



Item: Resolution 10034 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 10034

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10034.”

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

Staff Recommendation: Staff recommends the City Commission adopt Resolution 10034 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 2013/2014. This presentation was held at the City Commission regular session on July 16, 2013. Following the public hearing held on August 6, 2013, the City Commission moved to adopt the 2014 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 amount requested by the BID through their work plan and budget was approximately \$195,000. The actual assessment for 2013/2014 based on the above assessment formula will generate TWO HUNDRED ONE THOUSAND TWO HUNDRED TWENTY-FIVE and 09/100 DOLLARS (\$201,225.09) in assessment revenue. The 2013/2014 estimated assessment per lot or parcel is indicated on the assessment projection summary as Exhibit "A" incorporated and made a part of Resolution 10034.

Alternatives: The City Commission could choose to deny the adoption of Resolution 10034 to assess the property owners within the Business Improvement District. However, on August 6, 2013, 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 10034 will prevent the Business Improvement District from carrying out the City Commission previously approved budget.

Attachments/Exhibits: Resolution 10034
Resolution 10034 Exhibit "A"

Cc: Joan Redeen, Executive Assistant to the Board

RESOLUTION 10034

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 6, 2013, 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 2013/2014 is based on the above assessment formula and will generate ONE HUNDRED NINETY-SIX THOUSAND FIVE HUNDRED ELEVEN and 90/100 DOLLARS (\$196,511.90) 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 AND ADOPTED by the Commission of the City of Great Falls, Montana,
September 3, 2013.

Michael J. Winters, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FY 2014
RESOLUTION #10034 - 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	
							0.015				0.00165		
160	651506 DANSON DEVELOPMENT ETAL	KAT			UNIT 6	\$ 200	2,966	\$ 44.49	0	253,402	253,402	\$ 418.11	\$ 662.60
161	1888300 GREAT FALLS GAS CO	SEC 11, T20N, R3E			22H	\$ 200	91,000	\$ 1,365.00	356,813	1,006,515	1,363,328	\$ 2,249.49	\$ 3,814.49
162	1888310 MCMANUS PROPERTIES LLC	SEC 11, T20N, R3E			22K	\$ 200	31,363	\$ 470.45	173,972	396,118	570,090	\$ 940.65	\$ 1,611.09
163	1921200 NORTHWESTERN CORP TRANSMISSION & DISTR	GF	W1/2-12&13			\$ 200	26,250	\$ 393.75	0	1,656,440	1,656,440	\$ 2,733.13	\$ 3,326.88
164	1921700 QWEST CORPORATION	GF	14			\$ 200	30,000	\$ 450.00	0	6,525,525	6,525,525	\$ 10,767.12	\$ 11,417.12
164	TOTALS					\$32,800	1,937,632	\$ 29,064.50			81,604,497	\$ 134,647.42	\$196,511.90