested a homeless shelter where the unhoused would want to come and feel comfortable, with programs where they can get involved and receive unbiased mental health assistance.

Appearing telephonically were:

Julie Bass, City resident, expressed opposition to providing funds or additional resources towards homeless shelters being constructed in our community that she believes will increase taxes in the long run. She encouraged the Commission to consider all of the citizens of Great Falls when allocating funds.

Lisa Lord, City resident, suggested hope be provided to the homeless in other ways such as curriculum. In order to change lives people need to change direction. That hope comes from a relationship with Jesus Christ to be truly transformed. She opposed more shelters being built noting citizens are already tax burdened enough.

Written communication was received from: **Shyla Patera**, Northcentral Independent Living Services, 1120 25th Avenue NE. Ms. Patera reported that the community needs more options for accessible, visitable, affordable, universal design housing stock. She suggested the City also needs to invest in rehabilitation housing, accessible contracting options, and to ensure that all opportunities for housing vouchers are taken advantage of and applied for in the community. Ms. Patera requested that the City approach HUD and/or Montana Housing to prorate fees paid to Great Falls Housing Authority and other landlords based upon the income of those with disabilities. Pertaining to physical infrastructure, Ms. Patera suggested the City needs to focus upon accessible disability parking, streets and sidewalks, as well as winter snow removal.

There being no one further to address the Commission, Mayor Pro Tempore Wolff closed the public hearing.

OLD BUSINESS

NEW BUSINESS

ORDINANCES/RESOLUTIONS

CITY COMMISSION

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21. MISCELLANEOUS REPORTS AND ANNOUNCEMENTS.

Commissioner Tryon referred to a recent *Great Falls Tribune* article titled “‘Not in my neighborhood’: Anti-Semitic, anti-trans flyers distributed in Great Falls”, and noted that he reviewed the flyers and there was nothing anti-trans at all in the flyers that were distributed on the north side of Great Falls. It was pure anti-Semitic hate.

22. COMMISSION INITIATIVES.

None.

ADJOURNMENT

There being no further business to come before the Commission, **Commissioner Tryon moved, seconded by Mayor Pro Tempore Wolff, to adjourn the regular meeting of April 5, 2022, at 9:44 p.m.**

Motion carried 4-0.

Mayor Pro Tempore Susan Wolff

City Clerk Lisa Kunz

Minutes Approved: April 19, 2022



Commission Meeting Date: April 19, 2022
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
<http://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 CHECK RUNS FROM NEW WORLD	MAR 17, 2022 - MAR 28, 2022	592,782.01
ACCOUNTS PAYABLE CHECK RUNS FROM MUNIS	MAR 24, 2022 - APR 6, 2022	1,828,658.16
MUNICIPAL COURT ACCOUNT CHECK RUN FOR	MAR 17, 2022 - MAR 31, 2022	97,101.16
TOTAL: \$		<u>2,518,541.33</u>

SPECIAL REVENUE FUND

PARK DISTRICT

SWANK ENTERPRISES	INDOOR AQUATIC & REC CENTER CONST	888,562.77
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ENTERPRISE FUNDS

WATER

ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES	OF 1698.1 PROFESSIONAL ENGINEERING SERVICES	17,598.88
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SEWER

VEOLIA WATER NORTH AMERICA	MONTHLY WWTP OPERATION CONTRACT	270,718.10
ADVANCED ENGINEERING AND ENVIRONMENTAL SERVICES	OF 1698.1 PROFESSIONAL ENGINEERING SERVICES	17,598.87

TRUST AND AGENCY

COURT TRUST MUNICIPAL COURT

CITY OF GREAT FALLS	FINES & FORFEITURES COLLECTIONS	81,444.46
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PAYROLL CLEARING

STATE TREASURER	MONTANA TAXES	46,019.00
FIREFIGHTER RETIREMENT	FIREFIGHTER RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	51,891.97
PUBLIC EMPLOYEE RETIREMENT	PUBLIC EMPLOYEE RETIREMENT EMPLOYEE & EMPLOYER CONTRIBUTIONS	127,665.30

US BANK	FEDERAL TAXES, FICA & MEDICARE	195,338.04
LABORERS INTERNATIONAL UNION	EMPLOYEE CONTRIBUTIONS	26,008.78
MONTANA MUNICIPAL INTERLOCAL	PAYROLL WC QUARTERLY ASSESSMENT	246,778.97

CLAIMS OVER \$25000 TOTAL: \$ 1,969,625.14

CITY OF GREAT FALLS, MONTANA

COMMUNICATION TO THE CITY COMMISSION

DATE: April 19, 2022

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	Finance	Innovative Postal Solutions, Inc. (IPS)	01/15/2022 – 01/15/2023	Estimated to be \$764/yr for the service, plus applicable USPS postage fees	Ratification of Amendment No. 1 to Mail Processing and Distribution Services Agreement to extend the term of the Agreement for a one-year period (CR 121818.8B)
B	Great Falls Public Library	Kone Inc.	05/01/2022 – 04/30/2025	\$628/mo FY 2023 \$652/mo FY 2024 \$678/mo FY 2025	Agreement to perform elevator preventative and corrective maintenance services for two traction elevators and one dumbwaiter at the Great Falls Public Library, 301 2 nd Avenue North



Commission Meeting Date: April 19, 2022
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Resolution 10447 to Expand the Boundaries of the Great Falls Business Improvement District

From: Melissa Kinzler, Finance Director

Initiated By: Business Improvement District Board of Directors

Presented By: Melissa Kinzler, Finance Director and Joan Redeen, Business Improvement District

Action Requested: City Commission Adopt Resolution 10447

Public Hearing:

1. Mayor conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
 2. Mayor closes public hearing and asks the will of the Commission.
-

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10447, to expand the boundaries of the Great Falls Business Improvement District.”
 2. Mayor requests a second to the motion, Commission discussion, and calls for the vote.
-

Staff Recommendation: Staff recommends the City Commission adopt Resolution 10447 to expand the Business Improvement District.

Background: Montana Code Annotated (MCA) 7-12-1101 through 7-12-1151 provides statutory authority to the City Commission of the City of Great Falls to expand the boundaries of the Great Falls Business Improvement District (referred to in this part as the District). Resolution 10447 deals only with the expanded area, and the existing District does not have to be reestablished per MCA 7-12-1112. Adoption of Resolution 10447 will establish the expanded boundaries of the District.

The Great Falls Business Improvement District in the City of Great Falls was originally created in May 1989, re-created in July 1999, again in July 2009, and most recently in February 2019. Section 7-12-1141, MCA specifies that a Business Improvement District shall not be for a period longer than ten (10) years unless the duration of the District is extended in compliance with the provision for the creation of the District.

The City of Great Falls has been presented with petitions signed by 71.21% of the property owners within the proposed expanded areas to be included in the District. Pursuant to MCA 7-12-1111 **Establishment or expansion of district**. “(1) Upon receipt of a petition signed by the owners of more than 60% of the area of the property proposed in the petition to be included in a district or in the expansion of a district, a governing body shall establish a district or expand a district as provided in this part.”

Upon adoption of Resolution 10447, the new boundaries of the District following City Commission approval are shown on the map attached as Exhibit “A” and more precisely described on Exhibit “B”.

Staff published noticed and mailed letters regarding the City’s intention to expand the boundaries of the District along with a copy of the published legal notice and outlined the protest procedures to each person, firm or corporation, or a known agent having property located within the boundaries of the proposed expansion of the District. During the 15 day protest period, zero (0) protest letters were received by the City regarding the expansion of the District.

The City Commission for the City of Great Falls has determined that the Great Falls Business Improvement District promotes the health, safety, prosperity, security and general welfare of the inhabitants of the City of Great Falls and has determined the District provides special benefits to those properties located within its boundaries.

Fiscal Impact: No direct fiscal impact to the City is anticipated as a result of expansion of the District. All costs are assessed against the properties within the boundaries of the District and those costs will be used to benefit the surrounding Downtown area. Exhibit C shows the proposed expanded area will bring in an estimated \$15,848 in increased assessment.

Alternatives: The City Commission could choose to not adopt Resolution 10447 and maintain the current boundaries of the District.

Concurrences: Representatives from the Finance Department have been assisting the Great Falls Business Improvement District Board of Directors on the expansion of the District.

Attachments/Exhibits:

Resolution 10447 w/Exhibits

A – Map of New Expansion of the District

B – District Boundary description

C – Estimated District Assessment with the newly expanded area

RESOLUTION NO. 10447**A RESOLUTION TO EXPAND THE BOUNDARIES OF THE GREAT FALLS BUSINESS IMPROVEMENT DISTRICT WITHIN THE CITY OF GREAT FALLS, MONTANA; DESCRIBING THE BOUNDARIES THEREOF AND ESTABLISHING THE COST TO BE ASSESSED AGAINST THE BENEFITED PROPERTIES**

WHEREAS, the City Commission of the City of Great Falls is authorized to create and administer a Business Improvement District as provided by 7-12-1101 through 7-12-1151 MCA; and,

WHEREAS, the City Commission of the City of Great Falls originally created the Great Falls Business Improvement District (referred to as District) in May 1989, re-created it in 1999, 2009, and 2019; and,

WHEREAS, the City Commission of the City of Great Falls according to Section 7-12-1141, MCA specified that a Business Improvement District shall not be for a period longer than ten (10) years unless the duration of the District is extended in compliance with the provisions for the creation of the District; and,

WHEREAS, in accordance with 7-12-1111(1) MCA, the City of Great Falls has been presented with petitions signed, and on file with the City Clerk, by 71.21% of the property owners in the expanded boundary which exceeds the statutorily required 60%, of the area of the property to be included in the Business Improvement District. The expanded boundary areas are shown on the map attached as Exhibit "A" and as described on Exhibit "B" and which by this reference is made a part hereof; and,

WHEREAS, notice of the adoption of Resolution 10447 was made by publication and mailing, all as required by law, and said hearing was held at the time and place specified in said notice.

WHEREAS, in accordance with 7-12-1102 MCA, the City Commission for the City of Great Falls, Montana has determined the Great Falls Business Improvement District promotes the health, safety, prosperity, security and general welfare of the inhabitants of the City of Great Falls and the proposed District and provides special benefits to the properties located within the boundaries of the District.

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

Section 1

That the City Commission for the City of Great Falls, Montana expands the boundaries of the Great Falls Business Improvement District pursuant to Section 7-12-1112, et seq., MCA, for the purpose and with the powers provided for in the State Statutes.

Section 2

Said Great Falls Business Improvement District would have boundaries as shown on the attached Exhibit "A" and as described on the attached Exhibit "B" which, by this reference, is made a part thereof, provided, however, that all property owned by the United States Federal Government pursuant to federal prohibition on state or local entities imposing assessments on federal government is specifically excluded from the Business Improvement District and is exempt from its assessments.

Section 3

Since the re-creation of the Great Falls Business Improvement District in 2019, there have been several projects and programs implemented by the District to help make the historic downtown clean, safe and vibrant. The businesses downtown have seen and witnessed the expansion of multiple businesses, a stronger tax base, redevelopment and employment opportunities that have attracted more people to the heart of the District and those businesses are wanting to be included within the District. The expansion of the Great Falls Business Improvement District will help include those properties.

Section 4

The City Commission of the City of Great Falls hereby finds and determines that all real estate situated within the boundaries of said District will be especially benefited and affected by such improvements, and that all property included within the District is hereby declared to be the property to be assessed for the cost and expense of making said improvements.

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

- a flat fee of \$200.00 for each lot or parcel without a Land Use Code of 125
- a flat fee of \$50.00 for each lot or parcel with a designated Land Use Code of 125, which is a Residential Condominium
- an assessment of \$.00165 times the market valuation as provided by the Montana Department of Revenue, and an
- assessment of \$.015 times the square footage of the land area.

The assessable area and related costs for each lot or parcel of land to be included within the District's boundaries are shown on Exhibit "C" attached and made a part hereof.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana,
this 19th day of April, 2022.

Bob Kelly, Mayor

ATTEST:

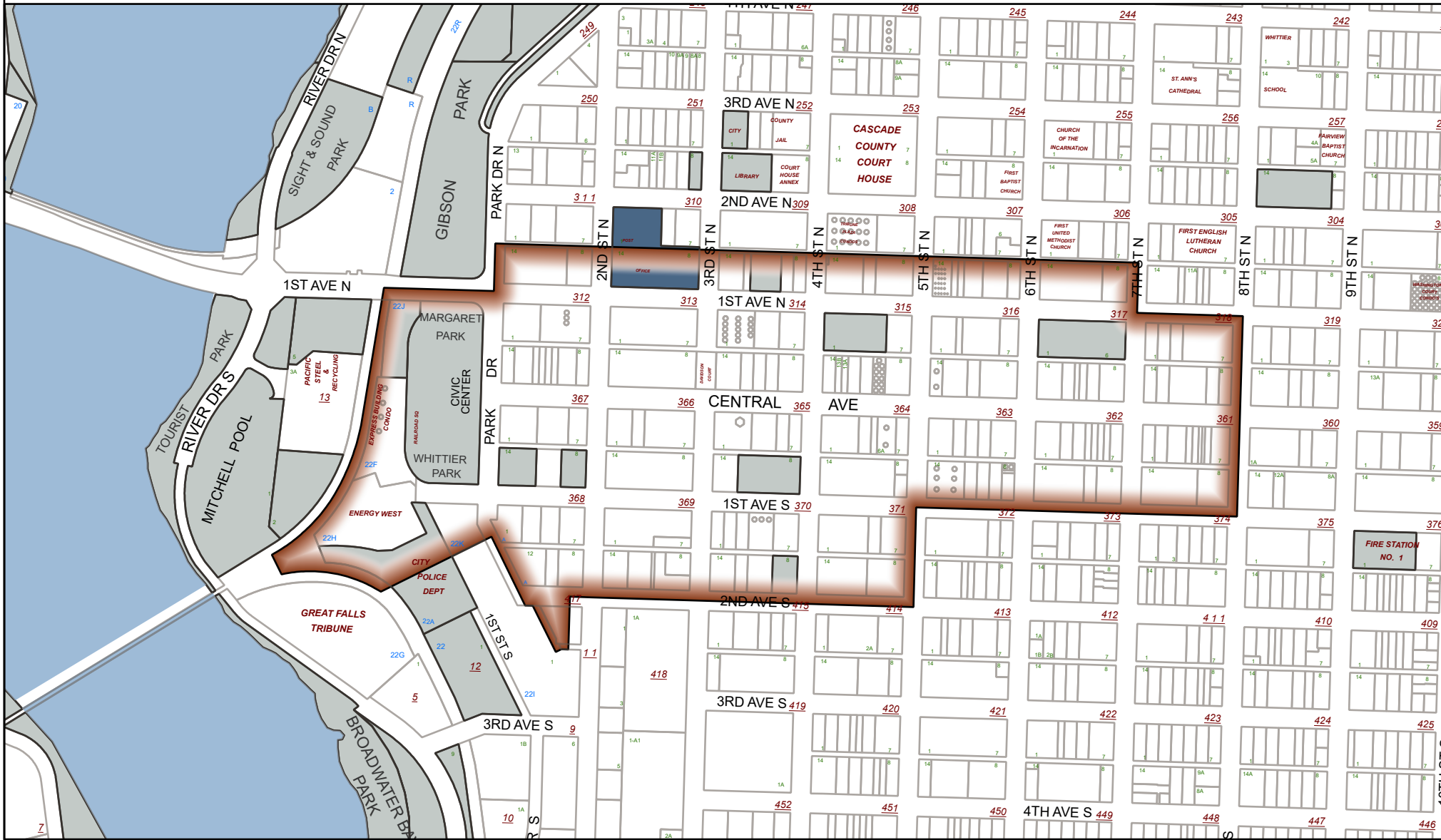
Lisa Kunz, City Clerk

(SEAL OF THE CITY)

APPROVED FOR LEGAL CONTENT:

Jeffrey M. Hindoiem, City Attorney

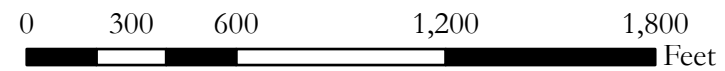
Exhibit A: Newly Expanded Business Improvement District



Legend

- BID
- City Properties
- Federal Government Properties

2/16/2022



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

City of Great Falls
Business Improvement District
Exhibit “B” Resolution No. 10447

Newly Expanded Boundary Description

(This is not a survey...Generated from Exhibit A of Resolution)

Point of Beginning: Beginning at the intersection of the centerline of Park Drive North and the centerline of 1st Avenue North; thence north to the intersection of the centerline of Park Dr. N and the extended centerline of 2nd Alley North; thence east along the centerline of 2nd Alley North to its intersection with the centerline of 7th Street North; thence south along the centerline of 7th Street North to its intersection with the centerline of 1st Avenue North; thence east along the centerline of 1st Avenue North to its intersection with the centerline of 8th Street North; thence south along the centerline of 8th Street North to its intersection with the centerline of 1st Avenue South; thence west along the centerline of 1st Avenue South to its intersection with the centerline of 5th Street South; thence south along the centerline of 5th Street South to its intersection with the centerline of 2nd Avenue South; thence west along the centerline of 2nd Avenue South to a point 50 feet west of the extended east boundary line of Lot 1, Block 417, GFO; thence south along a line 50 feet west and parallel to the east boundary line of Lot 1, Block 417, GFO to its intersection with the south R/W line of 3rd Alley South; thence west along the south R/W line of 3rd Alley South and southwest along the north boundary line of Lot 1, Block 11, Broadwater Bay Business Park (BBP) to a point 25 feet southwest of the east R/W line of 3rd Alley South; thence northwest along a line 25 feet southwest of and parallel to the east R/W line of 3rd Alley South to its intersection with the south R/W line of 2nd Avenue South; thence west along the south R/W line of 2nd Avenue South to a point 30 feet west of its intersection with the extended centerline of Park Drive South; thence northwest along the centerline of Park Drive South to its intersection with the extended south boundary line of the tract of land described as Mark 22K in NE ¼ of Sect. 11, Township 20N, Range 3E; thence southwest along the extended south boundary line of the Mark 22K tract of land to its intersection with the centerline of the BNSF Railroad; thence west along the centerline of the BNSF Railroad to the intersection of the centerline of BNSF Railroad’s north-south track split; thence north along the centerline of the north track of the BNSF Railroad to its intersection with the centerline of 1st Avenue North; thence west along the centerline of 1st Avenue North to its intersection with the centerline of Park Drive North and the point of beginning.

