

From: [Lisa C. Kunz](#)
To: [Charles Anderson](#); [Krista Artis](#); [Craig Raymond](#); [Bob Kelly](#); [Eric Hinebauch](#); [Joe McKenney](#); [Rick Tryon](#); [Susan Wolff](#)
Subject: FW: Agenda item #11 - Ordinance 3251
Date: Monday, October 31, 2022 11:19:02 AM

FY consideration of the public hearing on Ordinance 3251 – agenda item 11 on tomorrow evening’s agenda.

Best,

Lisa

From: Lisa C. Kunz
Sent: Monday, October 31, 2022 11:16 AM
To: 'Giordano' <giordanolahaderne@gmail.com>
Subject: RE: Agenda item #11 - Ordinance 3251

Good Morning Mr. Lahaderne – thank you for your comments that will be shared with the Commission and appropriate staff for consideration of Agenda Item 11. Your opposition to Ordinance 3251 will be so noted in the official minutes of the November 1, 2022 Commission meeting.

Best regards,

Lisa Kunz

City Clerk/Records Manager
Civic Center Room 102
406.455.8451

From: Giordano <giordanolahaderne@gmail.com>
Sent: Monday, October 31, 2022 11:12 AM
To: commission <commission@greatfallsmt.net>
Subject: Agenda item #11 - Ordinance 3251

To Whom it May Concern:

I am a homeowner and taxpayer who works and lives in Great Falls. I am writing today to express my disapproval of the city relaxing guidelines for casinos, especially their distance from schools and churches, and their landscaping requirements.

I've never spoken to a fellow taxpayer or homeowner who believed we needed more casinos in this town, or who thought there were too many obstacles to opening a casino. Taxpayers don't like casinos. They are embarrassment to our community. Gambling is a destructive addiction and casinos prey upon addicts and the poor. Casinos destroy lives and families. This is not an exaggeration; I work with young people every day whose lives are affected by gambling addiction.

Casinos are treated differently from other commercial zoning projects because they ARE different. They definitely should be regulated differently. We want them far away from churches, schools, and homes because they are ugly and represent values that homeowners and taxpayers do not believe in. We don't want to look at them. We shouldn't have to look at them.

Casinos trashify neighborhoods and look aesthetically disgusting. Most look like zero effort is put into maintaining them as it is. Removing regulations for landscaping will only make this worse. With all the virtually free money they get, the least they can do is look nice--but nearly all of them fail in this aspect already.

Casinos are blight upon Montana and especially Great Falls. When I lived in Missoula and Butte, people there thought of Great Falls as "the town with tons of casinos." Making it easier to open up casinos near residential zones, schools, or churches is the wrong decision for Great Falls. It is caving to corporations who care nothing about building our community. We were never asked. Higher visibility for casinos will mean fewer people wanting to move here and make their lives here.

Thank you

Giordano Lahaderne

From: [Lisa C. Kunz](#)
To: [Charles Anderson](#); [Krista Artis](#); [Craig Raymond](#); [Bob Kelly](#); [Eric Hinebauch](#); [Joe McKenney](#); [Rick Tryon](#); [Susan Wolff](#)
Subject: FW: City Commission Meeting Agenda Item #11
Date: Monday, October 31, 2022 11:46:34 AM

FY consideration of the public hearing on Ordinance 3251 – agenda item 11 on tomorrow evening's agenda.

Best,

Lisa

From: Lisa C. Kunz
Sent: Monday, October 31, 2022 11:46 AM
To: 'Ashleigh McCann' <ash.d.mccann@gmail.com>
Subject: RE: City Commission Meeting Agenda Item #11

Good Morning Ms. McCann – thank you for your comments that will be shared with the Commission and appropriate staff for consideration of Agenda Item 11. Your opposition to Ordinance 3251 will be so noted in the official minutes of the November 1, 2022 Commission meeting.

