



Item: Resolution 9988 to Levy and Assess Properties within the Business Improvement District

From: Judy Burg, Taxes and Assessments

Initiated By: Annual Assessment Process

Presented By: Melissa Kinzler, Fiscal Services Director

Action Requested: City Commission adopt Resolution 9988

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 9988.”

2. Mayor calls for a second, discussion, inquiries from the public, and calls the vote.

Staff Recommendation: Staff recommends the City Commission adopt Resolution 9988 to levy and assess properties within the Business Improvement District (BID).

Background: The Business Improvement District was originally created in 1989, renewed in 1999 and re-created for a third term in 2009, each for periods of ten years by petition of the property owners within the District. The BID’s overall purpose is to utilize tax dollars through the BID tax assessment and direct those monies to improve and revitalize the downtown area. The current Business Improvement District has not changed in the areas of the district boundaries or tax assessment formula since its origination date.

As required by State Statute 7-12-1132 (3) MCA, the BID presented a proposed work plan and budget and recommended a method of levying an assessment on the properties within the district that best ensures the assessment on each lot or parcel is equitable in proportion to the benefits to be received for fiscal year 2012/2013. This presentation was held by the City Commission Work Session on July 17, 2012. Following the public hearing held on August 7, 2012, the City Commission moved to adopt the 2013 Work Plan and budget for the BID

Concurrences: The BID partners with several organizations, such as the Downtown Great Falls Association, the Downtown Development Partnership, the City and the Urban Art Project to carry out the overall purpose of improving and revitalizing the downtown area. Fiscal Services staff is responsible for assessing and collecting the revenues.

Fiscal Impact: The assessment formula as presented to the property owners and recommended to the City Commission is as follows:

- a flat fee of \$200.00 for each lot or parcel,
- an assessment of \$.00165 times the phase-in market valuation as provided for by the Montana State Legislatures and
- an assessment of \$.015 times the square footage of the land area.

The assessment requested for 2012/2013 is based on the above assessment formula and will generate approximately ONE HUNDRED NINETY-SIX THOUSAND FIVE HUNDRED TWENTY-THREE DOLLARS and 87/100 (\$196,523.87) in assessment revenue. The 2012/2013 estimated assessment per lot or parcel is indicated on the assessment projection summary as Exhibit "A" incorporated and made a part of Resolution 9988.

Alternatives: The City Commission could choose to deny the adoption of Resolution 9988 to assess the property owners within the Business Improvement District. However, on August 7, 2012, the City Commission approved the Business Improvement District budget which identifies the Business Improvement District assessment as 83% of the operating revenues. Denial of Resolution 9988 will prevent the Business Improvement District from carrying out the City Commission previously approved budget.

Attachments/Exhibits: Resolution 9988
Resolution 9988 Exhibit "A"

Cc: Joan Redeen, Executive Assistant to the Board

RESOLUTION 9988

A RESOLUTION LEVYING AN ASSESSMENT ON ALL PROPERTIES WITHIN THE GREAT FALLS BUSINESS IMPROVEMENT DISTRICT

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 M.C.A.; and,

WHEREAS, the purpose of a Business Improvement District is to promote the health, safety, prosperity, security and the general welfare of the inhabitants thereof and the people of this state; and will be of special benefit to the property within the boundaries of the district created; and,

WHEREAS, on May 16, 1989, the City Commission approved Resolution 8279 creating a Business Improvement District in Great Falls, Montana for a duration of ten (10) years; and

WHEREAS, on June 15, 1999, the City Commission approved Resolution 9025, and on July 7, 2009 approved Resolution 9833, re-creating said Business Improvement District for a duration of ten (10) years each; and

WHEREAS, a Board of Trustees for the Business Improvement District has been appointed and said Board has developed and submitted a Work Plan and Proposed Budget to the City Commission of the City of Great Falls; and,

WHEREAS, the City Commission of the City of Great Falls, is authorized to annually assess and collect the entire cost of the district against the entire district using a method, which best ensures that the assessment on each lot or parcel is equitable in proportion to the benefits to be received as provided by 7-12-1133 M.C.A.

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

Section 1

That on August 7, 2012, the City Commission of the City of Great Falls held a public hearing on any objections to the Work Plan and Proposed Budget with the understanding that approval of the two documents would necessitate the levying of an assessment on all the property in the district.

Section 2

That the assessment formula has been presented to the property owners and recommended to the City Commission as follows:

- a flat fee of \$200.00 for each lot or parcel,
- an assessment of \$.00165 times the phase-in market valuation as provided for by the Montana State Legislatures, and an
- assessment of \$.015 times the square footage of the land area.

The assessment requested for 2012/2013 is based on the above assessment formula and will generate approximately ONE HUNDRED NINETY-SIX THOUSAND FIVE HUNDRED TWENTY-THREE DOLLARS and 87/100 (\$196,523.87) in assessment revenue.