**PROPOSED EXPANSION OF GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
RESOLUTION #10447 - EXHIBIT "C"
APPROXIMATE ASSESSMENTS FOR FISCAL YEAR 2022, TAX YEAR 2021
April 19, 2022**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
156750	CHS INC	GFO		\$ 200	15,000	\$ 225.00	82,125	514,420	596,545	\$ 984.30	\$ 1,409.30
156950	COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	37,500	\$ 562.50	115,875	589,725	705,600	\$ 1,164.24	\$ 1,926.74
157400	COX DOUGLAS J & KENT D	GFO		\$ 200	7,500	\$ 112.50	48,375	172,025	220,400	\$ 363.66	\$ 676.16
157450	517 LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	594,260	659,510	\$ 1,088.19	\$ 1,513.19
157500	RYSTED PETER L LIVING TRUST	GFO		\$ 200	11,250	\$ 168.75	56,813	201,787	258,600	\$ 426.69	\$ 795.44
157600	KUNZ JASON R	GFO		\$ 200	3,750	\$ 56.25	39,938	278,262	318,200	\$ 525.03	\$ 781.28
157650	BRANDENBERGER NED R & JENNIFER	GFO		\$ 200	3,750	\$ 56.25	39,938	44,962	84,900	\$ 140.09	\$ 396.34
157750	EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	22,500	\$ 337.50	132,750	2,409,850	2,542,600	\$ 4,195.29	\$ 4,732.79
157810	EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	7,500	\$ 112.50	48,375	199,125	247,500	\$ 408.38	\$ 720.88
158100	THE PENNANT BUILDING LLC	GFO		\$ 200	7,509	\$ 112.64	48,375	465,025	513,400	\$ 847.11	\$ 1,159.75
158150	HANSON MICHAEL	GFO		\$ 200	7,507	\$ 112.61	48,375	323,000	371,375	\$ 612.77	\$ 925.37
158250	DESCHENES GARY S ETAL	GFO		\$ 200	4,200	\$ 63.00	40,950	473,850	514,800	\$ 849.42	\$ 1,112.42
158300	DSB TOWER LLC	GFO		\$ 200	15,037	\$ 225.56	65,250	17,660	82,910	\$ 136.80	\$ 562.36
158950	BIG SKY SELECT PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	2,261,350	2,326,600	\$ 3,838.89	\$ 4,263.89
159150	CAMBRIDGE INVESTORS ONE LP	GFO		\$ 200	37,546	\$ 563.19	115,875	1,154,425	1,270,300	\$ 2,096.00	\$ 2,859.19
159225	BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	22,500	\$ 337.50	82,125	1,191,275	1,273,400	\$ 2,101.11	\$ 2,638.61
159450	CENTRAL MONTANA PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	167,590	215,965	\$ 356.34	\$ 668.84
159500	RAMSEY ANN C	GFO		\$ 200	11,250	\$ 168.75	56,813	202,387	259,200	\$ 427.68	\$ 796.43
159550	BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	39,938	45,162	85,100	\$ 140.42	\$ 396.67
159600	BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	39,938	89,562	129,500	\$ 213.68	\$ 469.93
159650	BENSLEY MARJORIE	GFO		\$ 200	3,750	\$ 56.25	39,938	158,590	198,528	\$ 327.57	\$ 583.82
159700	CONTEXT LLC	GFO		\$ 200	3,750	\$ 56.25	39,938	197,750	237,688	\$ 392.19	\$ 648.44
159725	BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	11,295	\$ 169.43	56,813	11,920	68,733	\$ 113.41	\$ 482.83
159735	CONTEXT LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	211,225	259,600	\$ 428.34	\$ 740.84
159800	RELIGIOUS CONGRATATION OF BERLINER CONG	GFO		\$ 200	52,490	\$ 787.35	149,625	1,421,820	1,571,445	\$ 2,592.88	\$ 3,580.23
159850	DAVIDSON INVESTMENTS LLC	GFO		\$ 200	67,500	\$ 1,012.50	214,875	8,711,325	8,926,200	\$ 14,728.23	\$ 15,940.73
160300	PASSION & GRIT LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	717,350	782,600	\$ 1,291.29	\$ 1,716.29
160450	POBLANO PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	528,350	593,600	\$ 979.44	\$ 1,404.44
160500	321 CENTRAL LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	724,750	790,000	\$ 1,303.50	\$ 1,728.50
160550	LERAY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	349,225	397,600	\$ 656.04	\$ 968.54
160600	METROPOLITAN LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	272,350	320,725	\$ 529.20	\$ 841.70
160650	BECKMANS BUILDING LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	337,690	386,065	\$ 637.01	\$ 949.51
160900	STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	65,250	97,710	162,960	\$ 268.88	\$ 693.88
160950	BALTHAZAR ENTERPRISES LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	454,250	519,500	\$ 857.18	\$ 1,282.18
161050	HACKETT GARRY L & CHERYL D	GFO		\$ 200	7,500	\$ 112.50	48,375	683,910	732,285	\$ 1,208.27	\$ 1,520.77
161100	KAUFMAN MARY ANN & IRA M JR	GFO		\$ 200	7,500	\$ 112.50	48,375	402,225	450,600	\$ 743.49	\$ 1,055.99
161150	LEE ALAN B	GFO		\$ 200	3,750	\$ 56.25	39,938	119,862	159,800	\$ 263.67	\$ 519.92
161200	ENGE RICHARD C	GFO		\$ 200	3,750	\$ 56.25	39,938	66,362	106,300	\$ 175.40	\$ 431.65
161250	BIG BROTHERS HOLDING COMPANY LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	299,280	347,655	\$ 573.63	\$ 886.13
161300	STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	65,250	1,642,450	1,707,700	\$ 2,817.71	\$ 3,210.00

**PROPOSED EXPANSION OF GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
RESOLUTION #10447 - EXHIBIT "C"
APPROXIMATE ASSESSMENTS FOR FISCAL YEAR 2022, TAX YEAR 2021
April 19, 2022**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
161450	KELMAN DAVID & ZACHARY	GFO		\$ 200	3,750	\$ 56.25	39,938	90,462	130,400	\$ 215.16	\$ 471.41
161600	LITTLE WILLIAM L & SHONNA L	GFO		\$ 200	22,500	\$ 337.50	82,125	480,375	562,500	\$ 928.13	\$ 1,465.63
161650	SILVER STATE PARTNERS LLC	GFO		\$ 200	11,250	\$ 168.75	56,813	349,487	406,300	\$ 670.40	\$ 1,039.15
161700	MONTANA TIMES SQUARE LLC	GFO		\$ 200	22,500	\$ 337.50	82,125	817,475	899,600	\$ 1,484.34	\$ 2,021.84
161750	SHEVA LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	118,690	167,065	\$ 275.66	\$ 588.16
161800	HACKETT GARRY L & CHERYL D	GFO		\$ 200	15,000	\$ 225.00	65,250	319,520	384,770	\$ 634.87	\$ 1,059.87
162050	STARRY NIGHT HOSPITALITY LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	1,202,100	1,267,350	\$ 2,091.13	\$ 2,516.13
162100	TLMF INC	GFO		\$ 200	7,500	\$ 112.50	48,375	115,425	163,800	\$ 270.27	\$ 582.77
162150	LARSON EDWARD L	GFO		\$ 200	4,500	\$ 67.50	41,625	59,775	101,400	\$ 167.31	\$ 434.81
162200	LARSON EDWARD L	GFO		\$ 200	3,000	\$ 45.00	38,250	56,650	94,900	\$ 156.59	\$ 401.59
162250	HACKETT GARRY L & CHERYL D	GFO		\$ 200	7,500	\$ 112.50	48,375	770,260	818,635	\$ 1,350.75	\$ 1,663.25
162300	COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	15,000	\$ 225.00	65,250	202,070	267,320	\$ 441.08	\$ 866.08
189100	STROMBERG ROBERT C & MARY D	GFO		\$ 200	45,000	\$ 675.00	132,750	2,061,150	2,193,900	\$ 3,619.94	\$ 4,494.94
189150	TUNGSTEN PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	830,340	878,715	\$ 1,449.88	\$ 1,762.38
189200	BEBBINGTON MICHELLE	GFO		\$ 200	7,500	\$ 112.50	48,375	154,625	203,000	\$ 334.95	\$ 647.45
189250	SPENCER TIMOTHY W	GFO		\$ 200	3,750	\$ 56.25	39,938	148,160	188,098	\$ 310.36	\$ 566.61
189300	NORDRUM ORVILLE M & JOSEPHINE A	GFO		\$ 200	3,750	\$ 56.25	39,938	60,162	100,100	\$ 165.17	\$ 421.42
189350	HARRIS DAVID ALLAN	GFO		\$ 200	3,750	\$ 56.25	39,938	141,862	181,800	\$ 299.97	\$ 556.22
189400	DEVLIN LLC	GFO		\$ 200	3,750	\$ 56.25	39,938	73,070	113,008	\$ 186.46	\$ 442.71
189450	SPENCER TIMOTHY	GFO		\$ 200	7,500	\$ 112.50	48,375	252,525	300,900	\$ 496.49	\$ 808.99
189500	CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	15,000	\$ 225.00	65,250	762,050	827,300	\$ 1,365.05	\$ 1,790.05
189550	CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	7,500	\$ 112.50	48,375	549,125	597,500	\$ 985.88	\$ 1,298.38
189700	FLY AWAY LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	585,650	650,900	\$ 1,073.99	\$ 1,498.99
189750	SCHUBARTH SANDRA	GFO		\$ 200	7,500	\$ 112.50	48,375	291,425	339,800	\$ 560.67	\$ 873.17
189800	NOISHT PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	270,625	319,000	\$ 526.35	\$ 838.85
189850	WEST HOLLYWOOD COWBOY HOTEL LLC ETAL	GFO		\$ 200	7,500	\$ 112.50	48,375	342,220	390,595	\$ 644.48	\$ 956.98
189900	ELMORE ROBERTS LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	2,279,250	2,344,500	\$ 3,868.43	\$ 4,293.43
190000	WVH ENTERPRISES LLC	GFO		\$ 200	566	\$ 8.49	32,513	2,110	34,623	\$ 57.13	\$ 265.62
190050	KEILMAN & TRUNKLE ENTERPRISES LLC	GFO		\$ 200	5,535	\$ 83.03	43,988	248,612	292,600	\$ 482.79	\$ 765.82
190150	ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	7,110	55,485	\$ 91.55	\$ 404.05
190200	ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	7,110	55,485	\$ 91.55	\$ 404.05
190250	CENTER FOR MENTAL HEALTH	GFO		\$ 200	7,500	\$ 112.50	48,375	578,370	626,745	\$ 1,034.13	\$ 1,346.63
190350	MADILL JASON C & TAMARA L	GFO		\$ 200	67,500	\$ 1,012.50	190,125	1,528,075	1,718,200	\$ 2,835.03	\$ 4,047.53
190450	BIG SKY SELECT MIGHT MO LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	326,280	374,655	\$ 618.18	\$ 930.68
190500	GREAT FALLS CENTRAL LLC	GFO		\$ 200	3,750	\$ 56.25	39,938	292,620	332,558	\$ 548.72	\$ 804.97
190600	M & L RENTALS LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	1,240,680	1,289,055	\$ 2,126.94	\$ 2,439.44
190650	SEMANSKY JOHN S & LISA SWAN	GFO		\$ 200	3,750	\$ 56.25	39,938	148,562	188,500	\$ 311.03	\$ 567.28
190700	WONG MING & SU	GFO		\$ 200	3,750	\$ 56.25	39,938	197,362	237,300	\$ 391.55	\$ 647.80
190800	FIRST BUILDING CORPORATION	GFO		\$ 200	22,500	\$ 337.50	82,125	-	82,125	\$ 135.51	\$ 673.01
190950	ATLANTIC FINANCIAL GROUP LTD	GFO		\$ 200	-	\$ -	-	5,267,200	5,267,200	\$ 8,690.88	\$ 8,690.88

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April 19, 2022**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
191050	ALLEY STEPHEN J	GFO		\$ 200	15,000	\$ 225.00	65,250	1,016,440	1,081,690	\$ 1,784.79	\$ 2,209.79
191100	WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,492	\$ 112.38	48,375	596,725	645,100	\$ 1,064.42	\$ 1,376.80
191150	JOVICK LEPARD LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	668,625	717,000	\$ 1,183.05	\$ 1,495.55
191300	FIRST NATIONAL BANK	GFO		\$ 200	15,000	\$ 225.00	65,250	14,560	79,810	\$ 131.69	\$ 556.69
191400	RICHARDS PHILLIP	GFO		\$ 200	15,000	\$ 225.00	65,250	552,450	617,700	\$ 1,019.21	\$ 1,444.21
191450	TOVSON LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	279,000	327,375	\$ 540.17	\$ 852.67
191500	CYRUS INVESTMENTS LLC	GFO		\$ 200	30,000	\$ 450.00	99,000	1,601,000	1,700,000	\$ 2,805.00	\$ 3,455.00
191550	FIRST NATIONAL BANK	GFO		\$ 200	52,500	\$ 787.50	149,625	426,660	576,285	\$ 950.87	\$ 1,938.37
191600	MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	22,500	\$ 337.50	82,125	4,272,120	4,354,245	\$ 7,184.50	\$ 7,722.00
191700	MURPHY REAL ESTATE LLC	GFO		\$ 200	18,750	\$ 281.25	73,688	539,612	613,300	\$ 1,011.95	\$ 1,493.20
191750	MURPHY TIMOTHY M & DEBORAH S	GFO		\$ 200	11,250	\$ 168.75	56,813	70,687	127,500	\$ 210.38	\$ 579.13
191950	MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	15,000	\$ 225.00	65,250	5,190	70,440	\$ 116.23	\$ 541.23
192100	BLANKENSHIP BOBBI	GFO		\$ 200	15,333	\$ 230.00	71,024	1,521,690	1,592,714	\$ 2,627.98	\$ 3,057.97
192150	GAELIC PROPERTIES INC	GFO		\$ 200	11,250	\$ 168.75	56,813	446,987	503,800	\$ 831.27	\$ 1,200.02
192200	ARVON BLOCK DEVELOPMENT VENTURE LLC	GFO		\$ 200	11,237	\$ 168.56	56,813	2,386,687	2,443,500	\$ 4,031.78	\$ 4,400.33
192300	MURPHY REAL ESTATE LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	2,482,250	2,547,500	\$ 4,203.38	\$ 4,628.38
192350	WEIGAND JOHN W & PEGGY LOU ETAL	GFO		\$ 200	15,000	\$ 225.00	65,250	797,050	862,300	\$ 1,422.80	\$ 1,847.80
192450	JENNINGS LAND LIMITED PARTNERSHIP	GFO		\$ 200	7,500	\$ 112.50	48,375	120,125	168,500	\$ 278.03	\$ 590.53
192500	OIDHREACHT PROPERTIES LLC	GFO		\$ 200	20,016	\$ 300.24	74,849	302,270	377,119	\$ 622.25	\$ 1,122.49
192700	MURPHY REAL ESTATE LLC	GFO		\$ 200	46,237	\$ 693.56	135,585	40,990	176,575	\$ 291.35	\$ 1,184.90
192850	MURPHY REAL ESTATE LLC	GFO		\$ 200	6,229	\$ 93.44	45,540	357,880	403,420	\$ 665.64	\$ 959.08
192950	LAWYERS GUNS & MONEY LLC	GFO		\$ 200	9,017	\$ 135.26	51,750	1,153,150	1,204,900	\$ 1,988.09	\$ 2,323.34
193050	CTA BUILDING LLP	GFO		\$ 200	12,606	\$ 189.09	59,850	2,540,650	2,600,500	\$ 4,290.83	\$ 4,679.92
193100	CTA BUILDING LLP ETAL	GFO		\$ 200	1,800	\$ 27.00	35,550	-	35,550	\$ 58.66	\$ 285.66
193150	KELMAN ZOLLIE ETAL	GFO		\$ 200	14,100	\$ 211.50	63,225	207,670	270,895	\$ 446.98	\$ 858.48
193200	KELMAN ZOLLIE ETAL	GFO		\$ 200	15,000	\$ 225.00	65,250	803,650	868,900	\$ 1,433.69	\$ 1,858.69
193250	WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	238,025	286,400	\$ 472.56	\$ 785.06
193300	MARZETTA MICHAEL	GFO		\$ 200	7,500	\$ 112.50	48,375	348,325	396,700	\$ 654.56	\$ 967.06
193350	FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	48,375	315,025	363,400	\$ 599.61	\$ 912.11
193450	GREAT FALLS TRANSIT DISTRICT	GFO		\$ 200	15,000	\$ 225.00	65,250	290,520	355,770	\$ 587.02	\$ 1,012.02
193550	GREAT FALLS RESCUE MISSION	GFO		\$ 200	15,000	\$ 225.00	65,250	567,830	633,080	\$ 1,044.58	\$ 1,469.58
193650	FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	48,375	250,325	298,700	\$ 492.86	\$ 805.36
193700	WHITE BELLY PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	19,550	84,800	\$ 139.92	\$ 564.92
193900	NEIGHBORHOOD HOUSING SERVICES INC	GFO		\$ 200	7,500	\$ 112.50	48,375	17,700	66,075	\$ 109.02	\$ 421.52
193950	PLACID RENTALS LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	194,310	259,560	\$ 428.27	\$ 853.27
224650	PORTNEY ABBY KELMAN	GFO		\$ 200	19,483	\$ 292.25	77,144	377,856	455,000	\$ 750.75	\$ 1,243.00
616205	WHITCOMB BRENDAN	503		\$ 200	574	\$ 8.61	2,897	120,203	123,100	\$ 203.12	\$ 411.73
616210	FRANK PLUMLEE FAMILY TRUST	503	125	\$ 50	450	\$ 6.75	2,273	190,327	192,600	\$ 317.79	\$ 374.54
616215	HAGAN ROGER A	503	125	\$ 50	308	\$ 4.62	1,557	139,043	140,600	\$ 231.99	\$ 286.61
616220	FINLAYSON JAMES D	503	125	\$ 50	291	\$ 4.37	1,471	138,729	140,200	\$ 231.33	\$ 286.61

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April 19, 2022**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
616225	REYNOLDS STEWART W & SARA A	503	125	\$ 50	500	\$ 7.50	2,522	197,878	200,400	\$ 330.66	\$ 388.16
616230	SAVAGE JEFFREY J ETAL	503	125	\$ 50	476	\$ 7.14	2,403	192,497	194,900	\$ 321.59	\$ 378.73
616235	WHITCOMB BRENDAN	503	125	\$ 50	469	\$ 7.04	2,369	190,431	192,800	\$ 318.12	\$ 375.16
616240	BENNETTS MARJORIE	503	125	\$ 50	268	\$ 4.02	1,352	128,348	129,700	\$ 214.01	\$ 268.03
616245	KUBAS HEATHER	503	125	\$ 50	416	\$ 6.24	2,102	167,598	169,700	\$ 280.01	\$ 336.25
616250	WHITCOMB BRENDAN	503		\$ 200	608	\$ 9.12	3,068	205,032	208,100	\$ 343.37	\$ 552.49
616255	WHITCOMB BRENDAN	503		\$ 200	311	\$ 4.67	1,568	65,232	66,800	\$ 110.22	\$ 314.89
616260	WHITCOMB BRENDAN	503		\$ 200	441	\$ 6.62	2,227	113,173	115,400	\$ 190.41	\$ 397.03
616265	WHITCOMB BRENDAN	503		\$ 200	444	\$ 6.66	2,244	88,356	90,600	\$ 149.49	\$ 356.15
616270	COMMUNITY HEALTH CARE CENTER INC	503		\$ 200	574	\$ 8.61	2,897	150,803	153,700	\$ 253.61	\$ 462.22
616275	UNDERWOOD JASON M	503	125	\$ 50	450	\$ 6.75	2,273	185,327	187,600	\$ 309.54	\$ 366.29
616280	GREEN BROOKS ETAL	503	125	\$ 50	549	\$ 8.24	2,772	199,228	202,000	\$ 333.30	\$ 391.54
616285	BISTODEAU JUDY K & GARY	503	125	\$ 50	444	\$ 6.66	2,244	188,856	191,100	\$ 315.32	\$ 371.98
616290	YEON JENEE S	503	125	\$ 50	417	\$ 6.26	2,108	179,192	181,300	\$ 299.15	\$ 355.40
616295	ROBERTS DUSTIN E	503	125	\$ 50	509	\$ 7.64	2,568	205,632	208,200	\$ 343.53	\$ 401.17
616300	JOHNSON CAROLINE B	503	125	\$ 50	416	\$ 6.24	2,102	177,898	180,000	\$ 297.00	\$ 353.24
616305	QUINN SUSAN E	503	125	\$ 50	549	\$ 8.24	2,772	198,528	201,300	\$ 332.15	\$ 390.38
616310	EULTGEN DARREN & CINDY	503	125	\$ 50	444	\$ 6.66	2,244	188,256	190,500	\$ 314.33	\$ 370.99
616315	EULTGEN DARREN & CINDY	503	125	\$ 50	417	\$ 6.26	2,108	177,992	180,100	\$ 297.17	\$ 353.42
616320	BURGAN VALERIE G	503	125	\$ 50	509	\$ 7.64	2,568	201,232	203,800	\$ 336.27	\$ 393.91
616325	WAKEMAN NORMAN S JR & MELYNN K	503	125	\$ 50	416	\$ 6.24	2,102	177,398	179,500	\$ 296.18	\$ 352.42
617100	WILLIAMS DONALD E TRUST ETAL	FP1		\$ 200	6,665	\$ 99.98	42,909	888,191	931,100	\$ 1,536.32	\$ 1,836.29
617150	WARD KRAIG ALLAN	FP1		\$ 200	871	\$ 13.07	5,466	197,420	202,886	\$ 334.76	\$ 547.83
620650	ROGERS DARYL D	CAP		\$ 200	3,615	\$ 54.23	15,680	89,520	105,200	\$ 173.58	\$ 427.81
620660	WILSON THOMAS M JR & KATHLEEN A	CAP		\$ 200	4,574	\$ 68.61	19,869	139,531	159,400	\$ 263.01	\$ 531.62
620670	MEADOWLARK HOME CARE LLC	CAP		\$ 200	6,839	\$ 102.59	29,702	135,698	165,400	\$ 272.91	\$ 575.50
628625	SEIDLITZ JOHN E JR ETAL	HBC		\$ 200	713	\$ 10.70	17,382	62,618	80,000	\$ 132.00	\$ 342.70
628630	CORDEIRO CHRIS A	HBC		\$ 200	713	\$ 10.70	17,382	62,618	80,000	\$ 132.00	\$ 342.70
647400	A&E RENTALS LLC	EBC		\$ 200	10,336	\$ 155.04	58,498	503,302	561,800	\$ 926.97	\$ 1,282.01
647402	UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,386	\$ 65.79	28,342	288,558	316,900	\$ 522.89	\$ 788.68
647404	RAILROAD SQUARE LLC	EBC		\$ 200	11,903	\$ 178.55	63,936	477,264	541,200	\$ 892.98	\$ 1,271.53
647406	UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,699	\$ 70.49	28,719	293,781	322,500	\$ 532.13	\$ 802.61
650100	MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	33,000	397,160	430,160	\$ 709.76	\$ 1,059.76
650200	MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	33,000	397,160	430,160	\$ 709.76	\$ 1,059.76
650300	MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	33,000	397,160	430,160	\$ 709.76	\$ 1,059.76
651010	MEYER KATTIE & KIRKLEN A	JHC		\$ 200	936	\$ 14.04	6,037	298,063	304,100	\$ 501.77	\$ 715.81
651020	MONTCARE INC	JHC		\$ 200	588	\$ 8.82	3,793	36,630	40,423	\$ 66.70	\$ 275.52
651030	CONNER DENNIS & JANIS	JHC		\$ 200	542	\$ 8.13	3,793	124,307	128,100	\$ 211.37	\$ 419.50
651040	ROCKET CLONE LLC	JHC		\$ 200	560	\$ 8.40	3,609	151,191	154,800	\$ 255.42	\$ 463.82
651050	SUTTON DANNIE R SR	JHC		\$ 200	596	\$ 8.94	3,841	213,059	216,900	\$ 357.89	\$ 511.77

