

3-19-24

November 30, 2023

Mr. Greg Doyon  
City Manager - City of Great Falls  
PO Box 5021  
Great Falls, MT 59403-5021

RE: Potential Land Swap Proposal

Dear Mr. Doyon,

Included herein is a draft land swap proposal to exchange privately-owned property for two separate City of Great Falls parcels. The properties in question are further detailed below. I hereby propose to swap Parcel A for Parcels B and C.

Parcel A: Privately-Owned Parcel

Legal Description: Marks 14, 14K, 14L, 14M of Plat 16-04; Section 36, T21N, R03E  
Property Address: N/A  
Geocode: 02-3138-36-1-02-02-0000  
Owner: Charlie Mesler  
Property Size: 10.811 acres  
Exhibit: Refer to Exhibit A

Parcel B: City-Owned Parcel

Legal Description: Lot 1B of Block 2 of Riverview Tracts #4; Section 1, T20N, R03E  
Property Address: 1610 6<sup>th</sup> St. NE, Great Falls, MT 59404  
Geocode: 02-3015-01-2-04-05-0000  
Owner: City of Great Falls  
Property Size: 1.70 acres  
Exhibit: Refer to Exhibit B

Parcel C: City-Owned Parcel

Legal Description: Lot 1 of Cenex Subdivision; Section 33, T21N, R04E  
Property Address: N/A  
Geocode: 02-3139-33-4-01-01-0000  
Owner: City of Great Falls  
Property Size: 13.47 acres  
Exhibit: Refer to Exhibit C

Benefits of Proposed Land Swap

1. **City Operation Consolidation:** The proposed land swap allows for the City to consolidate its existing operations and reduce travel distances between offices. Parcel A is located directly adjacent to the existing City of Great Falls Public Works Complex and allows for the expansion of the existing public works complex. As the only undeveloped property in the vicinity of the Public Works Complex, Parcel A will allow the City to reduce congestion within the existing complex, consolidate operations, and allow for future expansion of operations as necessitated by

City and operation growth. Parcel A is the most viable option for future growth of the City PWD Complex and allows the City to expand without splitting operations throughout multiple parcels around the City. Additionally, transitioning the Park & Rec Department to the newly acquired Parcel A will allow the City to maintain maintenance staff and equipment in the direct vicinity of operations; reducing impacts associated with travel and availability. Parcel A allows for immediate incorporation into the PWD Complex as the parcel is directly adjacent to the City's operations and lies at elevations that allow for expansion with minimal City input.

2. **Reduced Congestion:** Expansion of the City operations into Parcel A will reduce overall congestion within the existing PWD Complex and will allow for additional laydown area, equipment storage, and more convenient accessibility to reduce congestion and vehicular conflicts associated with the limited available space. Additionally, existing City infrastructure at the PWD Complex allows for operation expansion without costly maintenance building/shop construction or infrastructure extensions.
3. **Land Use Maximization:** Following the completion of the land swap, Parcels B & C could then be developed by private individuals to maximize land use of existing parcels and expand the City's tax base. It is anticipated that Parcel B will be conveyed to the Montana Refining Company to continue to expand their operations within the City. As Parcel B lies adjacent to existing refinery rail spurs, it offers immediate benefits.

Parcel C is currently located adjacent to City of Great Falls water infrastructure and could potentially be annexed into the City with the installation of a lift station to convey wastewater. It is anticipated that Parcel C will be developed to house a new company within the industrially-zoned parcel while the vacant Parcel A can then be utilized by the City.

4. **Public Safety & Security:** Parcel B is currently accessed via an easement through the privately-owned Montana Refinery parcel at 500 17<sup>th</sup> Ave. NE. Conveying this property from the City's possession will allow for the parcel to be incorporated into the existing refinery operations and will remove potential pedestrian/vehicle conflicts associated with City-owned vehicles traversing the existing private parking lot. Additionally, consolidating operations within the PWD complex will allow for increased security of stored materials and equipment and will reduce time and fuel consumption associated with accessing the property at a separate location.

In summary, I feel the land swap proposal included herein positively benefits all parties and allows for future expansion of the City's operations at an economically practical location while allowing for further private sector growth within the City. Enclosed are aerial maps detailing the locations of each proposed parcel.

Please feel free to call me at 406-899-6097 or Kevin May at Big Sky Civil & Environmental (406-727-2185) with any questions or comments related to this proposal. We would be happy to sit down with you and staff to further discuss. Thank you.

