



Work Session Meeting Agenda
2 Park Drive South, Great Falls, MT
Gibson Room, Civic Center
October 17, 2023
5:30 PM

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

Public participation is welcome in the following ways:

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

CALL TO ORDER

PUBLIC COMMENT

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

WORK SESSION ITEMS

1. Growth Policy Update - Brock Cherry.
2. Great Falls Downtown TIF Activity Report -- Brock Cherry.

DISCUSSION POTENTIAL UPCOMING WORK SESSION TOPICS

ADJOURNMENT

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

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

UPCOMING MEETING SCHEDULE

City Commission Work Session -- Tuesday November 7, 2023 5:30 p.m.

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



City Commission Work Session: Growth Policy Update

October 17, 2023

Presented by
Brock Cherry,
Planning & Community Development
Director

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What is a Growth Policy?

A growth policy is an official public document that Montana cities, towns, and counties use to guide future decisions, particularly land use. **It is not a regulatory tool and cannot be used solely to decide on proposed land use projects or development.** However, it can serve as the legal foundation for adopting or updating zoning or subdivision regulations, which can help accomplish the plan's goals.



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GREAT FALLS PLANNING
COMMUNITY DEVELOPMENT

A Growth Policy is **NOT**:

- A large document that provides a large amount of data and analysis.
- A wish list.
- Meant to sit on a shelf.
- Based solely on what the City Commissioners, City Manager, or the Planning & Community Development Director wants.
- Easy.



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A Growth Policy is **IS**:

- A document that provides data and analysis AND how the data and analysis pertain to the existing condition of the community.
- A strategic roadmap, including goals and objectives that are measurable, realistic, and provide residents with tangible results.
- Used every day – Your copy of it should be worn out!
- **The PEOPLE's PLAN.**
- Hard, messy, frustrating, enlightening, and worth it!



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So what about our Growth Policy?

- The City's most recent Growth Policy, "2025 Imagine Great Falls" was initiated on December 20th, 2011, and adopted on August 6th, 2013.
 - The effort took approximately 19 ½ months.
 - The update was also undertaken using an internal staffing model, meaning no third-party consultant was utilized.
- For the 24-25 Growth Policy Update, a consultant model will be utilized, consisting of direct coordination with Staff, but the Consultant performing most of the labor.



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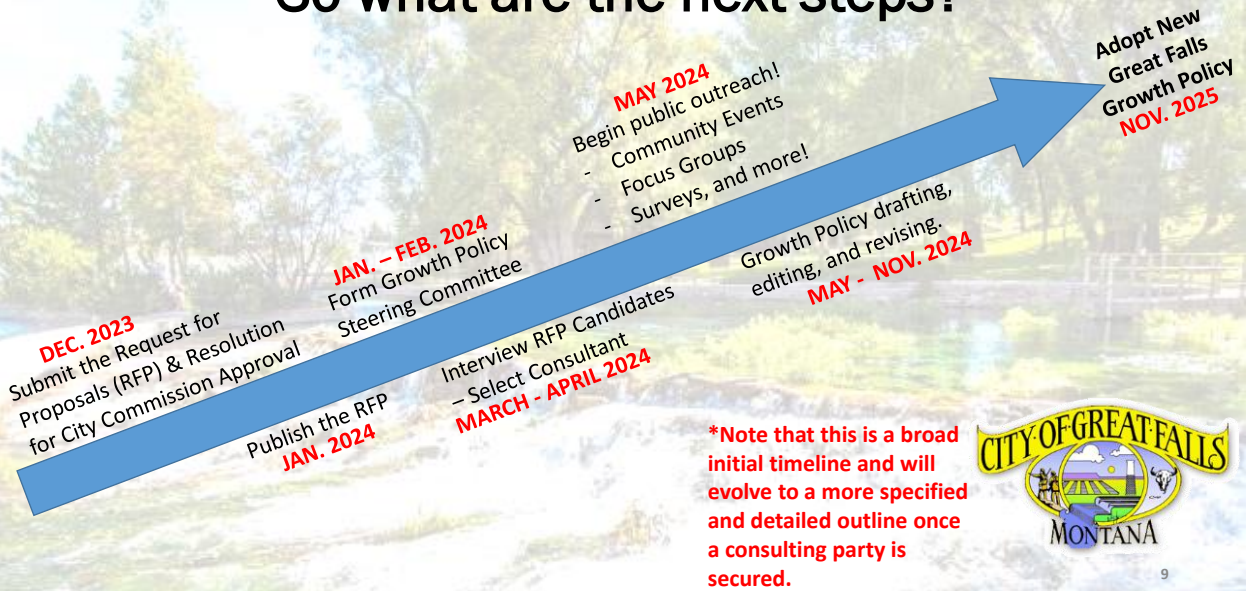
What does SB 382 mean for the Growth Policy update?