**PROPOSED EXPANSION OF GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
RESOLUTION #10447 - EXHIBIT "C"
APPROXIMATE ASSESSMENTS FOR FISCAL YEAR 2022, TAX YEAR 2021
April 19, 2022**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
651090	NORTH DATA CENTER LLC	JHC		\$ 200	1,430	\$ 21.45	9,225	386,575	395,800	\$ 653.07	\$ 874.52
651100	OLSON KENNETH R & ILINDA M ETAL	JHC		\$ 200	2,770	\$ 41.55	4,044	224,256	228,300	\$ 376.70	\$ 618.25
651115	MARR LIVING TRUST	LJC	125	\$ 50	474	\$ 7.11	3,096	385,704	388,800	\$ 641.52	\$ 698.63
651120	MCCURRY BEATRICE C	LJC	125	\$ 50	474	\$ 7.11	3,096	240,304	243,400	\$ 401.61	\$ 458.72
651125	SALONEN WILLIAM W & SUSAN L	LJC	125	\$ 50	474	\$ 7.11	3,096	220,404	223,500	\$ 368.78	\$ 425.89
651501	L'HEUREUX PAGE WERNER PC	KAT		\$ 200	7,601	\$ 114.02	29,779	739,121	768,900	\$ 1,268.69	\$ 1,582.70
651502	MONTANA HOMEOWNERSHIP NETWORK INC	KAT		\$ 200	1,668	\$ 25.02	6,603	163,897	170,500	\$ 281.33	\$ 506.35
651503	SILVERTIP LLC	KAT		\$ 200	2,224	\$ 33.36	8,870	220,130	229,000	\$ 377.85	\$ 611.21
651504	NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	1,112	\$ 16.68	4,369	126,770	131,139	\$ 216.38	\$ 433.06
651505	NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49	11,621	288,479	300,100	\$ 495.17	\$ 739.66
651506	NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49	20,884	518,416	539,300	\$ 889.85	\$ 1,134.34
2E+06	MCMANUS PROPERTIES LLC	T20N, R3E		\$ 200	31,363	\$ 470.45	102,067	694,280	796,347	\$ 1,313.97	\$ 1,984.42
2E+06	NORTHWESTERN CORP TRANSMISSION & DISTR	GF		\$ 200	26,250	\$ 393.75	-	2,331,129	2,331,129	\$ 3,846.36	\$ 4,440.11
2E+06	CENTURYLINK INC	GF		\$ 200	30,000	\$ 450.00	-	1,347,657	1,347,657	\$ 2,223.63	\$ 2,873.63
2E+06	ENERGY WEST MONTANA INC	GF		\$ 200	91,000	\$ 1,365.00	-	3,827,425	3,827,425	\$ 6,315.25	\$ 7,880.25
2E+06	DSB TOWER LLC	DSB		\$ 200	15,000	\$ 225.00	8,212	321,556	329,768	\$ 544.12	\$ 969.12
2E+06	DSB TOWER LLC	DSB		\$ 200	5,944	\$ 89.16	5,749	282,378	288,127	\$ 475.41	\$ 764.57
2E+06	FRANCIS MARIE PSALM 27:17 LLC	DSB		\$ 200	9,056	\$ 135.84	9,034	1,023,349	1,032,383	\$ 1,703.43	\$ 2,039.27
2E+06	SCHULTE DIRK AGENCY	DSB		\$ 200	5,483	\$ 82.25	5,749	355,028	360,777	\$ 595.28	\$ 877.53
2E+06	DSB TOWER LLC	DSB		\$ 200	2,831	\$ 42.47	2,956	106,827	109,783	\$ 181.14	\$ 423.61
2E+06	DSB TOWER LLC	DSB		\$ 200	2,797	\$ 41.96	2,546	102,920	105,466	\$ 174.02	\$ 415.97
2E+06	DSB TOWER LLC	DSB		\$ 200	1,862	\$ 27.93	1,971	70,448	72,419	\$ 119.49	\$ 347.42
2E+06	KSJ PROPERTIES LLC	DSB		\$ 200	6,083	\$ 91.25	5,749	539,651	545,400	\$ 899.91	\$ 1,191.16
2E+06	DSB TOWER LLC	DSB		\$ 200	1,914	\$ 28.71	1,889	117,395	119,284	\$ 196.82	\$ 425.53
2E+06	DSB TOWER LLC	DSB		\$ 200	2,153	\$ 32.30	2,135	68,805	70,940	\$ 117.05	\$ 349.35
2E+06	DSB TOWER LLC	DSB		\$ 200	2,491	\$ 37.37	2,464	79,578	82,042	\$ 135.37	\$ 372.73
2E+06	GILLEON RESERVATION LLC	DSB		\$ 200	5,618	\$ 84.27	5,749	271,828	277,577	\$ 458.00	\$ 742.27
2E+06	DSB TOWER LLC	DSB		\$ 200	12,641	\$ 189.62	16,836	516,318	533,154	\$ 879.70	\$ 1,269.32
2E+06	DSB TOWER LLC	DSB		\$ 200	7,023	\$ 105.35	11,087	281,880	292,967	\$ 483.40	\$ 788.74
2E+06	HANSERJAC LLC	JHC		\$ 200	3,525	\$ 52.88	5,142	215,658	220,800	\$ 364.32	\$ 617.20
2E+06	STSA PARTNERS LLC	FBC		\$ 200	8,455	\$ 126.83	45,664	179,340	225,004	\$ 371.26	\$ 698.08
2E+06	HICKS ENDEAVORS LLC	FBC		\$ 200	2,165	\$ 32.48	11,416	114,184	125,600	\$ 207.24	\$ 439.72
162350	H & H APARTMENTS LLC			\$ 200	7,500	\$ 112.50	48,375	405,425	453,800	\$ 748.77	\$ 1,061.27
162400	HELSETH & MYERS RENTALS			\$ 200	7,500	\$ 112.50	48,375	218,225	266,600	\$ 439.89	\$ 752.39
162450	SPECIAL OLYMPICS MONTANA INC			\$ 200	7,500	\$ 112.50	48,375	311,525	359,900	\$ 593.84	\$ 906.34
162500	JOSEPH SANTANA PROPERTIES LLC			\$ 200	29,969	\$ 449.54	99,000	615,590	714,590	\$ 1,179.07	\$ 1,828.61
162700	DUTT GORDON R & FRANCES S TRUST ETAL			\$ 200	7,500	\$ 112.50	48,375	203,625	252,000	\$ 415.80	\$ 728.30
162750	MTC LIFESTYLE LLC			\$ 200	7,500	\$ 112.50	48,375	140,000	188,375	\$ 310.82	\$ 623.32
162900	CITY BAR INC			\$ 200	22,477	\$ 337.16	82,125	321,740	403,865	\$ 666.38	\$ 1,203.53
162950	CITY BAR INC			\$ 200	7,500	\$ 112.50	48,375	82,720	131,095	\$ 216.31	\$ 372.73

**PROPOSED EXPANSION OF GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
RESOLUTION #10447 - EXHIBIT "C"
APPROXIMATE ASSESSMENTS FOR FISCAL YEAR 2022, TAX YEAR 2021
April 19, 2022**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
163000	L & E DEVELOPMENT INC			\$ 200	7,500	\$ 112.50	48,375	8,100	56,475	\$ 93.18	\$ 405.68
188500	BIG SKY DEVELOPMENT ENTERPRISES INC			\$ 200	7,500	\$ 112.50	48,375	50,525	98,900	\$ 163.19	\$ 475.69
188550	BIG SKY DEVELOPMENT ENTERPRISES INC			\$ 200	7,500	\$ 112.50	48,375	8,150	56,525	\$ 93.27	\$ 405.77
188600	KERMITZ LLC			\$ 200	11,238	\$ 168.57	56,813	300,587	357,400	\$ 589.71	\$ 958.28
188650	LERAY PROPERTIES LLC			\$ 200	3,750	\$ 56.25	39,938	78,962	118,900	\$ 196.19	\$ 452.44
188700	ROBERTSON KIRBI KAE			\$ 200	1,780	\$ 26.70	35,550	69,050	104,600	\$ 172.59	\$ 399.29
188750	MY VIOLA PROPERTIES LLC			\$ 200	3,668	\$ 55.02	39,600	138,600	178,200	\$ 294.03	\$ 549.05
188800	KAPPHAN BRIAN R & LINDA S			\$ 200	352	\$ 5.28	36,225	45,310	81,535	\$ 134.53	\$ 339.81
188850	SHIMA DOUGLAS			\$ 200	3,750	\$ 56.25	39,938	32,850	72,788	\$ 120.10	\$ 376.35
188900	MTC LIFESTYLE LLC			\$ 200	11,250	\$ 168.75	56,813	11,920	68,733	\$ 113.41	\$ 482.16
189050	BIG SKY DEVELOPMENT ENTERPRISES INC			\$ 200	18,750	\$ 281.25	73,688	20,800	94,488	\$ 155.91	\$ 637.16
189075	BIG SKY DEVELOPEMENT ENT			\$ 200	33,739	\$ 506.09	107,438	1,121,462	1,228,900	\$ 2,027.69	\$ 2,733.77
TOTALS				\$ 39,100	2,126,057	\$ 31,890.86	\$ 9,111,850	\$ 107,723,575	116,835,425	\$ 192,778.45	\$ 263,769.31

Newly Expanded Parcels Resolution 10447

From: [Lisa C. Kunz](#)
To: [Krista Artis](#)
Subject: FW: BID expansion
Date: Monday, April 4, 2022 8:05:04 AM

For Resolution 10447 set for public hearing on April 19, 2022.

Thanks Krista.

Lisa

From: Bob Kelly

Sent: Saturday, April 2, 2022 8:32 AM

To: Lisa C. Kunz

Subject: Fwd: BID expansion

Good morning Lisa. I think Sandy's note is relevant to our meeting this Tuesday. Please distribute. Thx.

BK

Get [Outlook for iOS](#)

From: Sandra Thares <omi@mcn.net>

Sent: Friday, April 1, 2022 3:58 PM

To: bkelly@greatfallsmt.net <bkelly@greatfallsmt.net>

Subject: BID expansion

Bob, I will not be able to be at the meeting tonight as I'm in Palm Springs for Taco Johns convention. Sorry, not sorry. As a major property owner within the proposed BID expansion I want you to know how much I support this endeavor. It's only going to create a better downtown. I thought long and hard about voting yes, after all it will mean an increase of almost \$5000 a year for me. But in the end, I truly believe that the benefits outweigh the negatives. Thank you for reading this brief email. Best to you.

S-

Sent from the iphone of
Sandra Johnson Thares, CHA
General Manager



Commission Meeting Date: April 19, 2022
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Resolution 10448 Establishing Residential and Commercial Sanitation Service Collection Rates Effective May 1, 2022

From: Melissa Kinzler, Finance Director

Initiated By: Public Works and Finance Department

Presented By: Paul Skubinna, Public Works Director & Melissa Kinzler, Finance Director

Action Requested: Conduct Public Hearing

Public Hearing:

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

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10448 establishing residential and commercial sanitation service collection rates effective May 1, 2022.”
2. Mayor requests a second to the motion, Commission discussion, and calls for the vote.

Summary: In an effort to provide necessary collection and disposal services as well as fund capital improvements, the Public Works Department, Sanitation Division, is seeking a rate increase effective May 1, 2022.

Background: Each year, staff reviews and analyzes the financing needs of the sanitation fund to ensure the City has adequate funding necessary for day to day operations, capital improvements, debt service and emergencies. OCCGF 8.8.230 requires the Commission to adopt a resolution establishing rates to defray the costs of sanitation services for the fiscal year.

The last residential and commercial rate increase was on March 1, 2020. Staff proposes adjusting the sanitation rates to adequately provide service while covering the expenses largely due to the increase in operations, equipment, fuel and landfill costs. Therefore, it is recommended to increase residential and commercial service collection rates.

A regular residential pick-up would increase \$1.35 from \$13.65 to \$15.00 per month. The senior citizen rate would increase \$.93 from \$9.57 to \$10.50 per month. Extra pick-up fees would increase \$4.00 from \$11.00 to \$15.00 per month. Pick-up of a large appliance would increase \$4.00 from \$16.00 to \$20.00. The most common commercial container used in the City, a 3 yard, would increase \$6.60 from \$66.20 to \$72.80 per month. Cardboard recycling would increase \$2.00 from \$20.00 to \$22.00 per month.

Staff recommends maintaining the monthly vacant business rate at \$5.00, and increasing the flat rate surcharge for over-weight containers by \$10.00 from \$105.00 to \$115.00 as well as increasing the monthly dry run fee by \$5.00 from \$50.00 to \$55.00.

In addition, the Utilities Department would like to change the application of a penalty on a utility bill from 60 days to 30 days. This means that an unpaid utility bill would receive a penalty prior to the generation of the next bill. Currently, the City does not charge a penalty until the third bill generates.

Fiscal Impact: The increases are necessary to continue to provide required pickup and disposal services as well as fund capital improvements, specifically the replacement and maintenance of the fleet, and meet debt service requirements. Additional staff may be needed in the future. Rate increases will provide flexibility to hire staff as needed.

The cost of fuel has increased 24% and it is proposed that the price will continue to increase. Staff anticipates that fuel expenses will increase approximately \$100,000 this year. In addition to fuel costs, the cost to replace the fleet has also increased. The Sanitation Department needs to purchase one residential side-loader and one commercial roll-off truck. The cost of these two vehicles was \$400,000 in the past. Now, the price is \$506,000 for the two trucks and the price continues to increase.

The landfill rate will be \$30.31 per ton in 2022, which represents an increase of \$2.33 per ton since the last rate increase in 2020 or 8%. Therefore, the rate increase is somewhat in part to help defray landfill costs.

Comparisons of current versus proposed rates are attached.

Alternatives: The City Commission could choose to deny Resolution 10448. Doing so will result in reduced funds available to maintain the equipment necessary to operate the sanitation service efficiently and will negatively impact overall operations.

Attachments/Exhibits:

Resolution 10448
 Current versus Proposed Rates
 Public Notice for Publication
 Rate Review Calendar

RESOLUTION 10448
A RESOLUTION ESTABLISHING RESIDENTIAL AND COMMERCIAL
SANITATION SERVICE COLLECTION RATES EFFECTIVE MAY 1, 2022

WHEREAS, an annual review is performed of the cost of service for the collection and disposal of solid waste from customers of the City of Great Falls, in accordance with Title 8, Chapter 8, of the Official Code of the City of Great Falls; and

WHEREAS, pursuant to Title 8, Chapter 8, of the Official Code of the City of Great Falls, the City of Great Falls is authorized to regulate the City's sanitation services and to establish all rates, fees and charges; and

WHEREAS, the rate and fee schedules are prepared to generate sufficient revenue to pay all costs of the operation and maintenance of existing and proposed services and equipment for providing sanitation services to inhabitants of the City of Great Falls; and

WHEREAS, it is essential to the public health, welfare and safety of the inhabitants of the City of Great Falls to provide an adequate sanitation program and to provide sufficient funding to meet the cost of operation and maintenance; and

WHEREAS, notice having been provided as required by law, the City Commission of the City of Great Falls, conducted a public hearing on Tuesday, April 19, 2022, at the Civic Center, 2 Park Drive South, Commission Chambers Room 206, Great Falls, Montana, at 7:00 p.m., and did consider the cost of operation, maintenance, equipment, facilities and capital improvements for the solid waste collection and disposal system.

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

Basic monthly Sanitation Service Collection Rates are hereby established as follows:

<u>RESIDENTIAL</u>	<u>RATES</u>
Single Family Home	\$15.00
Duplex (\$15.00 per unit)	\$30.00
Triplex (\$15.00 per unit)	\$45.00
Additional 96 Gallon	\$8.50
Senior Citizen	\$10.50
Extra Pickup	
96 Gallon	\$15.00
300 Gallon	\$21.00
plus extra's - per minute	\$7.00

Charges for other commercial pick-up frequencies per week shall be the rate times the number of pickups per week. Large accumulation of material placed for collection may be charged to the customer @ \$5.00 per minute if it takes longer than 2 minutes to load the material.

Special Pickup	
Large appliances	\$20.00
Large appliances with Freon	\$60.00

COMMERCIAL

96 Gallon	\$25.10
300 Gallon Commercial	\$30.00
1.5 yard	\$42.45
2 yard	\$50.70
3 yard	\$72.80
4 yard	\$97.00
6 yard	\$144.30
8 yard	\$191.60
Card Board Recycling	\$22.00
Vacant business **once a month pick-up	\$5.00

DROP BOX (per pick-up)

3 yard construction dumpster (plus rental fees)	\$58.00
10 yard concrete dumpster (plus rental and disposal)	\$185.00
20 yard construction dumpster (plus rental fees)	\$329.00
30 yard construction dumpster (plus rental fees)	\$370.00
40 yard construction dumpster (plus rental fees)	\$407.00
30 yard compacted (plus disposal charge)	\$234.00
40 yard compacted (plus disposal charge)	\$234.00
Flat Rate Surcharge (over weight containers)	\$115.00
Dry Run Fee	\$55.00

Per Day Rental Fees \$2.00

Delinquent Penalty After 30 days

Rates do not include the disposal fee as set forth in the Solid Waste Disposal Agreement between the City of Great Falls and Republic Services. Disposal costs will be assessed by actual weight and volumes in accordance with the agreement.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this 19th day of April, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Jeffrey Hindoien, City Attorney

**RESOLUTION 10324
RESIDENTIAL AND COMMERCIAL SANITATION COLLECTION RATES
CURRENT AS OF MARCH 1ST, 2020**

<u>RESIDENTIAL</u>	<u>CURRENT</u>	
per month		
Single Family Home	\$13.65	
Duplex (\$13.65 per unit)	\$27.30	
Tri-plex (\$13.65 per unit)	\$40.95	
Additional 96 Gallon	\$7.70	
Senior Citizen	\$9.57	
Extra Pickup		
96 Gallon	\$11.00	
300 Gallon	\$17.00	
plus extra's - per minute	\$5.00	
<i>Charges for other commercial pick-up frequencies per week shall be the rate times the number of pick-ups per week. Large accumulation of material placed for collection may be charged to the customer @ \$5.00 per minute if it takes longer than 2 minutes to load the material.</i>		
Special Pickup		
Large appliances	\$16.00	
Large appliances-with Freon	\$54.00	
<u>COMMERCIAL</u>		<u>EXTRA P/U'S</u>
per month		
96 Gallon	\$22.80	\$11.00
300 Gallon Commercial	\$27.30	\$17.00
1.5 yard	\$38.60	\$12.00
2 yard	\$46.10	\$13.00
3 yard	\$66.20	\$17.00
4 yard	\$88.20	\$22.00
6 yard	\$131.20	\$30.00
8 yard	\$174.20	\$39.00
Card Board Recycling	\$20.00	\$20.00
Vacant business **once a month pick-up	5.00	
<u>DROP BOX</u>		
per pick-up		
3 yard construction dumpster (plus rental fees)	\$52.00	
20 yard construction dumpster (plus rental fees)	\$299.00	
30 yard construction dumpster (plus rental fees)	\$337.00	
40 yard construction dumpster (plus rental fees)	\$370.00	
30 yard compacted (plus disposal charge)	\$213.00	
40 yard compacted (plus disposal charge)	\$213.00	
Flat Rate Surcharge (over weight containers)	105.00	
Dry Run Fee	50.00	
Per Day Rental Fees	2.00	

Rates do not include the disposal fee as set forth in the Solid Waste Disposal Agreement between the City of Great Falls and Republic Services. Disposal costs will be assessed by actual weight and volumes in accordance with the agreement.