Section 3

That, due to overwhelming support for a Business Improvement District and concurrence with the assessment formula, the City Commission of the City of Great Falls hereby approves the levying of the assessment as indicated on the assessment projection summary attached to this resolution as Exhibit A.

PASSED by the Commission of the City of Great Falls, Montana, on this 4th day of September, 2012.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

David Nielsen
Interim City Attorney

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FY 2013
RESOLUTION #9988 - EXHIBIT "A"

PARCEL NO.	PROPERTY OWNER	SUB DIV	LOT	BLOCK	FLAT FEE	TOTAL SQ.FT.	SQ.FT.		MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST		TOTAL B.I.D. ANNUAL ASSESSMENT
							COST 0.015					COST 0.00165		
1	156750 CHS INC	GFO	7,8,9	306	\$ 200	15,000	\$ 225.00		86,316	299,561	385,877	\$	636.70	\$ 1,061.70
2	156950 SEVENS PRIME LLC	GFO	10-14	306	\$ 200	37,500	\$ 562.50	154,973	338,317	493,290	\$	813.93	\$ 1,576.43	
3	157400 HEARING AID INSTITUTE INC	GFO	8	307	\$ 200	7,500	\$ 112.50	38,555	73,196	111,751	\$	184.39	\$ 496.89	
4	157450 MAY MARIAN SLETTEN	GFO	9,10	307	\$ 200	15,000	\$ 225.00	68,222	353,691	421,913	\$	696.16	\$ 1,121.16	
5	157500 RYSTED PETE	GFO	11	307	\$ 200	7,500	\$ 112.50	38,555	138,418	176,973	\$	292.01	\$ 604.51	
6	157550 RYSTED PETER	GFO	E1/2 12	307	\$ 200	3,750	\$ 56.25	22,739	3,121	25,860	\$	42.67	\$ 298.92	
7	157600 CVC LLC	GFO	W1/2 12	307	\$ 200	3,750	\$ 56.25	22,739	93,082	115,821	\$	191.10	\$ 447.35	
8	157650 BRANDENBERGER NED R & JENNIFER	GFO	E1/2 13	307	\$ 200	3,750	\$ 56.25	22,739	16,971	39,710	\$	65.52	\$ 321.77	
9	157750 EASTER SEALS GOODWILL N ROCKY MTN INC	GFO	5-10	308	\$ 200	45,000	\$ 675.00	183,890	2,219,606	2,403,496	\$	3,965.77	\$ 4,840.77	
10	157810 NATIONWIDE PROPERTY MANAGEMENT LLC	GFO	11	308	\$ 200	7,500	\$ 112.50	38,555	115,241	153,796	\$	253.76	\$ 566.26	
11	158100 SA GROUP PROPERTIES INC	GFO	8	309	\$ 200	7,500	\$ 112.50	38,555	405,535	444,090	\$	732.75	\$ 1,045.25	
12	158150 HANSON MICHAEL	GFO	9	309	\$ 200	7,500	\$ 112.50	38,555	109,673	148,228	\$	244.58	\$ 557.08	
13	158250 DESCHENES GARY S ETAL	GFO	W28'12	309	\$ 200	4,200	\$ 63.00	24,637	260,195	284,832	\$	469.97	\$ 732.97	
14	158300 CULVER FRANKLIN D ETAL	GFO	13,14	309	\$ 200	15,000	\$ 225.00	97,139	8,646	105,785	\$	174.55	\$ 599.55	