Best regards,

Lisa Kunz

City Clerk/Records Manager
Civic Center Room 102
406.455.8451

From: Ashleigh McCann <ash.d.mccann@gmail.com>
Sent: Monday, October 31, 2022 11:40 AM
To: commission <commission@greatfallsmt.net>
Subject: City Commission Meeting Agenda Item #11

Ashleigh McCann
Great Falls Resident

Agenda Item #11, Ordinance 3251, Amending Title 17 of the Official Code of the City of Great Falls Pertaining to Casinos and their Special Standards for Location and Development. Action: Conduct a public hearing and adopt or deny Ord. 3251. (Presented by Craig Raymond)

Do not make it any easier for predatory casinos to establish new business in Great Falls. In 1993, my father committed suicide leaving behind his widow and me, his infant daughter. Gambling addiction contributed to his suicide and was included in his suicide note. My parents were not wealthy people. Their bank account was at risk of being overdrawn many times from my father's addiction.

Great Falls is filled with these sick establishments that predate on those vulnerable to addiction. The very least they can do is maintain a bit of tree trimming and weeding.

From: [Lisa C. Kunz](#)
To: [Bob Kelly](#); [Eric Hinebauch](#); [Joe McKenney](#); [Rick Tryon](#); [Susan Wolff](#)
Cc: [Charles Anderson](#); [Krista Artis](#)
Subject: FW: City CDBG Needs
Date: Tuesday, November 1, 2022 8:57:47 AM
Attachments: [image001.png](#)

See comments below from Brett Doney for consideration of public hearing agenda item 10 – CDBG & HOME 2023-2024 Annual Action Plan.

Lisa Kunz

City Clerk/Records Manager
Civic Center Room 102
406.455.8451

From: Tonya Shumaker <tshumaker@greatfallsmt.net>
Sent: Tuesday, November 1, 2022 8:53 AM
To: Lisa C. Kunz <lkunz@greatfallsmt.net>
Cc: Thomas Micuda <tmicuda@greatfallsmt.net>; Craig Raymond <craymond@greatfallsmt.net>
Subject: FW: City CDBG Needs

I received the below comment from Brett with GFDA.

Tonya Shumaker
Community Development Block Grant (CDBG) Administrator
City of Great Falls, Planning and Community Development
2 Park Drive South
Great Falls, MT 59403
406-455-8443
tshumaker@greatfallsmt.net



From: Brett Doney <bdoney@growgreatfalls.org>
Sent: Tuesday, November 1, 2022 6:26 AM
To: Tonya Shumaker <tshumaker@greatfallsmt.net>
Subject: City CDBG Needs

Tonya,

Unfortunately business travel does not allow me to testify during the CDBG and HOME needs public hearing this evening.

Two very pressing needs that GFDA has documented through market assessments are housing and child care. We have been working with partners and the City on addressing the need for more housing and child care services. We've made progress, but many needs remain, particularly in regard to housing and child care affordable to community members who cannot afford to pay market rates.

The Great Falls Development Authority urges the City to prioritize CDBG and HOME funds to support the creation of more affordable housing and child care services. We applaud what the City has been doing to support these efforts. We applaud the efforts of key community partners such as NeighborWorks Great Falls which has taken the lead on creating affordable housing and Alluvion Health which is working on new child care services.

Keep up the great work!

Thanks,

Brett

Brett Doney
President & CEO
Great Falls Montana Development Authority
High Plains Financial
Direct Mobile 1-406-750-2119

Untame Your Entrepreneurial Spirit in Great Falls Montana

GrowGreatFallsMontana.org

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Connect with me on [LinkedIn](#)!

[Click here to get the latest regional business news delivered to your inbox with the Great Falls Top Ten!](#)

For resources, virtual live meetups, and learning opportunities (recorded and live) to help navigate the COVID-19 crisis, please see our [Crisis Toolkit webpage](#).

From: [Lisa C. Kunz](#)
To: [Thomas Micuda](#); [Craig Raymond](#); [Krista Artis](#); [Charles Anderson](#); [Bob Kelly](#); [Eric Hinebauch](#); [Joe McKenney](#); [Rick Tryon](#); [Susan Wolff](#)
Subject: FW: Home Community needs hearing HUD November 1, 2022
Date: Tuesday, November 1, 2022 1:20:11 PM

See comments below from Shyla Patera for consideration of public hearing agenda item 10 – CDBG & HOME 2023-2024 Annual Action Plan.