**RESIDENTIAL AND COMMERCIAL SANITATION COLLECTION RATES
CURRENT VS PROPOSED
RESOLUTION 10448**

<u>RESIDENTIAL</u>	<u>CURRENT</u>	<u>PROPOSED</u>
per month		
Single Family Home	\$13.65	\$15.00
Duplex (\$13.65 per unit)	\$27.30	\$30.00
Tri-plex (\$13.65 per unit)	\$40.95	\$45.00
Additional 96 Gallon	\$7.70	\$8.50
Senior Citizen	\$9.57	\$10.50
Extra Pickup		
96 Gallon	\$11.00	\$15.00
300 Gallon	\$17.00	\$21.00
plus extra's - per minute	\$5.00	\$7.00
<i>Charges for other commercial pick-up frequencies per week shall be the rate times the number of pick-ups per week. Large accumulation of material placed for collection may be charged to the customer @ \$5.00 per minute if it takes longer than 2 minutes to load the material.</i>		
Special Pickup		
Large appliances	\$16.00	\$20.00
Large appliances-with Freon	\$54.00	\$60.00
Special Services - Dumpster Cleaning		
Residential Dumpster	N/A	\$15.00
Commercial Dumpster	N/A	\$50.00
Compactors/Receiver Box	N/A	\$100.00

<u>COMMERCIAL</u>		
per month		
96 Gallon	\$22.80	\$25.10
300 Gallon Commercial	\$27.30	\$30.00
1.5 yard	\$38.60	\$42.45
2 yard	\$46.10	\$50.70
3 yard	\$66.20	\$72.80
4 yard	\$88.20	\$97.00
6 yard	\$131.20	\$144.30
8 yard	\$174.20	\$191.60
Card Board Recycling	\$20.00	\$22.00
Vacant business **once a month pick-up	\$5.00	\$5.00

<u>DROP BOX</u>		
per pick-up		
3 yard construction dumpster (plus rental fees)	\$52.00	\$58.00
10 yard concrete dumpster (plus rental & disposal)	n/a	\$185.00
20 yard construction dumpster (plus rental fees)	\$299.00	\$329.00
30 yard construction dumpster (plus rental fees)	\$337.00	\$370.00
40 yard construction dumpster (plus rental fees)	\$370.00	\$407.00
30 yard compacted (plus disposal charge)	\$213.00	\$234.00
40 yard compacted (plus disposal charge)	\$213.00	\$234.00
Flat Rate Surcharge (over weight containers)	\$105.00	\$115.00
Dry Run Fee	\$50.00	\$55.00
Per Day Rental Fees	\$2.00	\$2.00

Rates do not include the disposal fee as set forth in the Solid Waste Disposal Agreement between the City of Great Falls and Republic Services. Disposal costs will be assessed by actual weight and volumes in accordance with the agreement.

Additional Fees		
Delinquent Penalty 1.5%	After 60 days	After 30 days

Attention Legal Ads:

NOTICE OF PUBLIC HEARING

Notice is hereby given that Resolution No. 10448 titled “A Resolution to Establish Rates in Accordance with Title 8, Chapter 32 of the Official Code of the City of Great Falls (OCCGF), for the Collection and Disposal of Solid Waste Collected from Customers of the City of Great Falls effective May 1, 2022” will be brought before the Great Falls City Commission for public hearing in the Commission Chambers Room 206, Civic Center Building, 2 Park Drive South, Great Falls, Montana, on Tuesday, April 19, 2022, at 7:00 o’clock p.m. Any interested person may speak for or against said Resolution 10448 at the public hearing, or submit written comments to the City Clerk, City of Great Falls, P.O. Box 5021, Great Falls, MT 59403, or by email to commission@greatfallsmt.net before 12:00 PM on Tuesday, April 19, 2022. Written communication received by that time will be shared with the City Commission and appropriate staff for consideration during the agenda item and before final vote on the matter.

Documents pertaining to this agenda item are posted on the City’s website at <https://greatfallsmt.net> under “Meetings,” and are on file for public inspection during regular office hours at the City Clerk’s Office, 2 Park Drive South, Room 204, Great Falls, MT, or contact us at (406) 455-8451.

/s/ Lisa Kunz
City Clerk

DO NOT PUBLISH BELOW THIS LINE:

Publication date: April 10, 2022
 April 17, 2022



2022 SANITATION RATE REVIEW CALENDAR

January						
Su	Mo	Tu	We	Th	Fr	Sa
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

February						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28					

March						
Su	Mo	Tu	We	Th	Fr	Sa
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

April						
Su	Mo	Tu	We	Th	Fr	Sa
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

DATE	TASK	RESPONSIBILITY
2/4/2022	STAFF DISCUSSION RE: UTILITY RATE REVIEW Public Works/Finance Department	Finance Public Works
	PRESENTATION OF SANITATION RATE ANALYSIS City Commission Work Session	Finance Public Works Commission
4/5/2022	SET PUBLIC HEARING City Commission Meeting	Commission Finance / Public Works
4/10/2022	1st PUBLICATION OF NOTICE IN GF TRIBUNE	Great Falls Tribune
4/17/2022	2nd PUBLICATION OF NOTICE IN GF TRIBUNE	Great Falls Tribune
4/19/2022	PUBLIC HEARING/FINAL ACTION City Commission Meeting	Commission Finance / Public Works
5/1/2022	EFFECTIVE DATE FOR RATE INCREASES	Finance



Commission Meeting Date: April 19, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Resolution 10452 – Remodeling, Reconstruction or Expansion of Certain Commercial Buildings or Structures; Tax Benefit for Starry Night Hospitality, LLC, 621 Central Avenue, Legally Described as Lots 8-9, Block 317, Great Falls Original Townsite, Section 12, T20N, R3E, P.M.M., Cascade County, Montana.

From: Brad Eatherly, Planner II, Planning and Community Development

Initiated By: Starry Night Hospitality, LLC

Presented By: Craig Raymond, Director, Planning and Community Development

Action Requested: City Commission conduct public hearing and adopt Resolution 10452

Public Hearing:

1. Mayor conducts public hearing, pursuant to OCCGF 1.2.050 and Title 17, Chapter 16, Article 6.
 2. Mayor closes public hearing and asks the will of the Commission.
-

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10452.”
 2. Mayor requests a second to the motion, Commission discussion, and calls for the vote.
-

Staff Recommendation:

Pursuant to Section 15-24-1501 Montana Code Annotated, Staff recommends that the City Commission adopt Resolution 10452 granting a tax benefit for Starry Night Hospitality, LLC, for the property addressed as 621 Central Avenue and legally described as Lots 8-9, Block 317, Great Falls Original Townsite, Section 12, T20N, R3E, P.M.M., Cascade County, Montana.

Background:

The applicant, Starry Night Hospitality, LLC, is planning to remodel the Greystone Inn and rebrand it as The Gibson, a boutique hotel that will be part of the Ascend Collection by Choice Hotels. The property sits at the entrance of the downtown corridor on the northwest corner of 7th Street and Central Avenue. The owner has had plans to remodel the hotel for over two years but had to postpone the project due to the Covid pandemic. Now that the applicant is ready to resume the project, a tax abatement is being requested to help off-set recent increases in construction costs. The subject property is ±0.344 acres in

size and contains the vacant existing motel and parking area. Section 15-24-1501, MCA, provides local government the option of giving Tax Benefits for the Remodeling, Reconstruction, or Expansion of Existing Buildings or Structures. Section 15-24-1501 MCA reads:

15-24-1501. Remodeling, reconstruction, or expansion of buildings or structure – assessment provisions – levy limitations. (1) Subject to [15-10-420](#) and the authority contained in subsection (4) of this section, remodeling, reconstruction, or expansion of existing buildings or structures, which increases their taxable value by at least 2 ½ % as determined by the department, may receive tax benefits during the construction period and for the following 5 years in accordance with subsections (2) through (4) and the following schedule. The percentages must be applied as provided in subsections (3) and (4) and are limited to the increase in taxable value caused by remodeling, reconstruction, or expansion.

Construction period	0%
First year following construction	20%
Second year following construction	40%
Third year following construction	60%
Fourth year following construction	80%
Fifth year following construction	100%
Following years	100%

The law governing this incentive was amended in 1985, requiring that each local governing body (City and County) may approve the Tax Benefit on a project basis. If one local government body approves the tax benefit and the other does not, the benefit will apply only to the mills levied by the approving governing body. In addition, tax benefits do not include any relief from state-wide levies and local government approval of the application must be made by resolution.

In December 2015, the City Commission adopted Resolution 10119 establishing certain criteria for the evaluation of tax benefit requests. The following is the criteria by which each application is to be evaluated for approval, modification or denial, along with a brief staff evaluation of the merits of the project as it pertains to each criteria:

a. Whether the City’s financial condition at the time of the application or consideration of the application warrants granting the application;

The City’s current financial condition is sufficiently stable for this abatement request to be approved. However, because the subject property is within a TIF district, the Commission should carefully consider and weigh the costs versus the benefits of abatements in each TIF district. Fortunately, the Downtown TIF is in healthy condition and generating \$1.3 million in revenue this year.

b. Whether the application meets all pertinent statutory criteria for the particular project;

The application meets all statutory criteria. The project is eligible to receive abatement consideration by the City Commission.

c. Whether the property taxes or other taxes and/or assessments on the property are current;

All property taxes and assessments on the property are current.

d. Whether the project may unreasonably affect the tax base of the City;

If the applicant's requested tax benefit is approved, the direct positive tax base improvement will be delayed for five years. This deferment of taxes will not affect the general fund, but will decrease the full amount of funds that would be added from the improved property into the Downtown TIF district. Staff finds, however, that the subject property has been underutilized for several years and that the applicant's proposal will provide a remodeling of an upscale boutique hotel to the downtown area. Ultimately, the City will gain significant tax revenue from the property. The applicant estimates that the cost of the construction for the project is approximately \$5,800,127.00.

e. Whether the project would impact employment opportunities within the City;

The one year of construction will positively impact employment opportunities in the City. Additionally, the hotel would bring several permanent full-time and part-time jobs to the city.

f. Whether the project is located within a Tax Increment Financing (TIF) or Targeted Economic Development (TED) District;

The project is located within the Downtown Urban Renewal TIF district, but not within a Targeted Economic Development (TED) District. As mentioned, the impact to the TIF district should be carefully considered.

g. Whether the existing motel has already received additional financial assistance from the City or other authorities having jurisdiction;

The project has received three Business Improvement District grants. Two of them were interior grants, each for \$10,000 and one was for a façade grant for \$42,500.

h. As to applications filed pursuant to Mont. Code Ann. §15-24-1601 *et seq.*, whether the Montana State Historic Preservation Office has provided design review assistance and certification for qualifying properties;

The applicant has not received design assistance from the State Historic Preservation Office, but the applicant is not required to seek certification.

i. Whether the project will create affordable housing opportunities;

The project will not create affordable housing opportunities.

j. Whether the project will encourage additional, unsubsidized development in the area of the project, either directly or indirectly, through "spin-off" development;

The goal of the owners is to remodel the existing motel that has been unused for several years and turn it in to a boutique hotel that attracts more visitors to the downtown area. In doing so, their hope is that other business owners nearby will have confidence to invest in the downtown district.

k. Whether the project will facilitate the development process on sites which would not be developed without assistance, or would not be developed at a level of acceptable quality;

While unsubsidized development is always the most preferred community development outcome, there are situations when tax abatement should be considered. In this instance, tax abatement is warranted to support the following objectives: 1) entrepreneurial investment, 2) high quality development, and 3) meeting the City's objectives for redeveloping underutilized infill opportunities.

l. Whether the project would encourage redevelopment of commercial and industrial areas in the City of Great Falls, resulting in a higher level and quality of re-investment.

The redevelopment of the subject property will have a positive effect on the surrounding area and will likely encourage further redevelopment of nearby residential and commercial properties.

m. Whether the project would encourage removal of blight, or the rehabilitation of a high profile or priority site;

The project location is located on the eastern edge of the downtown core on Central Avenue. The owners feel the existing building in its current state does not have the appearance or reputation the downtown deserves. With the completion of the construction of this property, it will become a show piece and attract a higher end clientele to the area.

n. Whether the application is sought in whole or in part because of increased costs of redevelopment, such as clean-up of a contaminated site, demolition expenses, and the like, over and above costs normally incurred in a development;

The project was set to begin construction right as the Covid pandemic hit in 2020. The subsequent increase in construction costs makes the tax abatement vital to the long-term success of this project.

o. Whether the project could be developed without the benefit of a tax abatement, i.e., but for the allowance of a tax abatement, the project would not be developed or pursued;

It is unlikely that the remodeling of this property would be feasible without the benefit of tax abatement. This tax benefit is being requested due to the increase in construction costs since the owner first began plans to renovate the property.

p. Whether conferring the tax benefit will create an adverse impact on existing state, county, or municipal services;

Granting the tax benefit will reduce the improved property's contribution to the Downtown TIF District for a period of five years. As noted previously, the investment being made on the site will have a significant positive impact on the local tax base for a long period of time. Additionally, the abatement of blight tends to have a long-term effect on a decrease in crime, thereby reducing the strain on emergency services.

q. Whether the project contributes to the implementation of other policies adopted by the City, including, but not limited to, the City's Growth Policy;

The project significantly contributes to the goals and policies of the Growth Policy by developing and enhancing an underdeveloped, vacant building and property within the City and supporting commercial development that will enhance the Downtown District.

r. Whether the project would meet other criteria as would be considered reasonable for the best interests of the City;

In addition to what has been included in this agenda report, the project addresses other community interests including: 1) providing support for local entrepreneurship, and 2) facilitating higher-end commercial development in the downtown area, and 3) removal of blight.

As required by Section 7-1-4127 MCA, due notice of the intent to consider Resolution 10452 was provided through notices of public hearing being published in the *Great Falls Tribune* on April 10, 2022 and April 17, 2022.

Concurrences: The Planning and Community Development Department has coordinated with the City's Finance Department and the Montana Department of Revenue throughout the process.

Fiscal Impact: Approval of the application will allow the new property taxes generated from the expansion to gradually be added to the property owner's existing property taxes over a five-year period in increments of 20% each year. The Department of Revenue will apply the tax benefit to the 2022 tax year.

At the current tax rate and estimated post-construction appraisal values, the estimated City tax revenue loss would approximately be \$109,620 for Year 1 – the construction year. The estimated total City tax revenue reduction over a five year period would be approximately \$328,860 if the City Commission approved the benefit. As noted earlier in the agenda report, the City's Downtown TIF is in a healthy financial condition.

Alternatives: The City Commission could choose to not adopt Resolution 10452. For such a decision, the Commission should examine the criteria above and provide an alternative basis for decision.

Attachments/Exhibits:

Resolution 10452

Tax Abatement Application

RESOLUTION 10452

A RESOLUTION APPROVING THE APPLICATION FOR TAX BENEFITS FOR REMODELING, RECONSTRUCTION, OR EXPANSION OF EXISTING COMMERCIAL BUILDINGS OR STRUCTURES; TAX BENEFIT FOR STARRY NIGHT HOSPITALITY, LLC, FOR THE PROPERTY LEGALLY DESCRIBED AS LOTS 8-9, BLOCK 317, SECTION 12, TOWNSHIP 20 NORTH, RANGE 3 EAST, PMM, CASCADE COUNTY, MT., PURSUANT TO MONT. CODE ANN. §§ 15-24-1501

WHEREAS, Mont. Code Ann. §§ 15-24-1501, provides the opportunity for local governing bodies to give Tax Benefits for Remodeling, Reconstruction or Expansion of Existing Commercial Buildings or Structures; and

WHEREAS, said encouragement allows for properties to receive a property tax reduction for the first five years; and

WHEREAS, the applicant, Starry Night Hospitality, LLC, has submitted an application for the Remodeling, Reconstruction, or Expansion of Certain Commercial Buildings or Structures tax benefit pursuant to Mont. Code Ann. §§ 15-24-1501 for the property described as Lots 8-9, Block 317, Section 12, T20N, R3E, PMM, Cascade County, MT; and

WHEREAS, in order for a taxpayer to receive the tax benefits, following due notice as defined in Mont. Code Ann. § 7-1-4127 and a public hearing, the City Commission, having jurisdiction, must approve by separate resolution for each project the application for tax benefits; and

WHEREAS, the City Commission adopted Resolution 10119 on the 1st day of December, 2015, Establishing Criteria for Evaluating Tax Abatement or Benefit Requests.

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

Following a public hearing and taking into consideration the criteria established in Resolution 10119, the City Commission of the City of Great Falls does hereby approve Starry Night Hospitality, LLC’s Application for Tax Exemption and Reduction for the Remodeling, Reconstruction or Expansion of Existing Commercial Buildings or Structures pursuant to Mont. Code Ann. §§ 15-24-1501.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on April 19, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Jeffrey Hindoien, City Attorney



Application for Tax Exemption and Reduction for the Remodeling, Reconstruction, or Expansion of Existing Commercial Buildings or Structures

This application must be submitted to the appropriate local governing body or bodies by the property owner of record or his agent. The decision of the local governing body or bodies must be mailed to the Department of Revenue before April 1 of the tax year for which the benefits are sought.

I, Starry Night Hospitality LLC whose mailing address is 789 NW 17th St. McMinnville, OR 97128

do hereby make application for tax exemption and reduction for the remodeling, reconstruction or expansion of existing commercial building(s) or structure(s), in accordance with 15-24-1502, MCA, on the following described lands. (Please attach an additional page if the legal description does not fit within this space). Legal Description: Great Falls Original Lots 8-9 Block 317

- I submit the following information in support of this application:
Date that the remodeling, reconstruction or expansion will start March 2022
Date that the remodeling, reconstruction, or expansion will be completed February 2023
Date that the earliest building permit was received. March 2022
Estimated cost of the remodeling, reconstruction or expansion \$ 5,800,127
The commercial building or structures has not been used in a business for 28 months.
Property taxes on the building or structures are delinquent yes X no.

Under penalty for perjury, I hereby certify the facts herein stated are true. I further acknowledge by my signature that I have reviewed the information on the reverse side of this form and understand its meaning.

Signature of Property Owner or Agent Date 2/23 Year 2022

For County Government Purposes Only

Application received by county governing body on year This application for exemption and reduction for remodeling, reconstruction or expansion of existing commercial buildings or structures is hereby: Approved Disapproved

By, Chairman-County Commission on, year

For City Government Purposes Only

Application received by city governing body on year This application for exemption and reduction for remodeling, reconstruction or expansion of existing commercial buildings or structures is hereby: Approved Disapproved

By, Authorized Agent of City Government on, year

For Department of Revenue Purposes Only

- Application received by Department of Revenue governing body on year
The remodeling, reconstruction or expansion of the existing commercial building or structure increases the taxable value of that structure or building by at least 5% yes no.
This application for tax exemption and reduction for the remodeling, reconstruction, or expansion of existing commercial buildings or structures is hereby Approved Disapproved
If approved, the appropriate tax benefits will be granted for the tax year.

By, County Appraiser on, year

**Application for Tax Exemption and Reduction for
the Remodeling, Reconstruction, or Expansion of
Existing Commercial Buildings or Structures**

Acknowledgment of Application Procedures and Criteria

A. I acknowledge the following:

- i. Failure to make application prior to completion of a building permit or prior to commencement of construction will result in the waiver of the construction period tax exemption and reduction. Additionally, all subsequent tax exemption and reduction, if approved, will be calculated as of the date the building permit was completed or as of the date construction began, whichever is earlier.
- ii. If the remodeling, reconstruction or expansion of the existing commercial building or structure does not increase the taxable value of that structure or building by at least 5%, the application will be automatically denied.
- iii. "Construction period" means a period of time that commences with the issuance of a building permit and which concludes when the local DOR office determines that the structure is substantially completed, not to exceed 12 months. If more than one building permit is issued, the date on the earliest building permit issued will constitute the commencement of the construction period. In those cases where building permits are not issued, the commencement of the construction period is that time determined by the local DOR office to be the start of construction. That determination will coincide with the date the contract is let, the date the application is approved by the governing body, or when site work begins, whichever occurs first. For purposes of determining the eligibility for tax benefits, the construction period for a specific project may not exceed 12 months.
- iv. The computation of the tax exemption and reduction will be dependent upon the approval of the application by all affected governing bodies.
- v. For projects which are entirely physically located outside the boundaries of incorporated cities or towns, the governing body of the affected county has sole authority to approve the tax benefits for the project.
- vi. If the project is entirely physically located within an incorporated city or town, both the governing body of the affected county and the governing body of the incorporated city or town must approve the application by resolution before the tax exemption and reduction may be extended to the project. If the city alone approves the application, the exemption and reduction will apply only to the number of mills levied and assessed by the incorporated city or town. The number of mills levied and assessed by the county governing body will not be affected nor will any tax exemption and reduction be extended by the county to the project.
- vii. Only additional value created after an application has been filed may be considered for tax exemption and reduction.
- viii. I do hereby consent to having a representative of the Department of Revenue reappraise and revalue my structure for purposes of ad valorem taxation.

B. It is the responsibility of the applicant to ensure the application is delivered to all affected levels of local government for their review. Further, it is the responsibility of the applicant to ensure the completed application is forwarded to the Department of Revenue prior to April 1 of the tax year for which the benefits are sought.

Our goal with the old Greystone motel is to transform it into The Gibson which will be part of the Ascend Collection by Choice Hotels. The Ascend Collection gives us the freedom to take what makes Great Falls awesome and share that with our guests. At the same time having the support and systems of Choice Hotels behind us. Upon completion of the massive remodel The Gibson will be an upscale hotel that showcases all the wonderful things Great Falls has to offer its visitors.

This property sits at the entrance to the downtown corridor, and we want it to reflect what makes downtown Great Falls unique and wonderful. It starts with the architecture and interior design of the building which reflects Great Falls. That unique design and feel continues at the manager's reception every night where our guest will have the opportunity to experience local restaurants food, music and other things that are made here in Great Falls. During their stay they can take one of our bikes and explore the downtown and river walk. Then at the end of their stay they will have the opportunity to have a basket brought to their room which includes breakfast items from the Crooked Tree Coffee shop. The ownership group has fallen in love with Great Falls and are excited to share it with our guests.