15	158950 TIGER SPRING PROPERTIES	GFO	8-9	311	\$ 200	15,000	\$ 225.00	68,222	823,626	891,848	\$	1,471.55	\$ 1,896.55	
16	159150 REDONDO BOARDWALK LLC	GFO	11-14	311	\$ 200	37,546	\$ 563.19	154,973	685,109	840,082	\$	1,386.14	\$ 2,149.33	
17	159225 BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO	1,2,3	312	\$ 200	22,500	\$ 337.50	97,139	727,208	824,347	\$	1,360.17	\$ 1,897.67	
18	159450 REDEAU NICK & VERONICA	GFO	8	312	\$ 200	7,500	\$ 112.50	38,555	85,817	124,372	\$	205.21	\$ 517.71	
19	159500 RAMSEY ANN C	GFO	9,E1/2 10	312	\$ 200	11,250	\$ 168.75	53,764	124,832	178,596	\$	294.68	\$ 663.43	
20	159550 BENSLEY DOUGLAS L & MARJORIE M	GFO	W1/2 10	312	\$ 200	3,750	\$ 56.25	22,739	11,387	34,126	\$	56.31	\$ 312.56	
21	159600 BENSLEY MARJORIE M & DOUGLAS L	GFO	E1/2 11	312	\$ 200	3,750	\$ 56.25	22,739	29,179	51,918	\$	85.66	\$ 341.91	
22	159650 BENSLEY DOUGLAS & MARJORIE	GFO	W1/2 11	312	\$ 200	3,750	\$ 56.25	22,739	57,201	79,940	\$	131.90	\$ 388.15	
23	159700 MONTANA ACTORS THEATRE INC	GFO	E1/2 12	312	\$ 200	3,750	\$ 56.25	22,739	192,808	215,547	\$	355.65	\$ 611.90	
24	159725 BUCHANAN BYRNE BUILDING PARTNERSHIP	GFO	W1/2 12 all 13	312	\$ 200	11,250	\$ 168.75	53,764	5,661	59,425	\$	98.05	\$ 466.80	
25	159735 BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO	14	312	\$ 200	7,500	\$ 112.50	38,555	166,722	205,277	\$	338.71	\$ 651.21	
26	159800 VENTAS WESTERN HOLDINGS LLC	GFO	1-7	313	\$ 200	52,490	\$ 787.35	212,807	5,407,206	5,620,013	\$	9,273.02	\$ 10,260.37	
27	159850 DAVIDSON INVESTMENT PARTNERSHIP LLP	GFO	8-14	313	\$ 200	67,500	\$ 1,012.50	281,029	4,864,804	5,145,833	\$	8,490.62	\$ 9,703.12	
28	160200 NORTHWESTERN NATIONAL BANK OF GREAT FALL	GFO	1,2	314	\$ 200	15,000	\$ 225.00	39,305	4,676,242	4,715,547	\$	7,780.65	\$ 8,205.65	
29	160250 NORTHWESTERN NAT'L BANK OF GREAT FALLS	GFO	3	314	\$ 200	7,500	\$ 112.50	38,555	4,660	43,215	\$	71.30	\$ 383.80	
30	160300 EKLUNDS APPLIANCE & TV	GFO	4-5	314	\$ 200	15,000	\$ 225.00	68,222	436,593	504,815	\$	832.94	\$ 1,257.94	
31	160450 320 FIRST AVENUE LLC	GFO	7	314	\$ 200	15,000	\$ 225.00	68,222	337,426	405,648	\$	669.32	\$ 1,094.32	
32	160500 321 ASSOCIATES LLC	GFO	8,9	314	\$ 200	15,000	\$ 225.00	68,222	2,013,244	2,081,466	\$	3,434.42	\$ 3,859.42	
33	160550 LERAY PROPERTIES LLC	GFO	10	314	\$ 200	7,500	\$ 112.50	38,555	192,667	231,222	\$	381.52	\$ 694.02	
34	160600 MARSH DOUG & DAWN	GFO	11	314	\$ 200	7,500	\$ 112.50	38,555	184,606	223,161	\$	368.22	\$ 680.72	