Lisa Kunz
City Clerk/Records Manager
Civic Center Room 102
406.455.8451

-----Original Message-----

From: Lisa C. Kunz
Sent: Tuesday, November 1, 2022 1:19 PM
To: 'Shyla Patera' <shycpat@icloud.com>
Subject: RE: Home Community needs hearing HUD November 1, 2022

Hi Shyla – thank you for your comments that will be shared with the Commission and appropriate staff for consideration of public hearing Agenda Item 10, and will be so noted in the official minutes of the November 1, 2022 Commission meeting.

Best regards,

Lisa Kunz
City Clerk/Records Manager
Civic Center Room 102
406.455.8451

-----Original Message-----

From: Shyla Patera <shycpat@icloud.com>
Sent: Tuesday, November 1, 2022 12:51 PM
To: Lisa C. Kunz <lkunz@greatfallsmt.net>; commission <commission@greatfallsmt.net>; Carol Bronson <cbronson@nwgf.org>; Alicia Eatherly <aliciaeatherly@gfhousing.org>; Tonya Shumaker <tshumaker@greatfallsmt.net>; Amanda Brownlee <abrownlee@greatfallsmt.net>; Andrew Finch <afinch@greatfallsmt.net>; Shyla Patera <spatera@ncils.org>; Kevin Bowes <tosborn@ncils.org>
Subject: Home Community needs hearing HUD November 1, 2022

My name is Shyla Patera. I am an independent living specialist representing and employed by North Central Independent Living Services, Inc. in Black Eagle, Montana. My comments in regards to the Annual community needs hearing will mostly deal with accessibility and universal design as that is what our consumers need and want with newly built construction design. Montanans with disabilities and the independent living community ask that you The City of Great Love Great Falls work with both Montana Housing and Community Development Divisions to incorporate universal design invisibility features in newly constructed housing and commercial stock. NCILS. would hope that Montana housing and community developers will incorporate accessibility into mixed used design projects even though this could be potentially troublesome for many communities particularly as buildings age and accessibility pieces and equipment change update and or parts are no longer available to repair said equipment.

As building standards change and construction trends adapt, I hope that the City 's housing Community will incorporate accessibility designs in tiny houses green design and other community development opportunities . In regards to other opportunities for community home needs we need to focus investment on accessibility home modifications and mixed use housing. The City of Great Falls may need to ask or explore with HUD opportunities

to consider a housing homeless waiver because there are differing services that could be approached for all populations if there's a possibility to ask for a homeless waiver or housing navigator through the community continuum of care. The city and all private and landlords need to make sure that housing is truly accessible and affordable to all. If housing stock is truly to be made affordable across all income levels and for citizens of all neighborhoods, we need to ensure that we are utilizing all of our housing vouchers and main stream vouchers along with shelter plus care vouchers if those are available to the City of Great Falls and the State of Montana. The City may need to explore its own affirming fair housing standards plan and those fair housing and eviction protections. The city may also benefit from utilizing the DPHHS heart waiver offered by the state and the crisis intervention teams that we have put into place.

The City of Great Falls needs to also ensure that both transportation and walk ability infrastructure play a vital role in our community. Infrastructure planning needs to include ADA transition plans in regards pedestrian pedestrian planning for sidewalk improvements and travel traffic counts involving pedestrians. I would be remiss also if I did not bring up public transit and accessibility in ridesharing and taxis. As many of you know, there is limited mobility accessibility in after hours transportation. If the City of Great Falls and community partners engaged in these efforts can negotiate opportunities it would be much appreciated. Thank you for the opportunity to submit the following comments regarding the Home community needs hearing tonight.

Shyla

Sent from my iPhone

From: [Lisa C. Kunz](#)
To: [Charles Anderson](#); [Krista Artis](#); [Craig Raymond](#); [Thomas Micuda](#); [Tonya Shumaker](#); [Bob Kelly](#); [Eric Hinebauch](#); [Joe McKenney](#); [Rick Tryon](#); [Susan Wolff](#)
Subject: FW: [PROBABLE JUNK MAIL] Public NEEDS
Date: Tuesday, November 1, 2022 10:27:20 AM

See comments below from Martin NoRunner for consideration of public hearing agenda item 10 – CDBG & HOME 2023-2024 Annual Action Plan.

