



Item: Resolution 10098 Intent to Expand the Boundaries of the Great Falls Business Improvement District within the City of Great Falls and set a Public Hearing for April 21, 2015

From: Judy Burg, Taxes and Assessments

Initiated By: Great Falls Business Improvement District Board of Directors

Presented By: Melissa Kinzler, Fiscal Services Director and Joan Redeen, Business Improvement District

Action Requested: City Commission Adopt Resolution 10098 and Set Public Hearing Date

Suggested Motion:

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10098 and set a Public Hearing on the Expansion of the Great Falls Business Improvement District for April 21, 2015.”

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

Staff Recommendation: Staff recommends the City Commission adopt Resolution 10098 and set a public hearing on the Expansion of the Great Falls Business Improvement District for April 21, 2015.

Background: Montana Code Annotated 7-12-1101 through 7-12-1151 provides statutory authority to the City Commission of the City of Great Falls to expand the boundaries of the Great Falls Business Improvement District (referred to in this part as the District.) Resolution 10098 deals only with the expanded area, and the existing District does not have to be reestablished per MCA 7-12-1112. Adoption of Resolution 10098 will establish the expanded boundaries of the District and will set the public hearing for the Resolution of Expansion to be held on April 21, 2015.

The Great Falls Business Improvement District in the City of Great Falls was originally created in May 1989, re-created in July 1999 and again in July 2009. Section 7-12-1141, MCA specifies that a Business Improvement District shall not be for a period longer than ten (10) years unless the duration of the District is extended in compliance with the provision for the creation of the District.

The City of Great Falls has been presented with petitions signed by 63% of the property owners within the proposed expanded areas to be included in the District. Pursuant to MCA 7-12-1111 **Establishment or expansion of district.** “(1) Upon receipt of a petition signed by the owners of more than 60% of the area of the property proposed in the petition to be included in a district or in the expansion of a district, a governing body shall establish a district or expand a district as provided in this part.” For reference, Exhibit “C” is a detailed spreadsheet, in parcel number order, showing the petition responses.

The proposed expanded boundaries of the District are shown on the map attached as Exhibit “A” and more precisely described on Exhibit “B” attached to the Resolution and made a part hereof.

Upon adoption of Resolution 10098, notices will be sent to the property owners as well as a legal notice printed in the Great Falls Tribune per MCA 7-12-1112. The public hearing for the expansion of the District is scheduled for April 21, 2015, 7:00 p.m. in the Commission Chambers.

The City Commission for the City of Great Falls has determined that the Great Falls Business Improvement District promotes the health, safety, prosperity, security and general welfare of the inhabitants of the City of Great Falls and has determined the District provides special benefits to those properties located within its boundaries.

Concurrences: Representatives from Fiscal Services have been assisting the Great Falls Business Improvement District Board of Directors on the expansion of the District.

Fiscal Impact: No direct fiscal impact to the City is anticipated as a result of expansion of the District. All costs are assessed against the properties within the boundaries of the District and those costs will be used to benefit the surrounding Downtown area.

Alternatives: The City Commission could choose to not set the public hearing and thereby deny the adoption of Resolution 10098 to Expand the Boundaries of the Great Falls Business Improvement District.

Attachments/Exhibits: Resolution 10098 w/Exhibits
A – Map of Proposed Expansion of the District
B – District Boundary description
C – Final Ballot Turn-In Worksheet showing 63% in favor
D – Estimated District Assessment for the newly expanded area
E – Legal Notice of Publication
F – Letter to Property Owners within the newly expanded area

RESOLUTION NO. 10098

A RESOLUTION DECLARING IT TO BE THE INTENTION OF THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO EXPAND THE BOUNDARIES OF THE GREAT FALLS BUSINESS IMPROVEMENT DISTRICT WITHIN THE CITY OF GREAT FALLS, MONTANA; DESCRIBING THE BOUNDARIES THEREOF AND ESTABLISHING THE COST TO BE ASSESSED AGAINST THE BENEFITED PROPERTIES