35	160650 UP FRONT PROPERTIES INC	GFO	12	314	\$ 200	7,500	\$ 112.50	38,555	159,640	198,195	\$	327.02	\$ 639.52	
36	160900 STOCKMAN BANK OF MONTANA	GFO	6,7	315	\$ 200	15,000	\$ 225.00	68,222	160,127	228,349	\$	376.78	\$ 801.78	
37	160950 RUSSELL PLACE LLC	GFO	8,9	315	\$ 200	15,000	\$ 225.00	68,222	472,220	540,442	\$	891.73	\$ 1,316.73	
38	161050 HACKETT GARRY L & CHERYL D ETAL	GFO	11	315	\$ 200	7,500	\$ 112.50	38,555	96,246	134,801	\$	222.42	\$ 534.92	
39	161100 KAUFMAN MARY ANN & IRA M JR	GFO	12	315	\$ 200	7,500	\$ 112.50	38,555	255,538	294,093	\$	485.25	\$ 797.75	
40	161150 LEE ALAN B	GFO	13A	A315	\$ 200	3,750	\$ 56.25	22,739	101,967	124,706	\$	205.76	\$ 462.01	
41	161200 ENGE RICHARD C	GFO	13B	B315	\$ 200	3,750	\$ 56.25	22,739	50,678	73,417	\$	121.14	\$ 377.39	
42	161250 BIG BROTHERS HOLDING COMPANY LLC	GFO	14	315	\$ 200	7,500	\$ 112.50	38,555	216,355	254,910	\$	420.60	\$ 733.10	
43	161300 STOCKMAN BANK OF MONTANA	GFO	1,2	316	\$ 200	15,000	\$ 225.00	68,222	945,438	1,013,660	\$	1,672.54	\$ 2,097.54	
44	161450 MASON MARILYN ETAL	GFO	W1/2 3	316	\$ 200	3,750	\$ 56.25	22,739	53,533	76,272	\$	125.85	\$ 382.10	
45	161600 LITTLE WILLIAM L & SHONNA L	GFO	E1/2 3-5 W1/2 6	316	\$ 200	22,500	\$ 337.50	97,139	401,280	498,419	\$	822.39	\$ 1,359.89	
46	161650 SILVER STATE PARTNERS LLC	GFO	E1/2 6,7	316	\$ 200	11,250	\$ 168.75	53,764	484,149	537,913	\$	887.56	\$ 1,256.31	
47	161700 TIME SQUARE INC	GFO	8-10	316	\$ 200	22,500	\$ 337.50	97,139	563,950	603,255	\$	995.37	\$ 1,532.87	
48	161750 EVERSON VICKI S	GFO	11	316	\$ 200	7,500	\$ 112.50	38,555	205,158	243,713	\$	402.13	\$ 714.63	
49	161800 GUNTHER FAMILY TRUST	GFO	12 & 13	316	\$ 200	15,000	\$ 225.00	68,222	170,404	238,626	\$	393.73	\$ 818.73	
50	162050 JOSCO PROPERTIES INC	GFO	8,9	317	\$ 200	15,000	\$ 225.00	68,222	616,016	684,238	\$	1,128.99	\$ 1,553.99	
51	162100 LEMIRE LESLIE & DANNY J	GFO	10	317	\$ 200	7,500	\$ 112.50	38,555	188,042	226,597	\$	373.89	\$ 686.39	
52	162150 BARTRAM ROBERT A	GFO	E30' 11	317	\$ 200	4,500	\$ 67.50	25,902	49,393	75,295	\$	124.24	\$ 391.74	
53	162200 BIBLER RONALD & JULIE L	GFO	W20' 11	317	\$ 200	3,000	\$ 45.00	19,576	39,792	59,368	\$	97.96	\$ 342.96	
54	162250 HACKETT GARRY L & CHERYL D ETAL	GFO	12	317	\$ 200	7,500	\$ 112.50	38,555	254,164	280,819	\$	463.35	\$ 775.85	
55	162300 SET FREE CHRISTIAN FELLOWSHIP	GFO	13,14	317	\$ 200	15,000	\$ 225.00	68,222	228,591	296,813	\$	489.74	\$ 914.74	