Lisa Kunz

City Clerk/Records Manager
Civic Center Room 102
406.455.8451

From: Lisa C. Kunz
Sent: Tuesday, November 1, 2022 10:25 AM
To: 'Martin NoRunner' <director@greatfallshabitat.org>
Subject: RE: [PROBABLE JUNK MAIL] Public NEEDS

Good Morning Mr. NoRunner – thank you for your comments that will be shared with the Commission and appropriate staff for consideration of public hearing Agenda Item 10, and will be so noted in the official minutes of the November 1, 2022 Commission meeting.

Best regards,

Lisa Kunz

City Clerk/Records Manager
Civic Center Room 102
406.455.8451

From: Martin NoRunner <director@greatfallshabitat.org>
Sent: Tuesday, November 1, 2022 10:08 AM
To: commission <commission@greatfallsmt.net>
Subject: [PROBABLE JUNK MAIL] Public NEEDS
Importance: Low

To Whom it may concern,

1st: We need to be more financially supportive of truly affordable housing options that allow for long-term homeownership vs short-term rentals. Homeowners have a higher propensity to take care of their property and neighborhoods and increase overall community stability.

2nd: We need to assist working parents with young children who are paying for child

care. This decreases personal and financial stress so that the adults can actively participate in city, state, and federal government calls to action instead of always being in a state of a financial shortfall. This will help to increase financial stability, long-term job availability in GF, and overall mental health which will then decrease dangerous pitfalls such as displacement, job loss, alcohol and drug addiction, homelessness, etc.

3rd: Take care of our elders in the community. Utilize facilities and housing to develop multiple care centers for our elderly. This too will help in the ways mentioned in point 2, and thwart our community members from falling into the pitfalls as mentioned above.

4th: Effectively tackling the first 3 points above will decrease this need. Right now, however, we are in a negative spiral and need immediate triage with respect to our homeless population. The people of Great Falls need to focus on a solution for aggressively addressing our increasing homeless population which is negatively impacting our community and neighborhoods, especially in the downtown area. Something as simple as giving them the option to relocate to a less harsh winter environment that offers more resources, more affordable housing, and more job opportunities is a cost-effective solution.

The simple fact of the matter is this, we cannot save all people from becoming homeless whether that be from displacement due to increasing housing prices, inflation of life, alcohol and drug addictions, etc.

We do however have an obligation to our current and future generations to pursue self-preservation as a community and demand our right to govern autonomously as a city in the best interest for the greater good of our people.

We need more affordable housing options, for the homebuyer and the home builder/manufacturer.

Thank you,



Martin NoRunner, Executive Director

PO Box 754 | Great Falls, MT 59403

406-453-5972 (office)

406-590-0636 (cellphone)

[Website](#)



November 1, 2022

City of Great Falls

Planning & Community Development Department

RE: Public Need 2023 Annual Action Plan

Thank you for the opportunity to allow NeighborWorks Great Falls to comment on the public need in the community of Great Falls for the 2023 Annual Action Plan. Please accept this letter as our written comments to the proposed action plan timeline and public need discussion.

- Timeline
 - Specific to the housing need in the City of Great Falls, this timeline would hinder the progress of affordable housing development. The current market is fast moving and sellers will not be willing to hold a property for 6 months while waiting for a funding award.
 - Suggestion to separate allocations and make a housing round of funding with HOME funds and a portion of CDBG that would be set-aside for housing and another round for all other CDBG activities.
- Need
 - CDBG funds set-aside for housing activities
 - Housing for households with vouchers
 - Data research for affordable housing and data for the cost of FUSE individuals
- Financial support for operations
 - Ability to use funds to pay salaries
 - Implementation of CHDO Operating Expenses

Thank you for consideration of our comments and suggestions. We look forward to further collaborating with the city staff to ensure effective use of the available funding.

A handwritten signature in black ink that reads "Sherrie Arey".

Sherrie Arey
Executive Director
NeighborWorks Great Falls