Commission Meeting Date: April 19, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

- Item:** Resolution 10453 - Remodeling, Reconstruction or Expansion of Certain Commercial Buildings or Structures; Tax Benefit for CMSC, LLC (DOC-Great Falls Holding, LLC), 3010 15th Avenue South, Described As Lot 1-A1-1, Block 1, First Addition to Great Falls Clinic Addition, City of Great Falls, Cascade County, MT
- From:** Lonnie Hill, Planner I, Planning & Community Development Department
- Initiated By:** David Domres, Vice President, CMSC, LLC (DOC-Great Falls Holding, LLC)
- Presented By:** Craig Raymond, Director, Planning and Community Development Department
- Action Requested:** City Commission conduct public hearing and adopt Resolution 10453

Public Hearing:

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

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10453.”
2. Mayor requests a second to the motion, Commission discussion, and calls for the vote.

Staff Recommendation: Pursuant to Section 15-24-1501 Montana Code Annotated, Staff recommends that the City Commission adopt Resolution 10453 granting a tax benefit for Great Falls Clinic for the property located at 3010 15th Avenue South Great Falls, Montana.

Background: Great Falls Clinic is planning a large expansion project at the hospital located at 3010 15th Avenue South. The estimated cost of the project is approximately \$55,000,000, which will include a new three story tower that will add 75 beds, and other patient services and patient support resources. The Great Falls Clinic anticipates the expansion will create 150 new full-time positions in addition to their current 600+ employees.

Specifically, the new facilities will include a cardiac diagnostic and intervention suite, intensive care unit, medical surgical inpatient unit, surgery, laboratory, procedure, pharmacy, radiology, recovery, administration, and outpatient areas. Great Falls Clinic anticipates the project will break ground this year and be completed in 2024.

The applicant has stated that the rise in construction costs have caused the original budget estimates for construction to increase by a minimum of 20%. Great Falls Clinic states these cost increases have created an unforeseen gap in financing, which the tax abatement will help offset. Additionally, Great Falls Clinic states that the hospital maintains a for-profit status which puts them in a unique position with other hospitals. As Great Falls Clinic competes with other non-profit based hospitals, they feel the financial considerations related to investment and future tax burden should be considered. They see this tax abatement request as a way to level the financial playing field and asks the City to consider this request to support their expansion to meet the growing healthcare needs of the Great Falls community.

Section 15-24-1501, MCA, provides local government the option of giving Tax Benefits for the Remodeling, Reconstruction or Expansion of Existing Buildings or Structures. Section 15-24-1501 MCA reads:

15-24-1501. Remodeling, reconstruction, or expansion of buildings or structures -- assessment provisions -- levy limitations. (1) Subject to [15-10-420](#) and the authority contained in subsection (4) of this section, remodeling, reconstruction, or expansion of existing buildings or structures, which increases their taxable value by at least 2½% as determined by the department, may receive tax benefits during the construction period and for the following 5 years in accordance with subsections (2) through (4) and the following schedule. The percentages must be applied as provided in subsections (3) and (4) and are limited to the increase in taxable value caused by remodeling, reconstruction, or expansion:

Construction period	0%
First year following construction	20%
Second year following construction	40%
Third year following construction	60%
Fourth year following construction	80%
Fifth year following construction	100%
Following years	100%

The law governing this incentive was amended in 1985, requiring that each local governing body (City and County) may approve the Tax Benefit on a project by project basis. If one local government body approves the tax benefit and the other does not, the benefit will apply only to the mills levied by the approving governing body. In addition, tax benefits do not include any relief from state-wide levies, and local government approval of the application must be made by resolution.

In December 2015, the City Commission adopted Resolution 10119 establishing certain criteria for the evaluation of tax benefit requests. The following is the criteria by which each application is to be evaluated for approval, modification or denial, along with a brief staff evaluation of the merits of the project as it pertains to each criteria:

a. Whether the City's financial condition at the time of the application or consideration of the application warrants granting the application;

Although the City's financial condition has recovered from the initial impacts from the COVID-19 pandemic, it is crucial to consider the impacts of this request upon the City's finances. The applicant states the project will enhance the City's financial position and provide additional tax revenues in the future, once the project is complete. That being said, the City Commission should carefully weigh the total cost of the abatement against the growing pressure on the City General Fund and the ability to deliver critical services.

b. Whether the application meets all pertinent statutory criteria for the particular project;

The application meets the statutory criteria as a commercial development and provides an expansion of an existing facility with net new construction.

c. Whether the property taxes or other taxes and/or assessments on the property are current;

Property taxes and other assessments are current on the property.

d. Whether the project may unreasonably affect the tax base of the City;

If the applicant's requested tax benefit is approved, the eventual positive tax base improvement will be delayed. The property has been providing a positive tax benefit prior to the applicant's investment due to the existing hospital facilities. The applicant's project: 1) adds an estimated \$55,000,000 in new investment to the existing site 2) provides expanded health care access to the region, 3) will add approximately 150 new full time jobs to the economy. Over the long term, the City will gain tax revenue from the property, however the requested abatement will delay the City's receipt of full revenue for 5 years.

e. Whether the project would impact employment opportunities within the City;

The applicant's project will positively impact employment opportunities in healthcare and the construction trades. As stated in the application, "The project anticipates an increase in full-time jobs for the community by nearly 150 positions. These positions are estimated to draw an average hourly wage of \$24-\$26/hr. In the City's Growth Policy Update plan (dated August 6, 2013), the City of Great Falls noted Great Falls Clinic as the 3rd largest civilian employer (pg. 79) and the 2nd largest healthcare provider in the City (pg. 70). According to the Growth Policy Update, "the health care sector of the local economy is an important source of employment and job diversity in Great Falls..."

f. Whether the project is located within a Tax Increment Financing (TIF) or Targeted Economic Development (TED) District;

The project is not located within a TIF district nor a Targeted Economic Development (TED) District.

g. Whether the project has already received additional financial assistance from the City or other authorities having jurisdiction;

The applicant's project has not received any other financial assistance from the City to date.

h. As to applications filed pursuant to Mont. Code Ann. §15-24-1601 *et seq.*, whether the Montana State Historic Preservation Office has provided design review assistance and certification for qualifying properties;

The project is not a qualifying property and therefore has not received design review assistance nor certification from the State Historic Preservation Office.

i. Whether the project will create affordable housing opportunities;

The project will not create affordable housing opportunities.

j. Whether the project will encourage additional, unsubsidized development in the area of the project, either directly or indirectly, through “spin-off” development;

As stated by the applicant, the project will likely encourage demand for additional housing and commercial development opportunities in the surrounding area. Great Falls Clinic also identifies opportunities with the local education system for recruiting medical and healthcare staff. Great Falls Clinic intends to invest in programs to support talent development within the Great Falls region. Great Falls Clinic has provided an Economic Impact Study performed by McGuire Sponsel LLC. This Study is provided as an attachment to this Agenda Report.

k. Whether the project will facilitate the development process and achieve development on sites which would not be developed without assistance, or would not be developed at a level of acceptable quality;

Although unsubsidized development is the preferred community development outcome, there are situations when tax abatement should be considered. In this instance, the applicant has stated that the rise in construction costs have caused the original budget estimates for construction to increase by a minimum of 20%. Great Falls Clinic states these cost increases have created an unforeseen gap in financing, which the tax abatement will help offset.

l. Whether the project would encourage redevelopment of commercial and industrial areas in the City of Great Falls, resulting in a higher level and quality of re-investment;

The project will likely have a positive effect on the surrounding area and will likely encourage further re-investment and redevelopment of surrounding properties. As recently presented to City Commission, 19 acres of property very close to the Clinic Hospital was approved for subdivision to facilitate a future 288 apartment complex and Nursing School.

m. Whether the project would encourage removal of blight, or the rehabilitation of a high profile or priority site;

The project does not encourage the removal of blight, however the expansion will fully build out the existing Great Falls Clinic campus. This infill development on an existing parking lot will keep the campus intact and utilize existing land within the medical district to expand Great Falls Clinic’s healthcare services.

n. Whether the application is sought in whole or in part because of increased costs of redevelopment, such as clean-up of a contaminated site, demolition expenses, and the like, over and above costs normally incurred in development;

As stated by the applicant, “As construction costs have risen, the project has seen a direct impact. It is estimated that original budget estimates for construction costs have increased by a minimum of 20%. These increases in costs create an unforeseen gap in financing, which the proposed property tax abatement will help offset.”

o. Whether the project could be developed without the benefit of a tax abatement; i.e., but for the allowance of a tax abatement, the project would not be developed or pursued;

As referenced in Criteria k. and n. above, the applicant has stated the increased construction costs have created an unforeseen gap in financing, which the proposed property tax abatement will help offset. Additionally, Great Falls Clinic claims this tax abatement would help the financial position of being a for-profit hospital as opposed to the non-profit status of other hospital systems.

p. Whether conferring the tax benefit will create an adverse impact on existing state, county or municipal services;

Granting the tax abatement will reduce the tax benefit to the City for a five-year period. However, the redevelopment investment being made for the site will have a significant, positive impact on the tax base for the long term.

q. Whether the project contributes to the implementation of other policies adopted by the City, including, but not limited to, the City’s Growth Policy;

The project significantly contributes to the implementation of the City of Great Falls Growth Policy Update 2013. Page 70 of the City Growth Policy Update states, “...the healthcare sector of the local economy is an important source of employment and job diversity in Great Falls.” The City Growth Policy Update identifies that health care providers serve not only City residents, but patients from the surrounding region. Residents from these surrounding communities travel to Great Falls for healthcare services and often buy goods and obtain other services augmenting the Great Falls economy. In addition to the 2013 City of Great Falls Growth Policy Update, access to healthcare is also stated as a priority within the Cascade City-County Health Department Community Health Improvement Plan. On page 4 it states a goal to, “increase Cascade County residents’ access to medical care, dental care, and behavioral health care.”

r. Whether the project would meet other criteria as would be considered reasonable for the best interests of the City.

As previously mentioned, Great Falls Clinic maintains a for-profit status which puts them in a unique position with other hospitals. As Great Falls Clinic competes with other non-profit based hospitals, they feel the financial considerations related to investment and future tax burden should be considered.

Fiscal Impact: This request will affect the City’s General Fund. Approval of the application will allow the new property taxes generated from the expansion to gradually be added to the property owner’s existing property taxes over a five-year period in increments of 20% each year. The Department of Revenue will apply the tax benefit to the 2022 tax year.

The taxable value on \$55,000,000 with the full tax rate of 1.89% is \$1,039,500. The estimated county-wide tax amount would be \$763,783. The City Finance Department estimates the impact to the City General Fund is approximately 26% of the county-wide tax amount, which is approximately \$198,584 at full value. It is estimated that this request will cost the General Fund roughly \$397,168 over the five years. At the current tax rate and estimated post-construction appraisal values, the approximate estimated tax revenue reduction is shown below:

	County-Wide Tax	City General Fund (26%)
Year 1 estimated tax amount exempted:	\$610,218	\$158,657
Year 2 estimated tax amount exempted:	\$456,653	\$118,730
Year 3 estimated tax amount exempted:	\$307,130	\$79,854
Year 4 estimated tax amount exempted:	\$153,565	\$39,927
Year 5 estimated tax amount exempted:	\$0	\$0
 Estimated total loss over 5 years:	 \$1,527,566	 \$397,168

Alternatives: The City Commission may choose not to adopt Resolution 10453. For such a decision, the Commission should examine the criteria above and provide an alternative basis for decision.

Concurrences: The Planning and Community Development Department has coordinated with the Department of Revenue, the City's Finance Department, and the City Manager's Office throughout the process.

Attachments/Exhibits:

Resolution 10453

Application Packet

RESOLUTION 10453

A RESOLUTION APPROVING THE APPLICATION FOR TAX BENEFITS FOR REMODELING, RECONSTRUCTION, OR EXPANSION OF EXISTING COMMERCIAL BUILDINGS OR STRUCTURES; TAX BENEFIT FOR CMSC, LLC (DOC-GREAT FALLS HOLDING, LLC), FOR THE PROPERTY LOCATED AT 3010 15TH AVENUE SOUTH, LEGALLY DESCRIBED AS LOT 1-A1-1, BLOCK 1, FIRST ADDITION TO GREAT FALLS CLINIC ADDITION, CITY OF GREAT FALLS, CASCADE COUNTY, MT., PURSUANT TO MONT. CODE ANN. §§ 15-24-1501 (2017)

* * * * *

WHEREAS, Mont. Code Ann. §§ 15-24-1501, provides the opportunity for local governing bodies to give Tax Benefits for Remodeling, Reconstruction or Expansion of Existing Commercial Buildings or Structures; and

WHEREAS, said encouragement allows for properties to receive a property tax reduction for the first five years; and

WHEREAS, the applicant, CMSC, LLC (DOC-Great Falls Holding, LLC), has submitted an application for the Remodeling, Reconstruction, or Expansion of Certain Commercial Buildings or Structures tax benefit pursuant to Mont. Code Ann. §§ 15-24-1501 for the property located at 3010 15th Ave S, described as Lot 1-A1-1, Block 1, First Addition to Great Falls Clinic Addition, City of Great Falls, Cascade County, MT; and

WHEREAS, in order for a taxpayer to receive the tax benefits, following due notice as defined in Mont. Code Ann. § 7-1-4127 and a public hearing, the City Commission, having jurisdiction, must approve by separate resolution for each project the application for tax benefits; and

WHEREAS, the City Commission adopted Resolution 10119 on the 1st day of December, 2015, Establishing Criteria for Evaluating Tax Abatement or Benefit Requests.

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

Following a public hearing and taking into consideration the criteria established in Resolution 10119, the City Commission of the City of Great Falls does hereby approve CMSC, LLC (DOC-Great Falls Holding, LLC)'s Application for Tax Exemption and Reduction for the Remodeling, Reconstruction or Expansion of Existing Commercial Buildings or Structures pursuant to Mont. Code Ann. §§ 15-24-1501.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana,
on April 19th, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Jeff Hindoien, City Attorney



Application for Tax Exemption and Reduction for the Remodeling, Reconstruction, or Expansion of Existing Commercial Buildings or Structures

AB-56A V2 10/2012

This application must be submitted to the appropriate local governing body or bodies by the property owner of record or his agent. The decision of the local governing body or bodies must be mailed to the Department of Revenue before April 1 of the tax year for which the benefits are sought.

I, CMSC, LLC (DOC-Great Falls Holding, LLC) whose mailing address is 3010 15th Avenue South, Great Falls, MT 59405

do hereby make application for tax exemption and reduction for the remodeling, reconstruction or expansion of existing commercial building(s) or structure(s), in accordance with 15-24-1502, MCA, on the following described lands. (Please attach an additional page if the legal description does not fit within this space). Legal Description: See attached

- I submit the following information in support of this application:
Date that the remodeling, reconstruction or expansion will start 03/01/2022
Date that the remodeling, reconstruction, or expansion will be completed 05/31/2023
Date that the earliest building permit was received. TBD
Estimated cost of the remodeling, reconstruction or expansion \$ 50,000,000 - 60,000,000
The commercial building or structures has not been used in a business for 0 months.
Property taxes on the building or structures are delinquent yes X no.

Under penalty for perjury, I hereby certify the facts herein stated are true. I further acknowledge by my signature that I have reviewed the information on the reverse side of this form and understand its meaning.

Signature of Property Owner or Agent: [Signature] Date: 2/11/2022

For County Government Purposes Only

Application received by county governing body on _____ year _____. This application for exemption and reduction for remodeling, reconstruction or expansion of existing commercial buildings or structures is hereby: _____ Approved _____ Disapproved

By _____, Chairman-County Commission on _____, year _____

For City Government Purposes Only

Application received by city governing body on _____ year _____. This application for exemption and reduction for remodeling, reconstruction or expansion of existing commercial buildings or structures is hereby: _____ Approved _____ Disapproved

By _____, Authorized Agent of City Government on _____, year _____

For Department of Revenue Purposes Only

- Application received by Department of Revenue governing body on _____ year _____.
The remodeling, reconstruction or expansion of the existing commercial building or structure increases the taxable value of that structure or building by at least 5% _____yes _____no.
This application for tax exemption and reduction for the remodeling, reconstruction, or expansion of existing commercial buildings or structures is hereby _____ Approved _____ Disapproved
If approved, the appropriate tax benefits will be granted for the _____ tax year.

By _____, County Appraiser on _____, year _____

March 2022

City of Great Falls
 Planning and Community Development
 Attn: Craig Raymond, Director
 #2 Park Drive South, Room 112
 Great Falls, MT 59401

Re: Application for Tax Exemption and Reduction for the Remodeling, Reconstruction, or Expansion of Existing Commercial Buildings or Structures – AB-56A

CONFIDENTIAL INFORMATION

Parcel Legal Description:

Parcel #: 0000965625
 Geo Code: 02-3016-17-3-01-12-0000
 Property Address: 3000 15th Ave S, Great Falls MT 59405
 Subdivision: (GFC) First Addition Great Falls Clinic
 Block: 1
 Legal: First Addition Great Falls Clinic
 Lot: 1A1-1

Project Description:

Great Falls Clinic Hospital is seeking to expand its location to accommodate additional inpatient and outpatient medical services. The project anticipates a \$50,000,000-\$60,000,000 spend on real property to include the expansion of the existing surgery center and a new 3 story tower that adds an estimated 75 beds, associated in-patient services, and administrative and patient support resources. As a result of this growth project, the hospital anticipates hiring approximately 150 additional, full-time employees, including physician staff, nursing staff, surgery staff, and facilities staff. These new healthcare employees would join the existing 600+ current employees providing exceptional care to our community.

The new facilities will include: cardiac diagnostic and intervention suite, intensive care unit, medical surgical inpatient unit, surgery, laboratory, procedure, pharmacy, radiology, recovery, administration, and outpatient areas. The total construction for the project is anticipated to commence in Q1/Q2 2022 and conclude in Q3 2024.

Great Falls Clinic Hospital was acquired in 2019 by the Tennessee based hospital group, Surgery Partners. As a for-profit hospital, this places Great Falls Clinic Hospital in a unique position within the market. As the hospital competes with other non-profit based hospital groups, the strategic and financial considerations regarding investment and future tax burden must be considered. City and County support through property tax abatement is important to this strategic expansion. The community's support will assist in leveling the financial playing field and allow the hospital to meet the growing needs of the City of Great Falls, Cascade County, and the greater Montana region. This support will also assist the hospital as it addresses the rising costs of healthcare which in turn affect patient

costs. Minimizing this impact on patients and their access to care is important to the continued growth and success of the larger Great Falls community.

Great Falls Clinic Hospital has provided medical services for the City of Great Falls and surrounding region since 1917. The current hospital opened at its existing location in 2016. Hospital services range from acute to emergency care, general practice and family medicine, to specialty care and surgery solutions. The entire healthcare team at Great Falls Clinic Hospital is committed to providing the highest quality care through exceptional patient service and compassion.



March 2022

The Great Falls Civic Center
City of Great Falls, MT – Office of Planning and Community Development
#2 Park Drive South, Room 112
Great Falls, MT 59401

Resolution No. 10119 – Supplemental Documentation

To whom it may concern,

The following is a compiled report on the proposed new construction and new job creation initiative being considered by Great Falls Clinic Hospital (“the project”). The data sourced in this supplemental report are pulled from EMSI and the reporting interpretation has been performed by McGuire Sponsel. Please note that all models presented are best estimates of the project’s impacts and are not a guarantee or commitment of actual benefit or performance. EMSI is a nationally recognized labor market and data analytics software provider that provides sustainable data modeling for consultants and communities.