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FY 2013
RESOLUTION #9988 - EXHIBIT "A"

PARCEL NO.	PROPERTY OWNER	SUB DIV	LOT	BLOCK	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
56	189100 STROMBERG ROBERT C & MARY D	GFO	1,2 & 11-14	362	\$ 200	45,000	\$ 675.00	183,890	1,509,101	1,692,991	\$ 2,793.44	\$ 3,668.44
57	189150 MURPHY REAL ESTATE LLC	GFO	3	362	\$ 200	7,500	\$ 112.50	38,555	469,593	508,148	\$ 838.44	\$ 1,150.94
58	189200 KISER PROPERTIES LLC	GFO	4	362	\$ 200	7,500	\$ 112.50	38,555	63,681	102,236	\$ 168.69	\$ 481.19
59	189250 SPENCER TIMOTHY W	GFO	E1/2 5	362	\$ 200	3,750	\$ 56.25	22,739	80,611	103,350	\$ 170.53	\$ 426.78
60	189300 NORDRUM ORVILLE M & JOSEPHINE A	GFO	W1/2 5	362	\$ 200	3,750	\$ 56.25	22,739	39,684	62,423	\$ 103.00	\$ 359.25
61	189350 HARRIS DORIS J	GFO	E1/2 6	362	\$ 200	3,750	\$ 56.25	22,739	79,326	102,065	\$ 168.41	\$ 424.66
62	189400 HAUGEN LESLIE N & V ARLENE	GFO	W1/2 6	362	\$ 200	3,750	\$ 56.25	22,739	77,464	100,203	\$ 165.33	\$ 421.58
63	189450 STURROCKS, CHARLES JAMES & DIANA G	GFO	7	362	\$ 200	7,500	\$ 112.50	38,555	126,043	164,598	\$ 271.59	\$ 584.09
64	189500 GOLDEN TRIANGLE COMM MENTAL HEALTH CNTR	GFO	8,9	362	\$ 200	15,000	\$ 225.00	68,222	448,236	516,458	\$ 852.16	\$ 1,277.16
65	189550 GOLDEN TRIANGLE COMM MENTAL HEALTH CNTR	GFO	10	362	\$ 200	7,500	\$ 112.50	38,555	342,172	380,727	\$ 628.20	\$ 940.70
66	189700 FLY AWAY LLC	GFO	1,2	363	\$ 200	15,000	\$ 225.00	68,222	168,407	236,629	\$ 390.44	\$ 815.44
67	189750 SCHUBARTH SANDRA	GFO	3	363	\$ 200	7,500	\$ 112.50	38,555	157,428	195,983	\$ 323.37	\$ 635.87
68	189800 WANDKE MICHELE HAWLEY ETAL	GFO	4	363	\$ 200	7,500	\$ 112.50	38,555	111,518	150,073	\$ 247.62	\$ 560.12
69	189850 HEISHMAN CARL D ETAL	GFO	5	363	\$ 200	7,500	\$ 112.50	38,555	167,488	206,043	\$ 339.97	\$ 652.47
70	189900 ELMORE ROBERTS LLC	GFO	6,7	363	\$ 200	15,000	\$ 225.00	47,166	561,190	608,356	\$ 1,003.79	\$ 1,428.79
71	190000 BOLAND MARGUERITE D	GFO	PT8	363	\$ 200	566	\$ 8.49	8,821	13,336	22,157	\$ 36.56	\$ 245.05
72	190050 KEILMAN & TRUNKLE ENTERPRISES LLC	GFO	PT8	363	\$ 200	5,535	\$ 83.03	31,787	91,943	123,730	\$ 204.15	\$ 487.18
73	190150 ELMORE ROBERTS LLC	GFO	9	363	\$ 200	7,500	\$ 112.50	38,555	4,725	43,280	\$ 71.41	\$ 383.91
74	190200 ELMORE ROBERTS LLC	GFO	10	363	\$ 200	7,500	\$ 112.50	38,555	4,725	43,280	\$ 71.41	\$ 383.91
75	190250 CENTER FOR MENTAL HEALTH	GFO	11	363	\$ 200	7,500	\$ 112.50	38,555	157,930	196,485	\$ 324.20	\$ 636.70
76	190350 410 CENTRAL AVENUE LLC	GFO	1-3,9-14	364	\$ 200	67,500	\$ 1,012.50	282,208	1,156,582	1,438,790	\$ 2,374.00	\$ 3,586.50
77	190450 MONTANA LANDWORKS LLC	GFO	4	364	\$ 200	7,500	\$ 112.50	38,555	168,642	207,197	\$ 341.88	\$ 654.38
78	190500 LAAZ INC	GFO	W1/2 5	364	\$ 200	3,750	\$ 56.25	22,739	135,337	158,076	\$ 260.83	\$ 517.08
79	190550 LOVAAS KRISTEN L	GFO	E1/2 5,6	364	\$ 200	11,250	\$ 168.75	53,764	292,907	346,671	\$ 572.01	\$ 940.76
80	190600 M & L RENTALS LLC	GFO	7	364	\$ 200	7,500	\$ 112.50	38,555	163,217	201,772	\$ 332.92	\$ 645.42
81	190650 SEMANSKY JOHN S & LISA SWAN	GFO	N1/2 8	364	\$ 200	3,750	\$ 56.25	24,847	88,526	113,373	\$ 187.07	\$ 443.32
82	190700 WONG MING & SU	GFO	S1/2 8	364	\$ 200	3,750	\$ 56.25	24,847	141,477	166,324	\$ 274.43	\$ 530.68
83	190800 FIRST BUILDING CORPORATION	GFO	1-3	365	\$ 200	22,500	\$ 337.50	97,139	0	97,139	\$ 160.28	\$ 697.78