Sincerely,



Charlie Mesler



**TITLE:**

EXHIBIT A  
MESLER-OWNED PROPERTY

**PROJECT:**

MESLER LAND SWAP  
PROPOSAL



ENGINEERS - PLANNERS - DESIGNERS -  
LAND SURVEYORS - ENVIRONMENTAL SPECIALISTS  
1324 13th Ave., SW  
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**TITLE:**

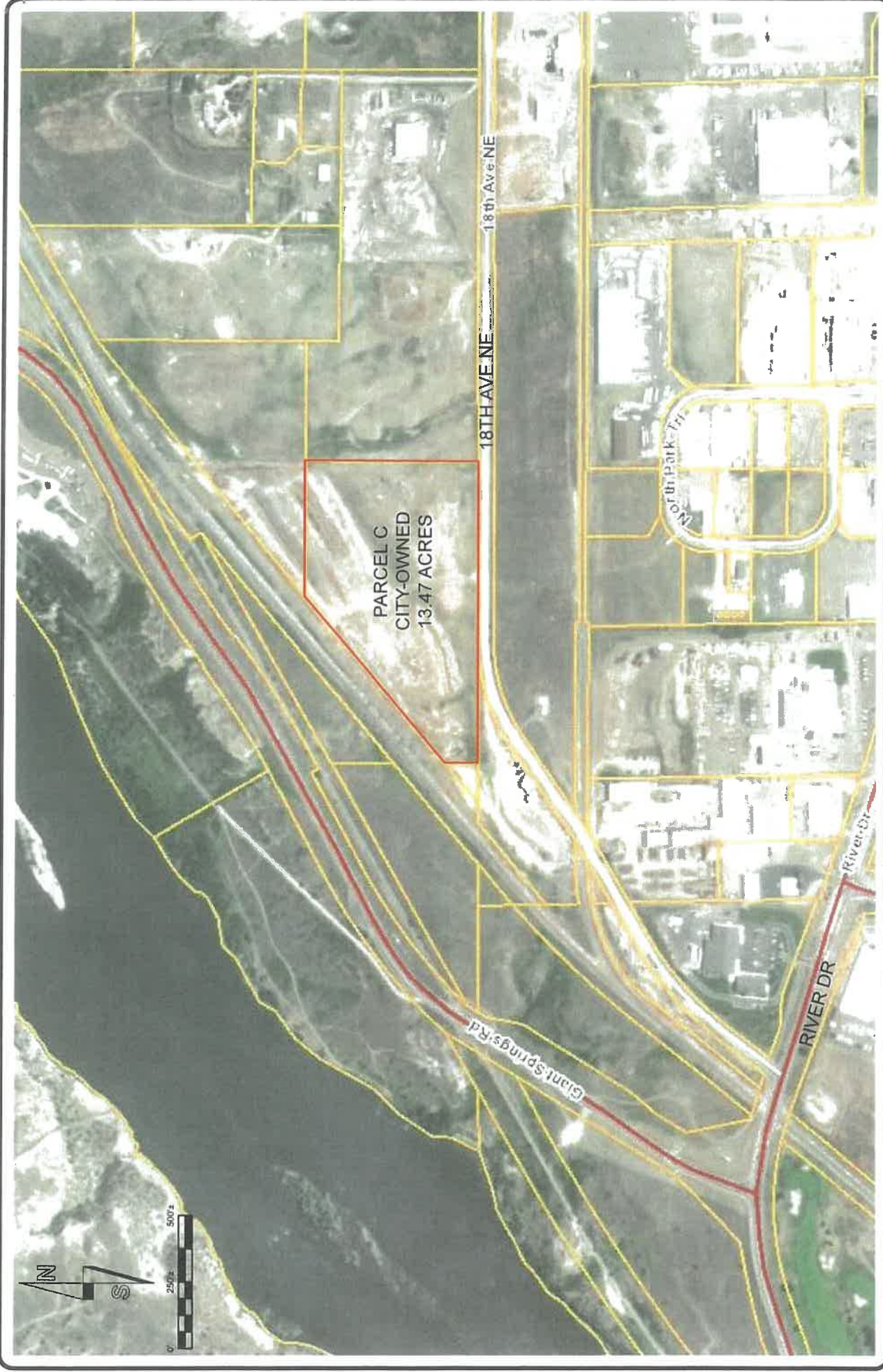
EXHIBIT B  
CITY-OWNED PROPERTY

**PROJECT:**

MESLER LAND SWAP  
PROPOSAL



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**TITLE:**

EXHIBIT C  
CITY-OWNED PROPERTY

**PROJECT:**

MESLER LAND SWAP  
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