PROJECT ASSUMPTIONS

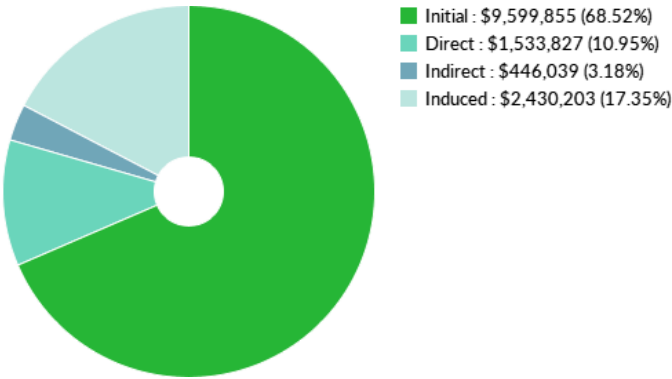
- Estimated \$55,000,000 in new construction costs
- Estimated 150 net new, full-time jobs
- Estimated 60 minute drive time pull for industry/jobs (when applicable)
- NAICS Code – 622110 – General Medical and Surgical Hospitals
- Geographic Region: Great Falls, MT MSA (Cascade County) – 60 minute drive time

ECONOMIC IMPACT STUDY - JOBS

The project estimates an additional 150 net new jobs to the community once completed. These jobs have both direct and indirect impact on the community, creating additional economic “ripple” effects that lead to more job creation and earnings within the community. Our modeling, specific to Great Falls, MT would indicate the following:

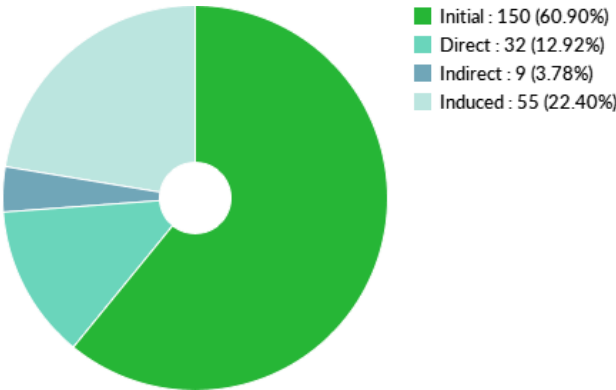
Effect on earnings from adding 150 jobs to General Medical and Surgical Hospitals

<p>\$9.6M Initial 1.00 Multiplier</p>	<p>\$1.5M Direct 0.16 Multiplier</p>	<p>\$446,039 Indirect 0.05 Multiplier</p>	<p>\$2.4M Induced 0.25 Multiplier</p>
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Effect on jobs from adding 150 jobs to General Medical and Surgical Hospitals

<p>150 Initial 1.00 Multiplier</p>	<p>32 Direct 0.21 Multiplier</p>	<p>9 Indirect 0.06 Multiplier</p>	<p>55 Induced 0.37 Multiplier</p>
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Effect on taxes on production and imports from adding 150 jobs to General Medical and Surgical Hospitals

<p>\$285,842</p> <p>Local</p>	<p>\$234,288</p> <p>State</p>	<p>\$111,245</p> <p>Federal</p>
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Top 10 Occupations - Detailed Effect on Occupation Earnings from adding 150 jobs to General Medical and Surgical Hospitals using Type Emsi Model

SOC Code	Name	Original	Initial	Direct	Indirect	Induced
29-1141	Registered Nurses	\$84,905,328.42	\$3,118,333.37	\$34,703.37	\$1,626.08	\$128,882.10
29-1228	Physicians, All Other; and Ophthalmologists, Except Pediatric	\$66,077,480.51	\$758,304.55	\$6,665.33	\$134.39	\$80,076.63
29-2034	Radiologic Technologists and Technicians	\$11,189,075.99	\$381,586.84	\$2,152.20	\$35.99	\$16,928.83
29-1051	Pharmacists	\$15,502,094.97	\$343,275.39	\$3,191.12	\$136.28	\$22,204.38
11-9111	Medical and Health Services Managers	\$16,850,985.26	\$331,496.00	\$14,167.81	\$423.39	\$23,970.69
43-6013	Medical Secretaries and Administrative Assistants	\$19,046,674.56	\$303,370.17	\$6,327.02	\$314.33	\$30,424.58
31-1131	Nursing Assistants	\$12,405,731.26	\$290,178.90	\$1,720.84	\$59.39	\$25,152.65
29-1123	Physical Therapists	\$10,687,854.02	\$278,011.87	\$1,106.50	\$24.93	\$20,382.89
29-2018	Clinical Laboratory Technologists and Technicians	\$5,740,398.69	\$189,622.98	\$5,924.98	\$58.05	\$8,392.09
29-1216	General Internal Medicine Physicians	\$12,097,732.54	\$176,330.62	\$712.32	\$19.03	\$18,697.74
Totals:		\$254,503,356.21	\$6,170,510.69	\$76,671.50	\$2,831.87	\$375,112.58

SUMMARY

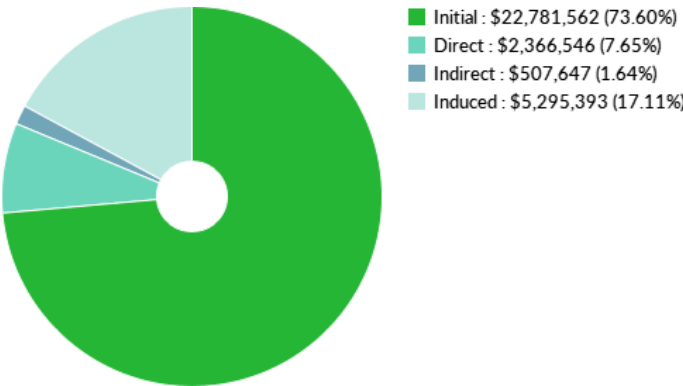
Our modeling indicates that an additional 150 jobs in Great Fall, MT within the General Medical and Surgical Hospitals category could generate an additional 40 – 120 jobs within the greater Great Falls/Cascade County community. These jobs are likely to create an economic impact of between \$1,500,000 to \$2,400,000 for the community. Additionally tax revenues are estimated to be above \$500,000 annually to the community and state. The additional jobs and earnings are based on standard deviations for the General Medical and Surgical Hospitals NAICS code.

ECONOMIC IMPACT STUDY – CONSTRUCTION INVESTMENT

Jobs are a major driver for long term economic impact within the community. However, the short-term construction costs are an additional driver of economic activity within Great Falls and the greater region. Based on an estimated \$55,000,000 construction budget for the project, we would anticipate the following based on our economic modeling:

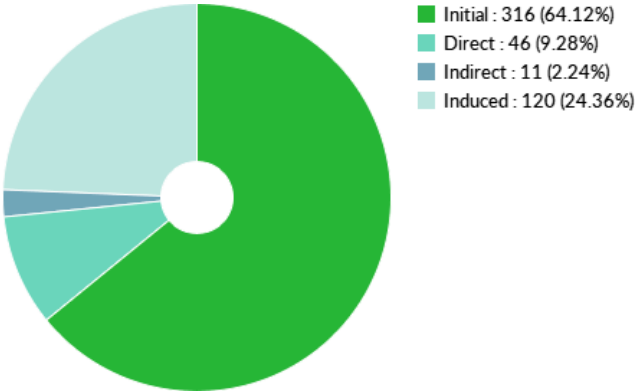
Effect on earnings from adding \$55,000,000 in sales to Commercial and Institutional Building Construction:

<p>\$22.8M Initial 1.00 Multiplier</p>	<p>\$2.4M Direct 0.10 Multiplier</p>	<p>\$507,647 Indirect 0.02 Multiplier</p>	<p>\$5.3M Induced 0.23 Multiplier</p>
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Effect on jobs from adding \$55,000,000 in sales to Commercial and Institutional Building Construction:

<p>316 Initial 1.00 Multiplier</p>	<p>46 Direct 0.14 Multiplier</p>	<p>11 Indirect 0.03 Multiplier</p>	<p>120 Induced 0.38 Multiplier</p>
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Effect on taxes on production and imports from adding \$55,000,000 in sales to Commercial and Institutional Building Construction:

<p>\$526,504 Local</p>	<p>\$451,238 State</p>	<p>\$284,073 Federal</p>
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SUMMARY

Temporary or project specific work is recognizably shorter term than more permanent effects from the project itself. However, the economic impact from a construction budget of \$55,000,000 will provide substantial benefit for the community and ideally lead to other projects, such as affordable housing, addition commercial investment and community infrastructure opportunities (governmental, educational, etc.). While all of these projections are estimates of future impact, the project is committed to working closely with all community stakeholders in meeting community needs and driving value for the regions economy.

Thank you for your consideration of this project and your support. Any questions on this economic modeling analysis should be directed to Ben Worrell, Project Consultant:
bworrell@mcguiresponsel.com.

About McGuire Sponsel

Founded in 2007, McGuire Sponsel is a national consulting firm focused on delivering trusted and proven specialty tax solutions that fall outside of traditional CPA practices. McGuire Sponsel was established to be a true value-add to CPA firms and their clients by acting as an extension of the respective firm. Our approach has allowed us to become a trusted resource for growing, dynamic clients.

Input-Output Data

The input-output model in this report is Emsi's gravitational flows multi-regional social account matrix model (MR- SAM). It is based on data from the Census Bureau's Current Population Survey and American Community Survey; as well as the Bureau of Economic Analysis' National Income and Product Accounts, Input-Output Make and Use Tables, and Gross State Product data. In addition, several Emsi in-house data sets are used, as well as data from Oak Ridge National Labs on the cost of transportation between counties.

State Data Sources

This report uses state data from the following agencies: Montana Department of Labor and Industry

CRITERIA RESPONSES SUBMITTED BY APPLICANT

- a. Whether the City's financial condition at the time of the application or consideration of the application warrants granting the application;
- This project will enhance the city's financial position and provide additional tax revenues in the future, once the project is complete.
- b. Whether the application meets all pertinent statutory criteria for the particular project;
- The applicant meets the statutory criteria as a commercial development and clearly provides an expansion of an existing facility with net new construction.
- c. Whether the property taxes or other taxes and/or assessments on the property are current;
-The property taxes and other assessments are current on the property.
- d. Whether the project may unreasonably affect the tax base of the City;
-The current building provides over \$500,000 in property taxes annually. The project as proposed would increase that property tax receivables for the County and Community once the approved property tax abatement has expired.
- e. Whether the project would impact employment opportunities within the City;
- The project anticipates an increase in full-time jobs for the community by nearly 150 positions. These positions are estimated to draw an average hourly wage of \$24-\$26/hr. In the City's Growth Policy Update plan (dated August 6, 2013), the City of Great Falls noted Great Falls Clinic as the 3rd largest civilian employer (Growth Policy Update – August 6 2013, pg. 79) and the 2nd largest healthcare provider in the City (Growth Policy Update – August 6 2013, pg. 70). According to the Growth Policy Update, "the health care sector of the local economy is an important source of employment and job diversity in Great Falls..." (Growth Policy Update – August 6 2013, pg. 70).
- f. Whether the project is located within a Tax Increment Financing (TIF) or Targeted Economic Development (TED) District;
- Planned site is neither in an existing TIF nor TED District
- g. Whether the project has already received additional financial assistance from the City or other authorities having jurisdiction;
-No other assistance or financial support has come from the city to this client
- h. As to applications filed pursuant to Mont. Code Ann. §15-24-1601 *et seq.*, whether the Montana state historic preservation office has provided design review assistance and certification for qualifying properties;
- Not applicable to this project.
- i. Whether the project will create affordable housing opportunities;
- While the project will not directly create affordable housing opportunities, the new jobs created by the project will drive demand within the community for affordable housing options.

CRITERIA RESPONSES SUBMITTED BY APPLICANT

- j. Whether the project will encourage additional, unsubsidized development in the area of the project, either directly or indirectly, through “spin-off” development;
- **The project will likely drive demand for additional housing options as well as commercial/retail opportunities. Additionally, the project identified significant opportunities with the local education system for medical and healthcare professional staff. The project plans to invest in programming to continue to support talent options within the greater Great Falls region.**
- k. Whether the project will facilitate the development process and achieve development on sites which would not be developed without assistance, or would not be developed at a level of acceptable quality;
- **The current site is a parking lot. This expansion will add an estimated \$55M in new investment, increase the health care offerings to the greater region and provide up to 150 net new job openings.**
- l. Whether the project would encourage redevelopment of commercial and industrial areas in the City of Great Falls, resulting in a higher level and quality of re-investment;
- **Access to quality healthcare and a good education system are two primary features for families considering a community as their home. This project will directly increase the health care offerings to the greater Great Falls/Cascade County region.**
- m. Whether the project would encourage removal of blight, or the rehabilitation of a high profile or priority site;
- **The current site is a parking lot. This expansion will add an estimated \$50M in new assessed value, increase the health care offerings to the greater region and provide up to 200 net new job openings.**
- n. Whether the application is sought in whole or in part because of increased costs of redevelopment, such as clean-up of a contaminated site, demolition expenses, and the like, over and above costs normally incurred in development;
- **As construction costs have risen, the project has seen a direct impact. It is estimated that original budget estimates for construction costs have increased by a minimum of 20%. These increases in costs create an unforeseen gap in financing, which the proposed property tax abatement will help offset.**
- o. Whether the project could be developed without the benefit of a tax abatement; i.e., but for the allowance of a tax abatement, the project would not be developed or pursued;
- **As construction costs have risen, the project has seen a direct impact. It is estimated that original budget estimates for construction costs have increased by a minimum of 20%. These increases in costs create an unforeseen gap in financing, which the proposed property tax abatement will help cover.**

CRITERIA RESPONSES SUBMITTED BY APPLICANT

p. Whether conferring the tax benefit will create an adverse impact on existing state, county or municipal services;

- **The tax benefit will not adversely impact the existing county or municipal services. The new health care services provided by the project should enhance the community's services with increased access to healthcare options.**

q. Whether the project contributes to the implementation of other policies adopted by the City, including, but not limited to, the City's Growth Policy; and/or

- **As outlined in the City's Growth Policy Update (dated 2013) the 2025 Vision and Goals note Health and Wellness as the first social policy recommendation. In 2013, the City noted the community as, a leader in "regional healthcare and supporting medical uses..." (Growth Policy Update – August 6 2013, pg. 130). Additionally, the Growth Plan notes a healthcare policy goal along with the Community Health Improvement Plan, to "support the health priorities... of improving access of healthcare..." (Growth Policy Update – August 6 2013, pg. 137). It was noted in the study that the health care providers in Great Falls have a significant regional impact, providing health care access for not only Cascade county, but 10 surrounding counties as well (pg. 70). Health, safety and wellbeing of the community and its residents are major drivers for the future vision of Great Falls, MT and this project supports those initiatives.**

r. Whether the project would meet other criteria as would be considered reasonable for the best interests of the City.

- **Per the information provided in this application request, the project would provide a substantial, positive impact on the community and greater region. The City's support of this project through tax abatement would provide much needed support and demonstrate a valuable collaboration between the City and the project to meet the City's future vision and goals.**



Commission Meeting Date: April 19, 2022
CITY OF GREAT FALLS
COMMISSION AGENDA REPORT

Item: Resolution 10456, New or Expanding Industry Tax Benefit for Calumet Refining, LLC., located at 1900 10th Street NE

From: Tom Micuda, Deputy Director, Planning & Community Development Department

Initiated By: Ron Colwell, General Manager for Montana Renewables, Calumet Refining, LLC.

Presented By: Craig Raymond, Director, Planning and Community Development Department

Action Requested: City Commission set a public hearing for May 3, 2022 to consider Resolution 10456.

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (set/not set) a public hearing on May 3, 2022 to consider Resolution 10456.”

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

Staff Recommendation: Staff recommends that the City Commission set the public hearing on Resolution 10456 for May 3, 2022.

Background: Calumet Refining, LLC. has launched a project to convert a portion of its Great Falls plant to allow for the production of renewable fuels. When the investments in the project are completed, the renewable fuel production output is anticipated to be between 10,000 to 15,000 barrels per day while its conventional fuel production will be reduced by an equivalent output – 10,000 to 15,000 barrels per day.

The project to convert production to create renewable diesel fuel requires Calumet to make the following investments in its physical plant:

- Conversion of an existing hydrocracking unit to a renewable diesel unit
- Construction of a new “green” hydrogen plant
- Conversion of an existing hydrotreating unit to co-process kerosene, diesel and gas oil (allowing continued conventional fuel production)
- Modifications to a crude distilling unit (to effectively process reduced rates for crude oil)

- Modifications of the plant’s rail system to support the offloading of biomass fuel stock and the distribution of outgoing renewable fuel; and
- Modifications of the plant utility systems to support new operations

The applicant estimates that the totality of the investment needed to fully implement the renewable fuel conversion project will be approximately \$300 million. The applicant is working with the State of Montana Department of Revenue to obtain a permanent property tax abatement on approximately \$250 million of this investment. This is classified as a Montana State Air or Water Pollution Control and Carbon Capture Equipment Abatement. The decision on that request is strictly the purview of the State of Montana and is anticipated to occur at the end of the 2022 calendar year. The applicant is basing its New or Expanding Industry (NEI) Tax Abatement request on the approximately \$50 million of investment that is not captured by the State’s abatement. NEI Tax Abatements are 10-year property tax abatements that are subject to both City and County review.

Section 15-24-1402, MCA, provides local government the option of giving Tax Benefits for New or Expanding Industry. Resolution 10456 has been prepared to comply with the requirements of Sections 15-24-1401 and 15-24-1402 MCA. Section 15-24-1402 MCA reads:

15-24-1402. New or expanding industry -- assessment -- notification. (1) In the first 5 years after a construction permit is issued, qualifying improvements or modernized processes that represent new industry or expansion of an existing industry, as designated in the approving resolution, must be taxed at 50% of their taxable value. Subject to [15-10-420](#), each year thereafter, the percentage must be increased by equal percentages until the full taxable value is attained in the 10th year. In subsequent years, the property must be taxed at 100% of its taxable value.

Approval of the application will allow the applicant the benefit of being taxed at **50% of the taxable value each year for the first five years after acquisition, and thereafter the percentage must be increased by equal percentages each year** as outlined in the following schedule:

<i>Estimates Provided by Department of Revenue and are subject to change</i>			
Tax Year	Year	% of Taxable Value	City's Tax Reduction incentive
2022	1st year following acquisition	50%	\$440,341
2023	2nd year following acquisition	50%	\$429,558
2024	3rd year following acquisition	50%	\$417,848
2025	4th year following acquisition	50%	\$405,079
2026	5th year following acquisition	50%	\$387,080
2027	6th year following acquisition	60%	\$294,212
2028	7th year following acquisition	70%	\$211,095
2029	8th year following acquisition	80%	\$132,206
2030	9th year following acquisition	90%	\$60,562
2031	10th year following acquisition	100%	\$0
	Subsequent years	100%	\$0
Total			\$2,777,982

Note: this schedule only reflects city tax revenue impacts and does not account for school district, county or state impacts.

The law governing this incentive was amended in 1985, requiring that each local governing body (City and County) may approve the Tax Benefit on a project by project basis. If one local government body approves the tax benefit and the other does not, the benefit will apply only to the mills levied by the approving governing body. In addition, tax benefits do not include any relief from state-wide levies, and local government approval of the application must be made by resolution.

In December 2015, the City Commission adopted Resolution 10119 establishing certain criteria for the evaluation of tax benefit requests. The following is the criteria by which each application is to be evaluated for approval, modification or denial, along with a brief staff comment for Commission consideration of the merits of the project as it pertains to each criteria:

a. Whether the City's financial condition at the time of the application or consideration of the application warrants granting the application;

Although the City's financial condition has recovered from the initial impacts from the COVID-19 pandemic, it is crucial to consider the impacts of every tax abatement request on the City's finances. The City Commission should carefully weigh the total cost of the abatement against the growing pressure on the City's General Fund and the ability to deliver critical services.

b. Whether the application meets all pertinent statutory criteria for the particular project;

The application is complete and meets all pertinent statutory criteria for an abatement request.

c. Whether the property taxes or other taxes and/or assessments on the property are current;

The applicant has indicated that all property taxes and assessments on the refinery property are current or are in the appropriate stage of assessment and/or appeal. For additional background, Calumet Montana Refining protested their 2017 taxable value from the Montana Department of Revenue that set the amount at \$538 million. The appeal went to the Cascade County Tax Appeal Board and the company asked that their taxable value be set at \$190.7 million. The County Tax Appeal Board determined the value to be \$312.5 million. The Department of Revenue filed an appeal on this decision, and the case was eventually settled in 2020. As a result of this settlement, the City received three years of disputed property tax revenue totaling \$3 million in 2020. At this time, it is unknown whether Calumet Montana Refining will continue to protest or appeal their taxable value as a result of future assessments.

d. Whether the project may unreasonably affect the tax base of the City;

According to information provided by the applicant, Calumet paid \$1,585,142 in property taxes to the City in 2021, which is approximately 6% of the City's total tax revenue. It is not yet known what amounts will be paid in future fiscal years. As noted in the 10-year abatement schedule provided on Page 2 of this agenda report, the aggregate estimated tax reduction for the City over 10 years has been estimated by the Department of Revenue to be \$2,777,982.