84	190950 ATLANTIC FINANCIAL GROUP LTD	GFO	IMPS 1-3	365	\$ 200	0	\$ -	0	4,604,014	4,604,014	\$ 7,596.62	\$ 7,796.62
85	191050 ALLEY STEPHEN J	GFO	4,5	365	\$ 200	15,000	\$ 225.00	27,174	263,828	291,002	\$ 480.15	\$ 905.15
86	191100 WHITE BELLY PROPERTIES LLC	GFO	6	365	\$ 200	7,500	\$ 112.50	38,555	276,539	315,094	\$ 519.91	\$ 832.41
87	191150 JOVICK LEPARD LLC	GFO	7	365	\$ 200	7,500	\$ 112.50	34,409	510,890	545,299	\$ 899.74	\$ 1,212.24
88	191300 FIRST NATIONAL BANK	GFO	13-14	365	\$ 200	15,000	\$ 225.00	68,222	14,903	83,125	\$ 137.16	\$ 562.16
89	191400 RICHARDS PHILLIP	GFO	1,2	366	\$ 200	15,000	\$ 225.00	68,222	227,093	295,315	\$ 487.27	\$ 912.27
90	191450 COTTON DONALD F	GFO	3	366	\$ 200	7,500	\$ 112.50	38,555	120,439	158,994	\$ 262.34	\$ 574.84
91	191500 REAL ESTATE LOAN INVESTORS LLC	GFO	4-7	366	\$ 200	30,000	\$ 450.00	126,056	1,514,833	1,640,889	\$ 2,707.47	\$ 3,357.47
92	191550 FIRST NATIONAL BANK	GFO	8-14	366	\$ 200	52,500	\$ 787.50	212,807	542,165	754,972	\$ 1,245.70	\$ 2,233.20
93	191600 MONTANA INSTITUTE OF FAMILY LIVING	GFO	1-3	367	\$ 200	22,500	\$ 337.50	97,139	2,550,028	2,647,167	\$ 4,367.83	\$ 4,905.33
94	191700 MURPHY REAL ESTATE LLC	GFO	4,5 W1/2 6	367	\$ 200	18,750	\$ 281.25	82,681	394,464	477,145	\$ 787.29	\$ 1,268.54
95	191750 MURPHY TIMOTHY M & DEBORAH S	GFO	E1/2 6,7	367	\$ 200	11,250	\$ 168.75	53,764	46,433	100,197	\$ 165.33	\$ 534.08
96	191950 MONTANA INSTITUTE OF FAMILY LIVING	GFO	10,11	367	\$ 200	15,000	\$ 225.00	68,222	2,441	70,663	\$ 116.59	\$ 541.59
97	192100 ICEHOUSE LLC	GFO	1,2	368	AA \$ 200	15,333	\$ 230.00	78,116	772,123	850,239	\$ 1,402.89	\$ 1,832.89
98	192150 GLACIER STATE ELECTRIC SUPPLY COMPANY	GFO	3 W1/2 4	368	\$ 200	11,250	\$ 168.75	53,764	290,356	344,120	\$ 567.80	\$ 936.55
99	192200 KELMAN ZOLLIE	GFO	E1/2 4,5	368	\$ 200	11,250	\$ 168.75	40,464	22,399	62,863	\$ 103.72	\$ 472.47
100	192300 MURPHY REAL ESTATE LLC	GFO	6,7	368	\$ 200	15,000	\$ 225.00	68,222	1,979,309	2,047,531	\$ 3,378.43	\$ 3,803.43
101	192350 WEIGAND JOHN W & PEGGY LOU ETAL	GFO	8 & 9	368	\$ 200	15,000	\$ 225.00	57,826	463,556	521,382	\$ 860.28	\$ 1,285.28
102	192450 KELMAN ZOLLIE ETAL	GFO	10	368	\$ 200	7,500	\$ 112.50	38,555	37,080	75,635	\$ 124.80	\$ 437.30
103	192500 BAROCH SUSAN M ETAL	GFO	11,12	368	\$ 200	20,016	\$ 300.24	80,242	207,562	287,804	\$ 474.88	\$ 975.12
104	192700 MURPHY REAL ESTATE LLC	GFO	4 & PT 5-7	369	\$ 200	46,241	\$ 693.62	159,600	20,728	180,328	\$ 297.54	\$ 1,191.16
105	192850 MURPHY REAL ESTATE LLC	GFO	S41.6'5-7	369	\$ 200	6,229	\$ 93.44	33,178	201,959	235,137	\$ 387.98	\$ 681.41
106	192950 LAWYERS GUNS & MONEY LLC	GFO	N90' 8-9	369	\$ 200	9,017	\$ 135.26	44,882	144,886	189,768	\$ 313.12	\$ 648.37
107	193050 CTA BUILDING GREAT FALLS LLC	GFO	S60' 8-9,E44'10	369	\$ 200	12,600	\$ 189.00	58,969	1,121,510	1,180,479	\$ 1,947.79	\$ 2,336.79
108	193100 CTA BUILDING GREAT FALLS LLC ETAL	GFO	W6'10E6'OF 11	369	\$ 200	1,800	\$ 27.00	14,514	0	14,514	\$ 23.95	\$ 250.95
109	193150 KELMAN ZOLLIE ETAL	GFO	W6'10 & 11,12	369	\$ 200	14,100	\$ 211.50	64,752	137,669	202,421	\$ 333.99	\$ 745.49
110	193200 KELMAN ZOLLIE ETAL	GFO	13,14	369	\$ 200	15,000	\$ 225.00	68,222	546,507	614,729	\$ 1,014.30	\$ 1,439.30
111	193250 THIRD STREET BUILDING EST LLC	GFO	1	370	\$ 200	7,500	\$ 112.50	38,555	220,368	258,923	\$ 427.22	\$ 739.72

