



Work Session Meeting Agenda
2 Park Drive South, Great Falls, MT
Gibson Room, Civic Center
May 03, 2022
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 before final vote on the matter; 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. Drug Enforcement Update from DEA Resident Agent in Charge - Stacy Zinn
2. Public Safety Update - Jeff Newton and Greg Doyon.
3. Overview of the TIF Program and Quarterly Downtown TIF Update - Craig Raymond.

DISCUSSION POTENTIAL UPCOMING WORK SESSION TOPICS

ADJOURNMENT

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

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

UPCOMING MEETING SCHEDULE

- Budget Work Session -- Monday May 9, 2022 3:00 p.m.
Budget Work Session -- Tuesday May 10, 2022 3:00 p.m.
Work Session -- Tuesday May 17, 2022 5:30 p.m.
Commission Meeting -- Tuesday May 17, 2022 7:00 p.m.

Great Falls Tax Increment Financing Program

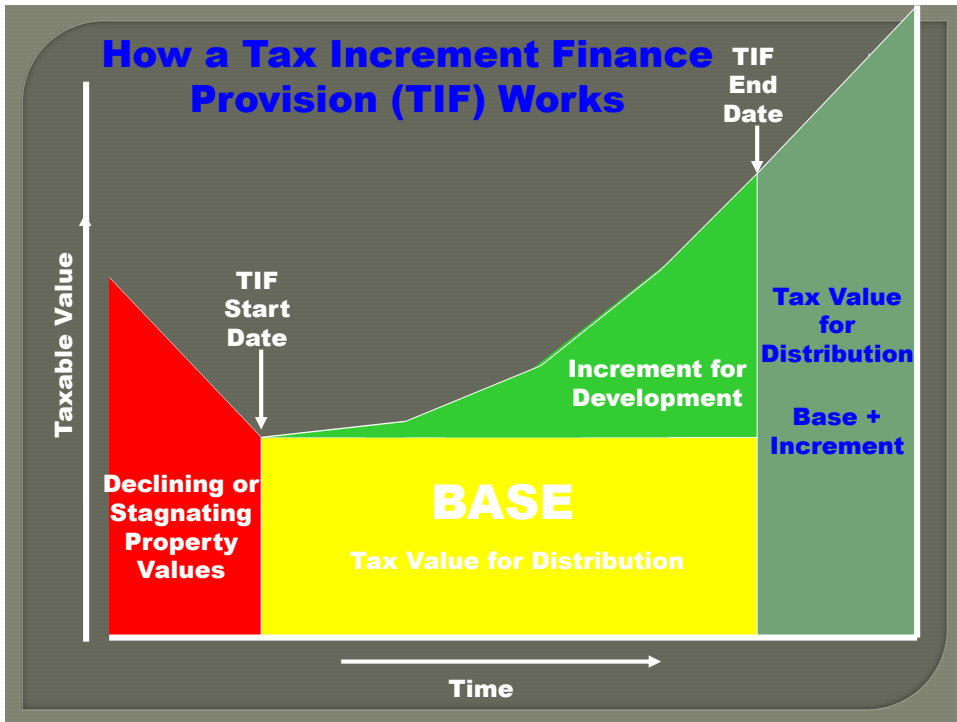


City Commission Work Session
May 3, 2022



What is Tax Increment Financing?

- Tax increment financing (TIF) is a state authorized, locally driven funding mechanism that allows cities and counties to direct property tax dollars that accrue from new development, within a designated *district*, to community and economic development activities within that district.
- The laws governing TIF can be found in Montana's Urban Renewal Law, 7-15-4201



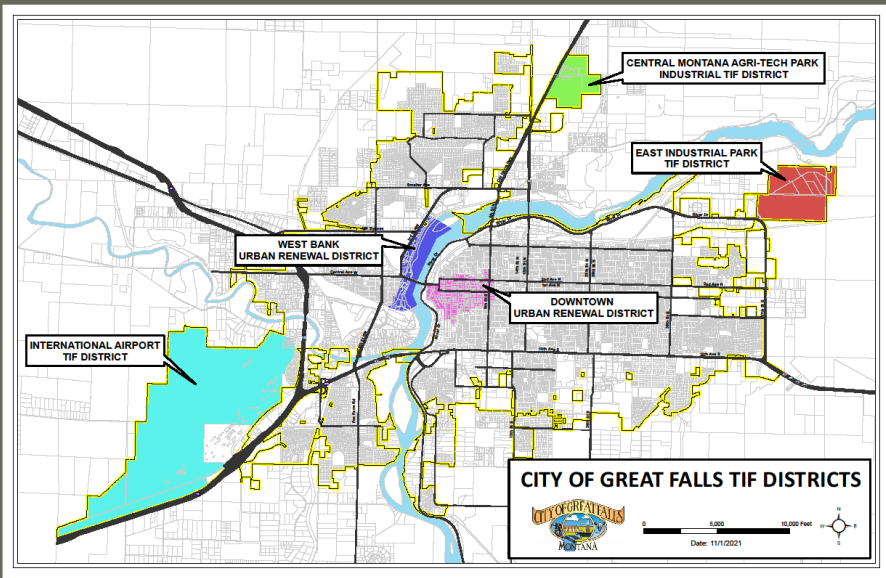
History of TIF in Montana

- TIF districts were first authorized in Montana in 1974.
- Beginning in 1989, the use of TIF was expanded to include Industrial Districts.
- In 2013, the Legislature replaced all non-urban renewal districts types with one type – Targeted Economic Development Districts or “TEDDs”
- Today there are 5 TIF Districts in Great Falls

Great Falls TIF Districts

- Urban Renewal
 - Downtown - 2012
 - West Bank - 2007
- Industrial
 - Airport - 2008
 - East Industrial Park -2013
 - Central Montana Agriculture and Technology Park - 2005

Great Falls TIF Districts





Financial Impact of TIF's

Pro's:

- Create incentive to abate slum & blight and improve underdeveloped properties
- Leverages private investment in public infrastructure

Con's:

- Delays capturing revenue due to increase taxable values
- Increases cost of providing basic services to other taxpayers

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Allowable Uses of TIF Funds

- Land Acquisition
- Rehabilitation and Renovation
- Demolition and Removal of Structures
- Public Safety Improvements
- General Redevelopment Activities
- Constructing and improving public infrastructure
- Provision of public services
- Program Administration



Key Issues Related to Expenditures

- TIF funds are property tax dollars and as such must be managed accordingly.
 - The public purpose of expenditures must be established.
 - The purchase of goods and services must follow regular procurement policies established by the local government.
 - Infrastructure should be designed to benefit more than a single developer or property owner.

Great Falls' TIF Project Review Process



Evaluation Criteria

(Other than Downtown)

- Public Infrastructure Improvements
- Economic Stimulus
- Tax Generation
- Employment Generation
- Elimination of Blight
- Special or Unique Opportunities
- Impact Assessment
- Financial Assistance
- Developer Feasibility and Performance
- Timely Completion
- Payment of Taxes

Project Payment

- Applicant submits request for payment
 - Approved form
 - Invoices (evidence invoices have been paid)
 - Proof of prevailing wages paid (if applicable)
- Staff review of documents
- Finance Dept processes for payment

Downtown Programs 2021

- **Façade Program:**
 - \$98,175 approved
 - \$12,500 spent
- **Life Safety/Code Compliance:**
 - \$37,430.50 approved
 - \$37,430.50 spent
- **Environmental Safety:**
 - \$7,500 approved
 - \$0 spent

Questions and Discussion