For the Commission's benefit, the City Commission denied a tax abatement request from the applicant to support a significant plant expansion project in 2016. When that request was brought forward, the estimated tax reduction for the City over 10 years was estimated to be \$6,345,185. At the time, the City Commission concluded that a loss of such magnitude would have too great an impact on the City's General Fund.

e. Whether the project would impact employment opportunities within the City;

The applicant has indicated that the proposed renewable fuel conversion project will have a substantial effect on the refinery's employment impact on the City. The applicant estimates that approximately 400 skilled contractors will be added to the workforce over a construction period of 14 months. With regards to permanent employment, 26 new employees have already been hired to support the plant's fuel conversion efforts. This number is expected to climb with more professional employees being needed as production ramps up. On average, typical salary and benefits for Calumet employees averages over \$100,000 annually. Calumet also has indicated a desire to leverage this project as an opportunity for Montana farmers to develop feedstock for the new renewable diesel production rather than use out-of-state feedstock supplies.

f. Whether the project is located within a Tax Increment Financing (TIF) or Targeted Economic Development (TED) District;

This project is not located in either a TIF or TED District.

g. Whether the project has already received additional financial assistance from the City or other authorities having jurisdiction;

As noted above, the City Commission denied a tax abatement request from the applicant in 2016. The applicant is working with the Montana Department of Revenue to prepare an application for a Montana State Air or Water Pollution Control and Carbon Capture Equipment Abatement. Additionally, the applicant is working with Cascade County to potentially receive \$550 million of bond financing to help fund the renewables project through lower interest rates. This decision has not yet been made by the Cascade County Commissioners.

h. As to applications filed pursuant to Mont. Code Ann. §15-24-1601 *et seq.*, whether the Montana State Historic Preservation Office has provided design review assistance and certification for qualifying properties;

The project is not a qualifying property and therefore has not received design review assistance nor certification from the State Historic Preservation Office.

i. Whether the project will create affordable housing opportunities;

The project will not create affordable housing opportunities.

j. Whether the project will encourage additional, unsubsidized development in the area of the project, either directly or indirectly, through "spin-off" development;

This is always a hard criterion to define. There is no question that the creation of both temporary and permanent jobs have the potential to benefit nearby retail land uses. This could create the potential for both expansion projects as well as new construction. Additionally, existing and new housing developments such as the Arc project on Division Road will benefit from an influx of new employees. Finally, there could be benefits that occur in the area of high-value agricultural development to provide feedstock for the renewable diesel operation.

k. Whether the project will facilitate the development process and achieve development on sites which would not be developed without assistance, or would not be developed at a level of acceptable quality;

This criterion will be addressed in the staff's response to Criterion O below. Because the applicant's abatement request is related to investments in new plant infrastructure or conversion of existing infrastructure, the abatement is not being requested to address issues related to the development process or the quality of the overall project.

l. Whether the project would encourage redevelopment of commercial and industrial areas in the City of Great Falls, resulting in a higher level and quality of re-investment;

This criterion is addressed in the staff's response to criterion J. The project is substantial enough in scale that it will likely lead additional investment in nearby commercial and industrial properties. In particular, the applicant is already making investments in its Westgate Mall property because the renewable fuel conversion project is requiring the applicant's mechanical shop areas to be relocated.

m. Whether the project would encourage removal of blight, or the rehabilitation of a high profile or priority site;

The applicant's property is not considered a blighted site. Additionally, the project involves either new investment in plant infrastructure or conversion of existing infrastructure. Staff would not consider the project to be a rehabilitation effort.

n. Whether the application is sought in whole or in part because of increased costs of redevelopment, such as clean-up of a contaminated site, demolition expenses, and the like, over and above costs normally incurred in development;

Although the project involves a limited amount of site demolition work, the abatement is not being sought due to abnormal demolition expenses or to clean up contamination.

o. Whether the project could be developed without the benefit of a tax abatement; i.e., but for the allowance of a tax abatement, the project would not be developed or pursued;

The applicant has indicated that the NEI abatement is a critical component of the renewable fuel conversion project because the company simply does not have the capital reserves to execute the project without assistance from the City, County, and the State of Montana. With this said, the applicant is also actively pursuing private equity investment to assist with this significant capital investment in renewable fuel conversion.

p. Whether conferring the tax benefit will create an adverse impact on existing state, county or municipal services;

This criterion is partially addressed in staff's response to Criterion D. Calumet is a notable contributor to the City's property tax base, making up approximately 6% of taxes collected by the City. The aggregate 10-year reduction is estimated by the Department of Revenue to be \$2,777,982. Individual tax year reductions are noted in the abatement schedule on Page 2. With this noted, there are clearly spin off tax benefits that cannot be quantified due to construction employment, permanent job creation, potential commercial and agriculture and agriculture investment, and the continued growth in assessed value for the refinery itself. In 2016, the applicant's abatement request that would have created a 10-year reduction in City property taxes of over \$6 million was deemed by the City Commission to create an adverse impact on City service delivery. This issue should be carefully considered by the City Commission.

q. Whether the project contributes to the implementation of other policies adopted by the City, including, but not limited to, the City's Growth Policy;

Setting aside the decision regarding the fiscal impact of the project, the proposed conversion of the plant to implement significant renewable fuel production is consistent with numerous policies contained in the City's Growth Policy. These include:

Economic (pg 68):

- To diversify and strengthen the City's economic base by ensuring growth, quality development and employment opportunities.

- To enhance, strengthen and expand the City’s existing economic base.
- To attract new businesses and support the expansion of existing businesses in a manner that bolsters employment opportunities in the City.
- To continue to forge partnerships with...business-related organizations in a manner that will attract future development.

Implementation (pg 117):

- Maintain a Good Business Climate of the City.

Environmental (pg 145):

- Incentivize and promote renewable, clean energy and energy efficiency standards as viable options in the City.

2025 Economic Vision and Goals (pp 148-149):

- “The energy sector has greatly expanded. It is an economic engine... The energy sector is balanced between the clean conversion of conventional and traditional sources of fuels with a complimenting mix of alternative sources such as...bio-fuels, etc.”

r. Whether the project would meet other criteria as would be considered reasonable for the best interests of the City.

No other criteria are applicable to this request.

Fiscal Impact: As noted in Criterion D and P, this request will affect the City’s General Fund. The City Commission will need to consider this impact, the City’s overall financial condition, as well as the potential financial and environmental benefits of the applicant’s renewable fuel conversion project.

Alternatives: The City Commission could decline to set the public hearing for Resolution 10456. Due process normally requires that the City Commission schedule public hearings to hear requests of this type.

Concurrences: The Planning and Community Development Department has coordinated with the Department of Revenue, the City’s Finance Department, and the City Manager’s Office throughout the process.

Attachments/Exhibits:

Resolution 10456

Application

RESOLUTION 10456

A RESOLUTION APPROVING THE APPLICATION FOR THE NEW OR EXPANDING INDUSTRY TAX BENEFIT FOR CALUMET MONTANA REFINING LLC’S RENEWABLE FUEL CONVERSION PROJECT, LOCATED AT ITS FACILITY ON 1900 10TH STREET NE, GREAT FALLS, MT, FURTHER DESCRIBED AS GOVERNMENT LOTS 2-3, MARK 8, LOCATED IN SEC. 01, T20N, R3E, CASCADE COUNTY, MONTANA, PURSUANT TO MONT. CODE ANN. §§ 15-24-1401 AND 15-24-1402

* * * * *

WHEREAS, the State of Montana has provided enabling legislation to encourage new industry or expansion of existing industry, and;

WHEREAS, said encouragement allows for new or expanding industries to be taxed at 50% of their taxable value for the first five years, and;

WHEREAS, in years six through ten, the taxes will increase by equal percentages until the full taxable value is attained in the tenth year, and;

WHEREAS, Mont. Code Ann. §§ 15-24-1401 and 15-24-1402 provide the opportunity for local governing bodies to give Tax Benefits for New or Expanding Industry, and;

WHEREAS, the applicant, Calumet Montana Refining, LLC), has submitted an application for a New or Expanding Industry Tax Benefit pursuant to Mont. Code Ann. §§ 15-24-1401 and 15-24-1402 for the property located at 1900 10th Street NE, described as Government Lots 2-3, Mark 8, City of Great Falls, Cascade County, MT, and;

WHEREAS, in order for a taxpayer to receive the tax benefits, following due notice as defined in Mont. Code Ann. § 7-1-4127 and a public hearing, the City Commission, having jurisdiction, must approve by separate resolution for each project the application for tax benefits, and;

WHEREAS, the City Commission adopted Resolution 10119 on the 1st day of December, 2015, Establishing Criteria for Evaluating Tax Abatement or Benefit Requests.

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

Following a public hearing and taking into consideration the criteria established in Resolution 10119, the City Commission of the City of Great Falls does hereby approve Calumet Montana Refining, LLC's Application for a New or Expanding Industry Tax Benefit pursuant to Mont. Code Ann. §§ 15-24-1401 and 15-24-1402.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on May 3, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

Jeffrey M. Hindoien, City Attorney



New or Expanding Industry Classification Application

This form must be submitted to the appropriate local governing body by the property owner of record or the owner's representative prior to commencement of construction or by March 1 of the tax year the benefits are requested. Refer to 15-24-1401 and 15-24-1402, Montana Code Annotated (MCA) and Administrative Rules of Montana (ARM) 42.19.1235 for detailed information on the application process.

Required Information

Applicant Name Calumet Montana Refining, LLC.	Property Address 1900 10th St NE
Mailing Address 1900 10th St NE	City Great Falls
City Great Falls	State MT ZIP 59404
State MT ZIP 59404	County Cascade
Email ron.colwell@calumetspecialty.com	Geocode (This can be found on the classification and appraisal notice.) 02-3015-01-2-05-01-0000
Contact Phone 406-454-9871	Assessment Code 0001878725

Remodeling, Reconstruction or Expansion Information

Construction start date October 2021

Estimated construction completion date November 2022

Date first building permit received October 7, 2021

Is an extension of construction period requested? No
 Yes, a 6 month extension is requested.

Note: The construction period for a specific project may not exceed 12 months unless and extension is approved by all affected local government bodies.

Estimated cost of remodeling, reconstruction, or expansion \$ <300MM

Brief description and diagram of the remodeling, reconstruction or expansion.
(If additional space is required, please attach additional pages.)

Calumet is actively pursuing a Renewable Diesel Conversion project to use soy oil and other biomass feedstocks to produce renewable diesel through a portion of the Great Falls refinery that will be modified for this purpose as well as building a new "green" hydrogen plant. A substantial portion of the potential estimated environmental project cost is anticipated to be certified as pollution control property by the MDEQ.

The scope of work and construction details are described/illustrated in the attached pages.

Applicant Signature Ronald Z. Colwell, General Manager for Montana Renewables **Date** October 11, 2021

These sections to be completed by the Department of Revenue and appropriate local governing bodies.

For Department of Revenue Use Only

Application received by the department from the local government body on _____.

The remodeling, reconstruction or expansion of existing buildings or structures will increase the taxable value by at least 2.5 percent. Yes No

Comments _____

Signature _____ Date _____

Printed Name _____ Title _____

For City Government Use Only

Application received by the city governing body, _____, on _____.

This application for tax benefits for the remodeling, reconstruction or expansion of existing buildings or structures is: Approved Disapproved

If approved, the tax benefits will be implemented for Tax Year _____.

The construction period for a specific project may not exceed 12 months unless an extension is approved by all affected local government bodies. We approve an additional _____ month(s) extension to the 12-month construction period.

Signature _____ Date _____

Printed Name _____ Title _____

Note: Please forward a copy of the processed application with the governing body's decision to the local Department of Revenue field office with signed resolution.

For County Government Use Only

Application received by the county governing body, _____, on _____.

This application for tax benefits for the remodeling, reconstruction or expansion of existing buildings or structures is: Approved Disapproved

If approved, the tax benefits will be implemented for Tax Year _____.

The construction period for a specific project may not exceed 12 months unless an extension is approved by all affected local government bodies. We approve an additional _____ month(s) extension to the 12-month construction period.

Signature _____ Date _____

Printed Name _____ Title _____

Note: Please forward a copy of the processed application with the governing body's decision to the local Department of Revenue field office.



CALUMET's Montana Renewable Diesel Conversion Project NEIC Application Attachment

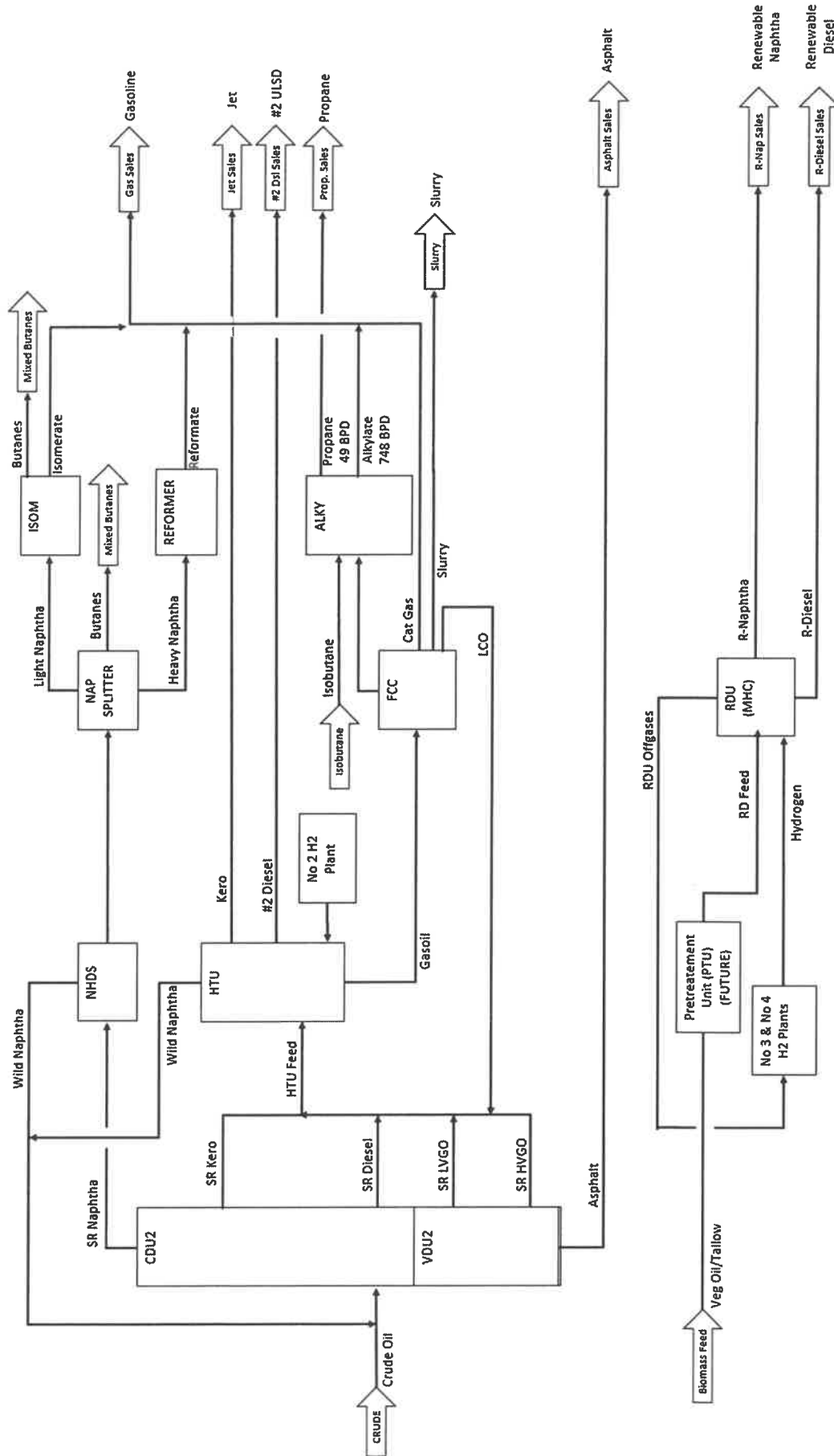
CMR has this unique opportunity to lead Montana's energy transition to high quality renewable fuels which is an emerging market driven by cultural trends and desire to reduce carbon emissions or footprint. The Renewable Diesel Conversion Project converts a portion of the plant to allow both conventional fossil fuels production as well renewable fuels production. The renewable production is expected to be 10,000 – 15,000 barrels per day while the conventional production will be reduced to 10,000 – 15,000 barrels per day.

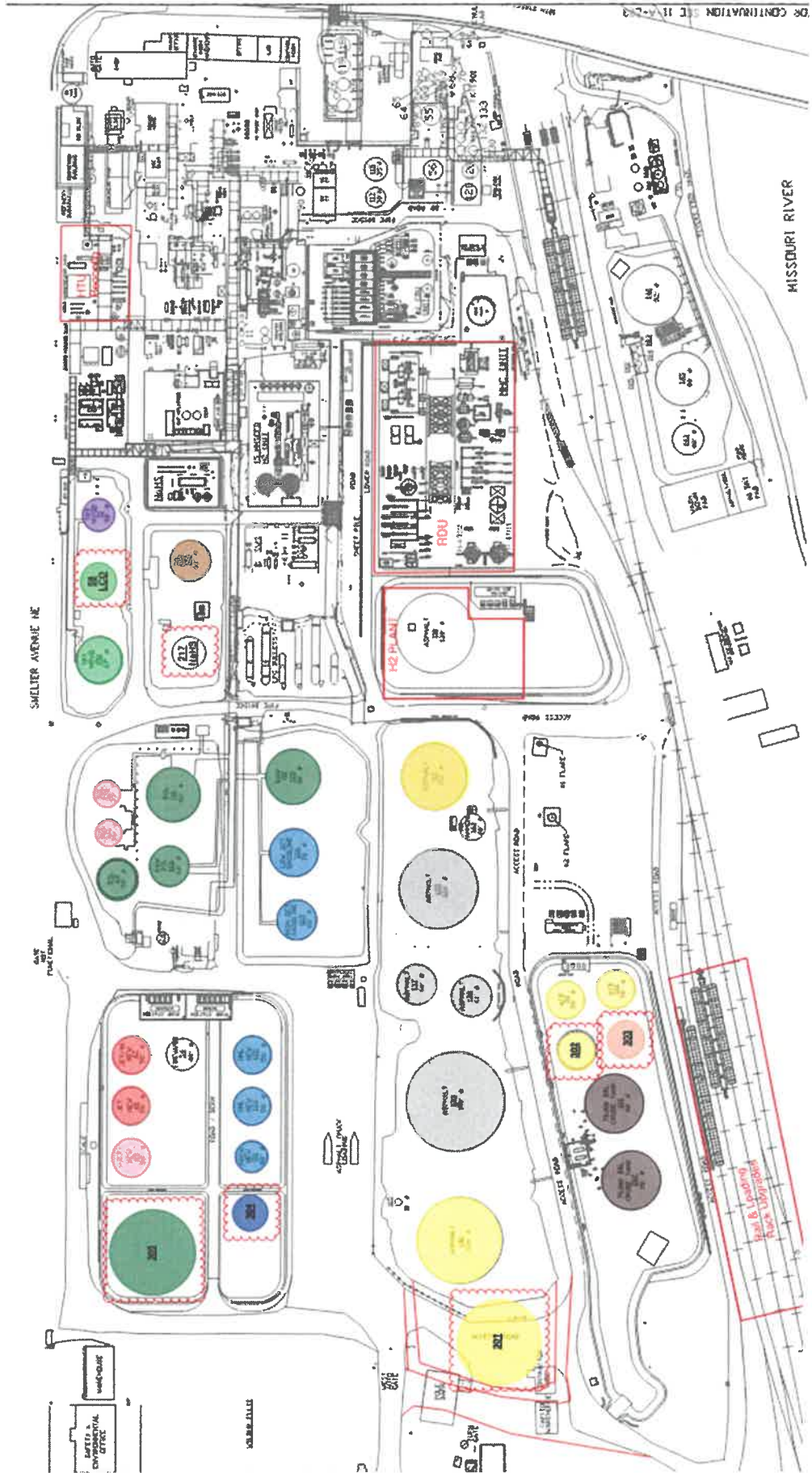
Key elements of the project are:

- Conversion of the existing hydrocracking unit (MHC) to a renewable diesel unit (RDU) – this requires significant physical modifications to the unit.
- Construction of a new “green” hydrogen plant (No 4 H₂ Plant) – this is required to meet the hydrogen demand of the RDU by using the RDU off gases as feedstock for the hydrogen plant.
- Conversion of the existing hydrotreating unit (HTU) to co-process kerosene, diesel, and gas oil – this allows continued conventional fuels production.
- Modifications to the crude distillation unit (CDU2) – this is to turn down the unit to effectively process the reduced crude rates.
- Reconfiguration of the tanks, pumps, piping, etc. including construction of new tanks and facilities – this is required to provide storage and segregation of the conventional fluids from the renewable fluids.
- Modifications of the plant rail system – this is required to offload the biomass feedstock coming in by rail as well as load the renewable fuels going out by rail.
- Modifications of the plant utility systems – this is required to support the various utility needs of the units, storage, and rail operations.

These elements are illustrated in the following two documents: first is the block flow diagram showing the flow of the process through the units; and second is the plot plan showing the location of work within the plant.

Renewable Diesel - Refinery
BLOCK FLOW DIAGRAM





November 29, 2021

NEIC Application for Renewable Diesel Conversion (RDC) Project to Address Resolution No. 10119

In response to Resolution No. 10119 of the City of Great Falls City Commission establishing criteria for evaluating tax abatement or benefit requests, Calumet is providing the following statements addressing criteria spelled out in part 2.0 (a-r) as applicable to Calumet's NEIC application already submitted to the Planning and Community Development Department and accepted as complete.