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FY 2013
RESOLUTION #9988 - EXHIBIT "A"

PARCEL NO.	PROPERTY OWNER	SUB DIV	LOT	BLOCK	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
112	193300 ROTHSCILLER VERNON	GFO	2	370	\$ 200	7,500	\$ 112.50	38,555	385,494	424,049	\$ 699.68	\$ 1,012.18
113	193350 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO	3	370	\$ 200	7,500	\$ 112.50	38,555	296,034	334,589	\$ 552.07	\$ 864.57
114	193450 GREAT FALLS TRANSIT DISTRICT	GFO	6,7	370	\$ 200	15,000	\$ 225.00	39,305	176,352	215,657	\$ 355.83	\$ 780.83
115	193550 GREAT FALLS RESCUE MISSION	GFO	10, 11	370	\$ 200	15,000	\$ 225.00	61,087	254,293	315,380	\$ 520.38	\$ 945.38
116	193650 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO	12	370	\$ 200	7,500	\$ 112.50	35,859	133,604	169,463	\$ 279.61	\$ 592.11
117	193700 INTERMOUNTAIN MANAGEMENT & MARKETING II GFO	GFO	13,14	370	\$ 200	15,000	\$ 225.00	61,087	12,236	73,323	\$ 120.98	\$ 545.98
118	193900 NEIGHBORHOOD HOUSING SERVICES INC	GFO	5	371	\$ 200	7,500	\$ 112.50	34,409	8,592	43,001	\$ 70.95	\$ 383.45
119	193950 MONTANA LAND PROTECTION LLC	GFO	6,7	371	\$ 200	15,000	\$ 225.00	68,222	104,056	172,278	\$ 284.26	\$ 709.26
120	194100 CITY OF GREAT FALLS ETAL	GFO	8-10	371	\$ 200	60,000	\$ 900.00	211,143	0	211,143	\$ 348.39	\$ 1,448.39
121	224650 KELMAN ZOLLIE ETAL	GFO	1-3	417	\$ 200	19,500	\$ 292.50	78,518	252,495	331,013	\$ 546.17	\$ 1,038.67
122	616205 STAM TODD R ETAL				\$ 200	5,760	\$ 86.40	27,538	313,579	341,117	\$ 562.84	\$ 849.24
123	616210 STAM TODD R ETAL				\$ 200	2,765	\$ 41.48	13,209	83,128	96,337	\$ 158.96	\$ 400.43
124	616215 STAM TODD R ETAL				\$ 200	308	\$ 4.62	1,473	54,732	56,205	\$ 92.74	\$ 297.36
125	616220 STAM TODD R ETAL				\$ 200	290	\$ 4.35	1,392	53,061	54,453	\$ 89.85	\$ 294.20
126	616225 STAM TODD R ETAL				\$ 200	500	\$ 7.50	2,387	75,806	78,193	\$ 129.02	\$ 336.52
127	616230 STAM TODD R ETAL				\$ 200	476	\$ 7.14	2,274	73,503	75,777	\$ 125.03	\$ 332.17
128	616235 STAM TODD R ETAL				\$ 200	470	\$ 7.05	2,242	72,689	74,931	\$ 123.64	\$ 330.69
129	616240 STAM TODD R ETAL				\$ 200	268	\$ 4.02	1,280	31,894	33,174	\$ 54.74	\$ 258.76
130	616245 STAM TODD R ETAL				\$ 200	416	\$ 6.24	1,989	42,333	44,322	\$ 73.13	\$ 279.37
131	617100 WILLIAMS DONALD E TRUST ETAL	FP1	UNIT A	UNIT A	\$ 200	6,665	\$ 99.98	13,950	823,545	837,495	\$ 1,381.87	\$ 1,681.84
132	617150 WARD KRAIG ALLAN	FP1	UNIT B	UNIT B	\$ 200	871	\$ 13.07	1,776	148,057	149,833	\$ 247.22	\$ 460.29
133	620650 CASCADE LEASING INC	CAP	UNIT A	UNIT A	\$ 200	3,615	\$ 54.23	16,394	57,310	73,704	\$ 121.61	\$ 375.84
134	620660 WILSON TOM	CAP	UNIT B		\$ 200	4,574	\$ 68.61	20,774	72,622	93,396	\$ 154.10	\$ 422.71
135	620670 QHG LLP	CAP	UNIT C		\$ 200	6,839	\$ 102.59	31,055	108,564	139,619	\$ 230.37	\$ 532.96
136	628625 HESSLER, MARVIN L & MOLLY F	HBC	UNIT 1A	UNIT 1A	\$ 200	713	\$ 10.70	6,520	66,686	73,206	\$ 120.79	\$ 331.48
137	628630 CORDEIRO, CHRIS A	HBC	UNIT 2A	UNIT 2A	\$ 200	713	\$ 10.70	6,520	66,686	73,206	\$ 120.79	\$ 331.48
138	647400 GILBERT JOHN R & DONNA R ETAL	EXPRESS BLDG, UNIT A		UNIT A	\$ 200	10,336	\$ 155.04	85,502	255,532	341,034	\$ 562.71	\$ 917.75