- SB 382: The Montana Land Use Planning Act, requires that the City provide:
 - Public Participation Plan
 - A Future Land Use Map
 - A review of the Growth Policy every five years to determine if any updates need to be performed.
 - Both the Growth Policy and related ordinance updates be completed by mid-2026.



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So what are the next steps?



Great Falls Downtown TIF Activity Report

City Commission Work Session
October 17, 2023



Downtown
TIF

Projects using Downtown TIF funds

- ❖ Completed Projects
- ❖ Projects in Progress

Completed Projects



The Wild Hare **518 Central Avenue** ***Building Program***

Façade: \$35,675
Env. Safety: \$2,500
Total: \$38,157

Completion Date:
February 2023

Completed Projects



The Sip 'n Dip **17 7th Street South** ***Building Program***

Façade: \$50,000
Total: \$50,000

Completion Date:
February 2023

Completed Projects



Roe River Realty **618 Central Avenue** ***Building Program***

Façade: \$16,999
Env. Safety: \$2,371.50
Total: \$19,370.50

Completion Date: June 2023

Completed Projects



City Bar **705 Central Avenue** ***Building Program***

Façade: \$22,879.19
Life Safety: \$25,541.50
Env. Safety: \$2,503.75
Total: \$50,924.44

Completion Date: July 2023

Completed Projects



Columbia Grain 120 1st Avenue North *Building Program*

Façade: \$25,000
Life Safety: \$24,999
Total: \$49,999

Completion Date:
February 2023

Projects in Progress



Arvon Block Alley Storm Drain

Approved Funds: \$90,000

Work completed in
September, pending final
payout to contractor

Projects in Progress



7th St. Streetscape Between Central Avenue and 1st Avenue South

Approved Funds:
\$243,000

Project in design

Goal: Construction 2024
Partnership with Sip N
Dip

Projects in Progress



ADA Ramps on Central Between Park Drive and 6th Street

Approved Funds: \$31,052

Project in design

Goal: Construction in 2024-2025
Financial partnership with MDT
(required 13% match)

Projects in Progress



BID Alley Mural Lighting

Approved Funds: \$150,000

Lighting design in progress



Projects in Progress



Public Works Downtown Storm Drain

Approved Funds: \$2.5 million
over 5 years

Phase I - on going

Projects in Progress



Kellergeist Pub Theater 111 Central Avenue

Approved Funds:
\$263,500

Permit submitted and
under review

Projects in Progress



Mountain Wave Distillery 313-315 Central Avenue

Approved Funds:
\$68,650

Construction in
Progress

Projects in Progress



400 Block Storm Drain – Alley between Central and 1st Ave N

Approved Funds:
\$18,000

Work completed,
pending final payout
to contractor

Projects in Progress



Economic Vitality Transformation Strategy

Approved Funds: \$10,000

Consultant selection in
process

Projects in Progress



Boulevard Tree Work in the Business Improvement District

Approved Funds: \$125,000 over 5 years

Year 3 of tree work - completed

Projects in Progress



Civic Center 2 Park Drive South

Approved Funds:
\$5,900,551.75

Project nearing completion



Projects in Progress



Baatz Building 400 2nd Avenue South *Building Program*

Facade: \$50,000
Life Safety: \$75,000
Env. Safety: \$5,000

Building permit approved
Interior demolition in progress

Downtown TIF Program Investment 2021 - 2023

- Façade Program:
 - \$150,603
- Life Safety:
 - \$125,540.50
- Environmental Safety:
 - \$12,374.75
- General TIF Investment:
 - \$3,346,202
- Bond Investment:
 - \$5,900.551.75

Downtown
TIF Program
Investment
Continued

- **Funds obligated to debt service and projects:**
 - \$5,131,586
- **Funds Available:**
 - \$4,482,000, pending December increment
- **Future Funds:**
 - \$1.6 million est. for 2024

Questions and
Discussion