- a. Whether the City's financial condition at the time of the application or consideration of the application warrants granting the application – (to be answered by City)
- b. Whether the application meets all pertinent statutory criteria for the particular project – it is the opinion of Calumet that the application is complete and meets all pertinent statutory criteria for the RDC project.
- c. Whether the property taxes or other taxes and/or assessments on the property are current – all property taxes and assessments on the Calumet Montana Refining property are current or are in the appropriate stage of assessment and/or appeal.
- d. Whether the project may unreasonably affect the tax base of the City – in 2021, Calumet's property taxes to the City of Great Falls is \$1,585,142 which is approximately 6% of the City's total property tax revenue of \$26 million. Calumet will be applying for the Montana Department of Revenue permanent tax exemption for new pollution control equipment and therefore we anticipate a remaining \$50 million of property valuation for NEIC abatement. If the City grants the NEIC tax abatement per MCA 15-24-1402, this equates to an unbudgeted increase of \$1.4 million over a 10 year period. Rejecting the application puts execution of the project at risk and only increases Calumet property taxes an additional \$0.8 million over the same 10 year period. This is a solid investment in growing a long-term industrial partner that was established in 1922. The growth from this project will also increase dependence upon City utilities by the refinery as well as additional employment resulting from the project. Utilities and other services are the major source of revenue for the City.
- e. Whether the project would impact employment opportunities within the City – the RDC project impacts the employment opportunities within the City in a very positive way. Current estimates of temporary construction contractors to be employed on the project are about 400 skilled contractors receiving good wages and per diem for living expenses over the course of construction of 14 months. Permanent employment at the refinery has already begun with 26 new hourly hires and is expected to continue with a number of professional hires; all of which are highly sought after positions due to much higher

- than average wages and benefits. Payroll and benefits average over \$100,000 annually per Calumet employee. Calumet also expects additional employment of full and part-time contractors and indirect jobs in the community. Calumet has been very forthright with government leaders, legislators, and agricultural interests on our desire to leverage this opportunity with Montana stock growers and farmers to develop feedstocks for the renewable diesel process versus out-of-state supply.
- f. Whether the project is located within a Tax Increment Financing (TIF) or Targeted Economic Development (TED) District – (to be answered by City)
 - g. Whether the project has already received additional financial assistance from the City or other authorities having jurisdiction – Calumet has not applied for any other financial assistance from the City. We intend to apply for Montana state Air or Water Pollution Control and Carbon Capture Equipment abatement.
 - h. Whether the Montana state historic preservation office has provided design review assistance and certification for qualifying properties – this is not applicable for RDC project.
 - i. Whether the project will create affordable housing opportunities – this is not applicable for RDC project.
 - j. Whether the project will encourage additional, unsubsidized development in the area of the project, either directly or indirectly, through “spin-off” development – as stated above, spin-off employment is expected in the community to provide additional support to the refinery as a result of this investment as well as the potential for high value-added agricultural development to provide locally sourced feedstocks for renewable diesel. Calumet is preparing for this agricultural growth by including in the project a feedstock clean-up unit that will provide the ability to source raw vegetable oils and animal tallows from local producers.
 - k. Whether the project will facilitate the development process and achieve development on sites which would not be developed without assistance, or would not be developed at a level of acceptable quality – Calumet believes there is potential but does not have any plans or a way to assess the impact in this regard.
 - l. Whether the project would encourage redevelopment of commercial and industrial areas in the City of Great Falls, resulting in a higher level and quality of re-investment – Calumet believes there is potential but does not have any plans or a way to assess the impact in this regard.
 - m. Whether the project would encourage removal of blight, or the rehabilitation of a high profile or priority site – the RDC project is located within the fence line of the refinery.

- n.- Whether the application is sought in whole or in part because of increased costs of redevelopment, such as clean-up of a contaminated site, demolition expenses, and the like, over and above costs normally incurred in development – the RDC project, by nature of developing the project with the fence line of the refinery, does include limited and purpose driven site demo and clean-up to free up much needed plot space for the new equipment and processes.

- o. Whether the project could be developed without the benefit of a tax abatement; i.e., but for the allowance of a tax abatement, the project would not be developed or pursued – Calumet has been forthright with communicating that we do not have the capital reserves to complete the RDC project and is actively pursuing further equity investment to help with funding for a return on their investment. Tax abatement under state statutes provides similar investment by City, County, and State authorities in the project to encourage growth with a return through additional tax base from that growth. This tax abatement per the statutes helps Calumet attract other investors and abates property taxes in the short term while the business is developing.

- p. Whether conferring the tax benefit will create an adverse impact on existing state, county or municipal services – (to be answered by City)

- q. Whether the project contributes to the implementation of other policies adopted by the City, including, but not limited to, the City’s Growth Policy; and/or – in regards to the City’s Growth Policy, this project checks the box on a number of listed goals within that policy. Here is are just a few key goals and principles:

Economic (pg 68):

- To diversify and strengthen the City’s economic base by ensuring growth, quality development and employment opportunities.
- To enhance, strengthen and expand the City’s existing economic base.
- To attract new businesses and support the expansion of existing businesses in a manner that bolsters employment opportunities in the City.
- To continue to forge partnerships with...business-related organizations in a manner that will attract future development.

Physical (pg 88):

- Encourage the most appropriate use of land throughout the City.

Implementation (pg 117):

- Pursue Demonstration Projects in the City.
- Maintain a Good Business Climate of the City.

Environmental (pg 145):

- Incentivize and promote renewable, clean energy and energy efficiency standards as viable options in the City.

3.0 2025 Economic Vision and Goals (pp 148-149):

- “The creation of primary sector jobs have increased the City’s tax base.”
- “The energy sector has greatly expanded. It is an economic engine... The energy sector is balanced between the clean conversion of conventional and



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traditional sources of fuels with a complimenting mix of alternative sources such as...bio-fuels, etc.”

- r. Whether the project would meet other criteria as would be considered reasonable for the best interests of the City – (to be answered by City)



Commission Meeting Date: April 19, 2022

**CITY OF GREAT FALLS
COMMISSION AGENDA REPORT**

Item: Resolution of Intent 10455 – Intention to vacate a portion of 10th Alley South abutting Lots 1-2, 9-10, Block 1, Fairview Addition.

From: Alaina Mattimiro, Planner I, Planning and Community Development

Initiated By: Talcott Properties, LLC, Representing Mountain West Bank

Presented By: Craig Raymond, Director, Planning and Community Development

Action Requested: City Commission adopt Resolution of Intent 10455 and set the public hearing for May 17, 2022.

Suggested Motion:

Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution of Intent 10455, and set a public hearing for May 17, 2022.”

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

Staff Recommendation: Staff recommends that the City Commission adopt Resolution of Intent 10455 and set a public hearing date of May 17, 2022, to consider the applicant’s request to vacate right of way for a portion of 10th Alley South.

Background: Talcott Properties LLC, representing Mountain West Bank as the property owner, is requesting the vacation of 10th Alley South to make it feasible for a new restaurant building to be constructed on the site located at 1900 10th Avenue South. Currently the northern half of the property north of the alley is occupied by the former Cartwheel Casino. The southern half of the property is vacant. The site has many unique challenges that make new construction of a commercial building and sufficient parking difficult, particularly the steep grades of the northern portion of the site as well as the alley itself. The applicant is proposing the vacation of the alley, and to reroute the alleyway traffic and existing utilities to accommodate more buildable area on the site.

The attached proposed site plan shows that the alleyway will be curved and directed south to an access point on 11th Avenue South. The access point of the relocated alley is proposed to be the same access point as one of the two access points for the potential restaurant. This path for alley traffic has been designed to preserve the ability to continue sanitation, business deliveries, and emergency services for the owners of properties along the alley between 19th Street South and 20th Street South, as well as improve the grade for vehicles. Currently, the alley splitting the site has a slope of approximately 10 percent. The proposed relocated alley would have a slope of just over 3 percent. The proposed alley plan includes gradual turning radii for to show that large vehicles will still be able to navigate the curved

alley through the site. If the alley is vacated, the City will retain an access easement that incorporates the new alley pathway. Maintenance responsibility for the relocated alley would be transferred to the owner.

The applicant is also proposing to realign the sewer main that currently runs down the alley. There is a preliminary proposal to route the sanitary sewer to a manhole east of the site in 19th Street South. The utility relocation will be reviewed and approved by City staff if the vacation of the alley is approved by the Commission. Additionally, storm water running from east to west along the alley travels at a higher rate due to the alley's steep slope. The applicant has provided the City with preliminary plans to capture this storm water and pipe it off the property. This proposal is also subject to further City review after a more detailed submission of information.

Intent to Vacate

The Resolution of Intent for the applicant's request to vacate 10th Alley South is required in conjunction with the request to aggregate all the lots with an administrative plat. Staff has spoken with the applicant about existing city utilities that will be affected by the vacation. The sewer main that currently runs in the alley will be rerouted, at the applicant's expense, to accommodate the proposed future development. Additionally, easements will be created for any remaining utilities and needed alley access.

According to Section 7-3-4448, Montana Code Annotated (M.C.A), the owner must file a request for the intent to vacate any right of way. If the enclosed Resolution of Intent is adopted by the City Commission, the Commission must set a date for a public hearing regarding the vacation of right of way. M.C.A. requires a petition to be sent to each of the owners abutting the right of way property. Unless 51 percent of the affected property owners object to the proposed vacation, the Commission may, by ordinance, declare such vacation. Staff notes that the applicant is representing the only property owner on either side of the right of way. With this noted, staff still plans to send notices to every owner along 10th Alley South between 19th Street and 20th Street. While the applicant proposes to greatly improve the slope of the existing alley through the proposed relocation, the applicant's request is unusual because it will change the direction of travel for vehicles using the alley. It will also lead to the integration of alley through traffic mixing with traffic that would be using one of the access points to the potential restaurant.

Fiscal Impact: The maintenance of the right of way proposed to be vacated and relocated will be shifted from the City to the property owner. Additionally, all of the costs to reroute the utility mains and alleyway will be borne by the owner. It is important that the storm water catchment and piping plan be well designed to address any financial concerns about flooding impacts.

Alternatives: The City Commission could deny Resolution of Intent 10455. Due process normally requires that the City Commission schedule requested public hearings to hear requests of this type.

Concurrences: Staff has coordinated its review of the applicant's request with the Public Works Department. If the City Commission approves the vacation of 10th Alley South, City staff will review more civil engineering plans to ensure all code requirements are met.

Attachments/Exhibits:

Resolution of Intent 10455

Proposed Site Plan

Aerial Map

Narrative

RESOLUTION 10455

A RESOLUTION OF INTENTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO VACATE THE PORTION OF 10TH ALLEY SOUTH ABUTTING LOTS 1-2,9-10, BLOCK 1, FAIRVIEW ADDITION TO GREAT FALLS TOWNSITE, IN ACCORDANCE WITH THE PROVISIONS OF MONT. CODE ANN. § 7-3-4448, AND DIRECTING NOTICE TO BE GIVEN AS PROVIDED BY LAW

* * * * *

WHEREAS, the Plat of the Fairview Addition to Great Falls dedicated a twenty (20) foot wide right-of-way for 10th Alley South between 19th Street South and 20th Street South; and

WHEREAS, Mountain West Bank, represented by Talcott Properties, LLC, owns the properties on both sides of said right-of-way and has submitted a petition to have said portion of 10th Alley South vacated; and

WHEREAS, Mont. Code Ann. § 7-3-4448 sets forth, in pertinent part: (1)...Before vacating any street or part thereof or narrowing any street, the commission shall first pass a resolution declaring its intention to do so; and

WHEREAS, it is determined retention of the portion of 10th Alley South serves no practical or functional traffic related purpose or for access by the public; and

WHEREAS, it is determined that utility easements will be created to accommodate public utilities; and

WHEREAS, the right-of-way and easement therein of any owner is not impaired by the requested vacation; and

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

That Tuesday, the 17th day of May, 2022, at 7:00 P.M. in the Commission Chambers of the Civic Center, Great Falls, Montana, is hereby set as the time and place at which the City Commission shall hear all persons relative to the proposed vacation of a portion of 10th Alley South; and

BE IT FURTHER RESOLVED BY SAID CITY COMMISSION that the City Clerk of the City shall forthwith cause notice of this Resolution to be: (1) published in the Great Falls Tribune,

the newspaper published nearest such land, and (2) posted to the Great Falls Civic Center posting board and the Great Falls City website.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, on this 19th day of April, 2022.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

Jeff Hindoien, City Attorney

State of Montana)
County of Cascade : ss
City of Great Falls)

I, Lisa Kunz, City Clerk of the City of Great Falls, Montana, do certify that I did post as required by law and as prescribed and directed by the Commission, Resolution 10455 on the Great Falls Civic Center posting board and the Great Falls City website.

Lisa Kunz, City Clerk

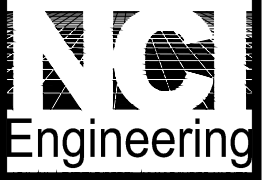
(CITY SEAL)

Revisions		

File No.	Job No.
FILE NO.	21Q 21Q-AlleyAlign
Date	Scale
3/21/22	AS SHOWN

Professional Seal

Engineers
Environmental Specialists
Planners
Designers
Surveyors



4509 North Star Boulevard
Great Falls, MT 59405
Phone 406-453-5478

Owner

**BRAD
TALCOTT**

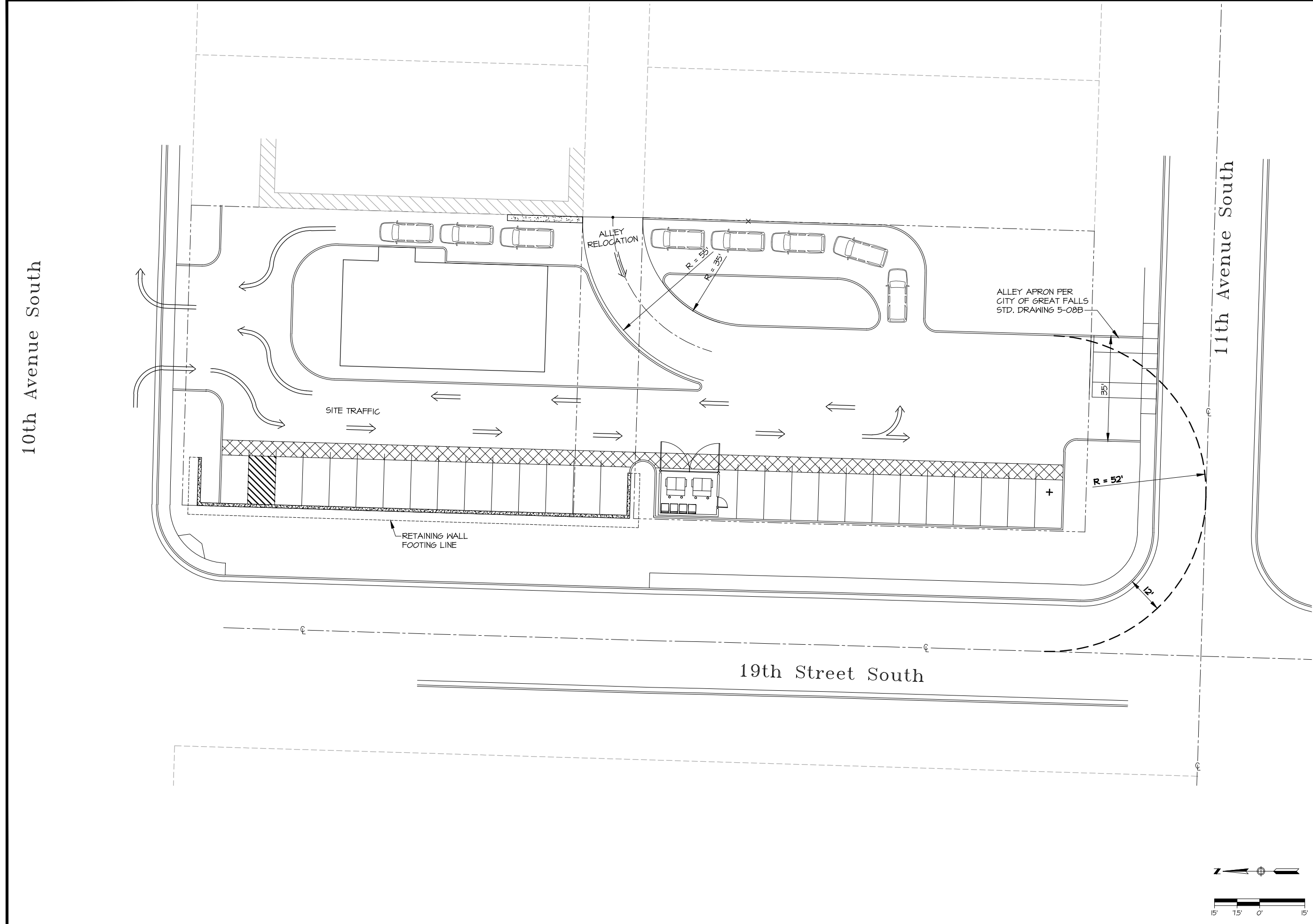
Project Title

**CARTWHEEL
CASINO
PROPERTY**

Sheet Title

**TURNING
RADIUS
EXHIBIT**

Sheet	Of
1	1
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File # FILE	



10th Avenue South

11th Avenue South

19th Street South

SITE TRAFFIC

ALLEY RELOCATION

ALLEY APRON PER CITY OF GREAT FALLS STD. DRAWING 5-08B

RETAINING WALL FOOTING LINE

R = 52'

R = 55'

R = 35'

10TH AVE S

19TH ST S

20TH ST S

18TH ST S

11TH AVE S



February 18, 2022

City of Great Falls Planning and Public Works Departments

RE: Redevelopment of Cartwheel Casino Site

All,

Thank you all for participating in last Thursday's planning meeting to discuss the planned redevelopment of the Cartwheel Casino site, and for your valuable insight and input. In response to City staff questions and concerns expressed prior to and at Thursday's meeting, we offer the following:

Proposed Alley Realignment

The proposed alignment, grades, dimensions and turning radii are shown on the attached drawing titled Grading Plan. At the alignment shown, the proposed overall longitudinal grade from the east property line downward is reduced from approximately 10% as it currently exists to 3% along the proposed alignment. The alley width increases from 20 feet to 25 feet through the 90° turn. The 25 foot width is maintained between the south end of the radius and the alley termination at 11th Avenue South. Cross grades throughout are less than 3%. The turning radii as the alignment turns to the south are 40 feet along the inside of the route and 60 feet along the outside. This exceeds the minimum turning radius dimensions required by the Fire Department for the proposed development.

In regard to dedication of the alleyway, the developer proposes to grant access easement to the City with a maintenance agreement wherein the developer will assume responsibility for all maintenance within the developer's property.

Off-Site Stormwater

The attached drawings titled Utility Layout depict three potential alignments for piping the accumulated off-site stormwater to existing City storm sewers and include a conceptual detail drawing of the proposed catch basin. Two of the potential routes would discharge into an existing 24 inch storm sewer line in 11th Avenue South. The third route would discharge to an existing 24 inch line in 10th Alley South. Both of these lines eventually discharge to a 66 inch trunk main near the intersection of 11th Avenue South and 18th Street. It should be noted that discharge to the 10th Alley South storm sewer would not substantially affect existing hydraulics of that portion of the system, as the flow that has historically originated in from the existing development between 10th Avenue South and the alley to the east of the Cartwheel site is collected in curb inlets on 19th and discharged to that same 24 inch line.

Either of the two lines discharging to the existing storm sewer in 11th Avenue South would require an additional manhole and considerably more piping than the 10th Alley South option, and would require major construction and traffic disruption on 11th. Assuming the planned re-route of the sanitary sewer, all major construction and disruption associated with the project could be limited to 19th Street by routing the off-site stormwater to the alley line. In addition, routing the off-site stormwater to the alley line could be accomplished within a single utility easement for both storm and sanitary sewer.

Drive-thru Stacking Lane

The attached grading plan drawing shows a “maximized” stacking lane which will accommodate approximately 11 cars. We propose to use signage and possibly speed bumps to discourage blockages in the alley. In discussions with the Design Manager for the franchise, he indicated that at other similar franchise facilities, five is the typical maximum number of vehicles waiting in line. We would like to discuss this issue further before proceeding to final site design.

Retaining Wall

The attached drawings show the outline of the wall footing extending into the 19th Street right-of-way by 3 feet. The depth of the footing and the height of the wall will be determined by the developer’s structural engineer during final design. The drawings have been revised to show the wall terminating on the north end such that the footing will not encroach in the MDT right-of way. A perimeter drain behind the wall with discharge to the on-site stormwater retention facility is planned.

Sanitary Sewer Realignment

The attached Utility Layout drawings show a revised alignment for the sanitary sewer that eliminates the 90° bend in the center manhole, and provides a straighter overall alignment without any right or acute angles in the flow line. A new manhole in 19th Street may be necessary in order to remove the existing line entering from the east and to accommodate installation of the proposed new line.

Utility Service Lines

The approximate locations of utility service lines are shown on the attached Utility Layout drawings. The current plan is to reuse the existing 2” copper water service line between the main in 10th Avenue South and the curb stop near the northwest corner of the site, and to install either a new 1-1/2” or new 2” copper service line between the existing curb stop and the new building. That portion of the existing line that is not planned for re-use will be removed as the existing building is being demolished. The International Building Code does not require fire suppression sprinklers for the proposed building. As such, no fire service line is being proposed for this project.

A single 4” Schedule 40 PVC sewer service line at the approximate location shown on the drawings will incorporate a separate line from the grease interceptor. The location/alignment of the sewer service line from the existing building is unknown, but is assumed to connect to the section of the existing sewer is proposed to be abandoned, such that no unused connection to the sewer will remain.

Roof drains are shown on the utility drawings along the east side of the building. The roof drains will discharge to the on-site stormwater retention facilities.

It is our desire to work with City staff to address any remaining issues in order to get this proposed development to the finish line. However please understand that we cannot provide a detailed final design prior to knowing if the alley abandonment will be allowed. Please let us know as soon as possible of any additional questions or concerns you may have regarding this project or the proposed alley abandonment so we can keep moving forward.

Respectfully,



David Carlsen, Talcott Properties LLC.
Idaho Trenberth, NCI Engineering Co.