139	647402 UAZ BUILDING PARTNERSHIP	EXPRESS BLDG, UNIT B		UNIT B	\$ 200	4,386	\$ 65.79	41,427	142,866	184,293	\$ 304.08	\$ 569.87
140	647404 RAILROAD SQUARE LLC	EXPRESS BLDG, UNIT C		UNIT C	\$ 200	11,903	\$ 178.55	93,453	185,361	278,814	\$ 460.04	\$ 838.59
141	647406 UAZ BUILDING PARTNERSHIP	EXPRESS BLDG, UNIT D		UNIT D	\$ 200	4,699	\$ 70.49	41,976	144,719	186,695	\$ 308.05	\$ 578.53
142	650100 MARTIN SCHULKE & ST JOHN	HERITAGE BANK UNIT A		UNIT A	\$ 200	10,000	\$ 150.00	42,018	258,523	300,541	\$ 495.89	\$ 845.89
143	650200 MARTIN SCHULKE & ST JOHN	HERITAGE BANK UNIT A1		UNIT A1	\$ 200	10,000	\$ 150.00	42,018	258,523	300,541	\$ 495.89	\$ 845.89
144	650300 MARTIN SCHULKE & ST JOHN	HERITAGE BANK UNIT B		UNIT B	\$ 200	10,000	\$ 150.00	42,018	258,523	300,541	\$ 495.89	\$ 845.89
145	651010 STRIEPE W MARK & KARIN L	JHC	UNIT 1A	UNIT 1A	\$ 200	936	\$ 14.04	4,843	114,025	118,868	\$ 196.13	\$ 410.17
146	651020 MONTCARE INC	JHC	UNIT 1B	UNIT M1B	\$ 200	588	\$ 8.82	2,935	23,469	26,404	\$ 43.57	\$ 252.39
147	651030 CONNER DENNIS & JANIS	JHC	UNIT 1C	UNIT 1C	\$ 200	542	\$ 8.13	2,279	70,451	72,730	\$ 120.00	\$ 328.13
148	651040 ANDERSON RANCH COMPANY	JHC	UNIT 2A	UNIT 2A	\$ 200	560	\$ 8.40	2,712	105,217	107,929	\$ 178.08	\$ 386.48
149	651050 SUTTON DANNIE R SR	JHC	UNIT 2B	UNIT 2B	\$ 200	596	\$ 8.94	3,469	110,843	114,312	\$ 188.61	\$ 397.55
150	651090 GT FALLS BUSINESS IMPROVEMENT DISTRICT	JHC	UNIT 3A	UNIT 3A	\$ 200	1,430	\$ 21.45	7,388	241,349	248,737	\$ 410.42	\$ 631.87
151	651100 OLSON KENNETH R ETAL	JHC	UNIT 4A	UNIT 4A	\$ 200	1,424	\$ 21.36	7,377	143,009	150,386	\$ 248.14	\$ 469.50
152	651115 WOITH SPENCER	LJC	UNIT 501	UNIT 501	\$ 200	474	\$ 7.11	2,202	142,050	144,252	\$ 238.02	\$ 445.13
153	651120 DISCOVERY MEADOWS INC	LJC	UNIT 502	UNIT 502	\$ 200	474	\$ 7.11	2,202	92,564	94,766	\$ 156.36	\$ 363.47
154	651125 WADSWORTH HEIDI	LJC	UNIT 503	UNIT 503	\$ 200	474	\$ 7.11	2,202	91,258	93,460	\$ 154.21	\$ 361.32
155	651501 L'HEUREUX PAGE WERNER PC	KAT	UNIT 1	UNIT 1	\$ 200	7,601	\$ 114.02	35,223	261,754	296,977	\$ 490.01	\$ 804.03
156	651502 DANSON DEVELOPMENT COMPANY	KAT	UNIT 2	UNIT 2	\$ 200	1,668	\$ 25.02	7,810	91,703	99,513	\$ 164.20	\$ 389.22
157	651503 SILVERTIP LLC	KAT	UNIT 3	UNIT 3	\$ 200	2,224	\$ 33.36	10,491	135,374	145,865	\$ 240.68	\$ 474.04
158	651504 NEIGHBORHOOD HOUSING SERVICES INC	KAT	UNIT 4	UNIT 4	\$ 200	1,112	\$ 16.68	0	52,865	52,865	\$ 87.23	\$ 303.91
159	651505 NEIGHBORHOOD HOUSING SERVICES INC	KAT	UNIT 5	UNIT 5	\$ 200	2,966	\$ 44.49	0	152,717	152,717	\$ 251.98	\$ 496.47
160	651506 DANSON DEVELOPMENT ETAL	KAT	UNIT 6	UNIT 6	\$ 200	2,966	\$ 44.49	0	252,893	252,893	\$ 417.27	\$ 661.76
161	1888300 GREAT FALLS GAS CO	MK. 22H, SEC 11, T20N, R3E		20 3E22H	\$ 200	89,298	\$ 1,339.47	350,653	1,004,331	1,354,984	\$ 2,235.72	\$ 3,775.19
162	1888310 MCMANUS PROPERTIES LLC	MK. 22K, SEC 11, T20N, R3E		20 3E22K	\$ 200	31,363	\$ 470.45	161,263	390,408	551,671	\$ 910.26	\$ 1,580.70
163	1921200 NORTHWESTERN CORP TRANSMISSION & DISTR	GF	W1/2-12&13		\$ 200	26,250	\$ 393.75	0	1,608,039	1,608,039	\$ 2,653.26	\$ 3,247.01
164	1921700 QWEST CORPORATION	GF		14	\$ 200	30,000	\$ 450.00	0	7,652,454	7,652,454	\$ 12,626.55	\$ 13,276.55
164	TOTALS					\$ 32,800	1,935,936	\$ 29,039.06		81,627,172	\$ 134,684.84	\$ 196,523.87