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 MCA; and,

WHEREAS, the City Commission of the City of Great Falls originally created the Great Falls Business Improvement District (referred to as District) in May 1989, re-created it in 1999 and again in 2009; and,

WHEREAS, the City Commission of the City of Great Falls according to Section 7-12-1141, MCA specified that a Business Improvement District shall not be for a period longer than ten (10) years unless the duration of the District is extended in compliance with the provisions for the creation of the District; and,

WHEREAS, in accordance with 7-12-1111(1) MCA, the City of Great Falls has been presented with petitions signed, and on file with the City Clerk, by 63% of the property owners in the expanded boundary which exceeds the statutorily required 60%, of the area of the property to be included in the Business Improvement District. The expanded boundary areas are shown on the map attached as Exhibit "A" and as described on Exhibit "B" and which by this reference is made a part hereof; and,

WHEREAS, in accordance with 7-12-1102 MCA, the City Commission for the City of Great Falls, Montana has determined the Great Falls Business Improvement District promotes the health, safety, prosperity, security and general welfare of the inhabitants of the City of Great Falls and the proposed District and provides special benefits to the properties located within the boundaries of the District.

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

Section 1

That the City Commission for the City of Great Falls, Montana intends to expand the boundaries of the Great Falls Business Improvement District pursuant to Section 7-12-1112, et seq., MCA, for the purpose and with the powers provided for in the State Statutes.

Section 2

Said Great Falls Business Improvement District would have boundaries as shown on the attached Exhibit "A" and as described on the attached Exhibit "B" which, by this reference, is made a part thereof, provided, however, that all property owned by the United States Federal Government pursuant to federal prohibition on state or local entities imposing assessments on federal government is specifically excluded from the Business Improvement District and is exempt from its assessments.

Section 3

Since the re-creation of the Great Falls Business Improvement District in 2009, there have been several projects and programs implemented by the District to help make the historic downtown clean, safe and vibrant. The businesses downtown have seen and witnessed the expansion of multiple businesses, a stronger tax base, redevelopment and employment opportunities that have attracted more people to the heart of the District and those businesses are wanting to be included within the District. The expansion of the Great Falls Business Improvement District will help include those properties. If the expansion is approved, the District will partner with the Community Transportation Enhancement Program (CTEP), and working together there will be funds available to help improve the Downtown Streetscape.

Section 4

The City Commission of the City of Great Falls hereby finds and determines that all real estate situated within the boundaries of said District will be especially benefited and affected by such improvements, and that all property included within the District is hereby declared to be the property to be assessed for the cost and expense of making said improvements.

The assessment formula has been presented to the new property owners within the expanded boundaries 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 Montana State Legislatures, and
- an assessment of \$.015 times the square footage of the land area

The assessable area and related costs for each lot or parcel of land to be included within the District's boundaries are shown on Exhibit "D" attached and made a part hereof.

Section 5

In accordance with § 7-1-4127, MCA, the City Clerk is hereby authorized and directed to publish notice of Resolution 10098 Exhibit "E", the Intent to Expand the Boundaries of the Great Falls Business Improvement District for the purpose of expanding said District and setting a Public Hearing for April 21, 2015.

The City Clerk is hereby further directed to mail a copy of said notice to the owners of all the lots, blocks, pieces or parcels of land included within the boundaries of the proposed expansion of the Great Falls Business Improvement District. Said notice is to be published and mailed on the same date.

Section 6

On Tuesday the 21st of April, 2015, at the City Commission Chambers, Room 206 in the Civic Center, Great Falls, Montana, at 7:00 o'clock p.m., the Commission will conduct a public hearing on the expansion of the Great Falls Business Improvement District and pass upon any written protests timely filed against the expansion of the District.

Within 15 days after the date of the first publication of the notice of passage of this resolution of expansion, any owner of property liable to be assessed for the cost of the District may make written protest to the City Clerk against the expansion of the District to be assessed or both.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this ____ day of March, 2015.

Michael J. Winters, Mayor

ATTEST:

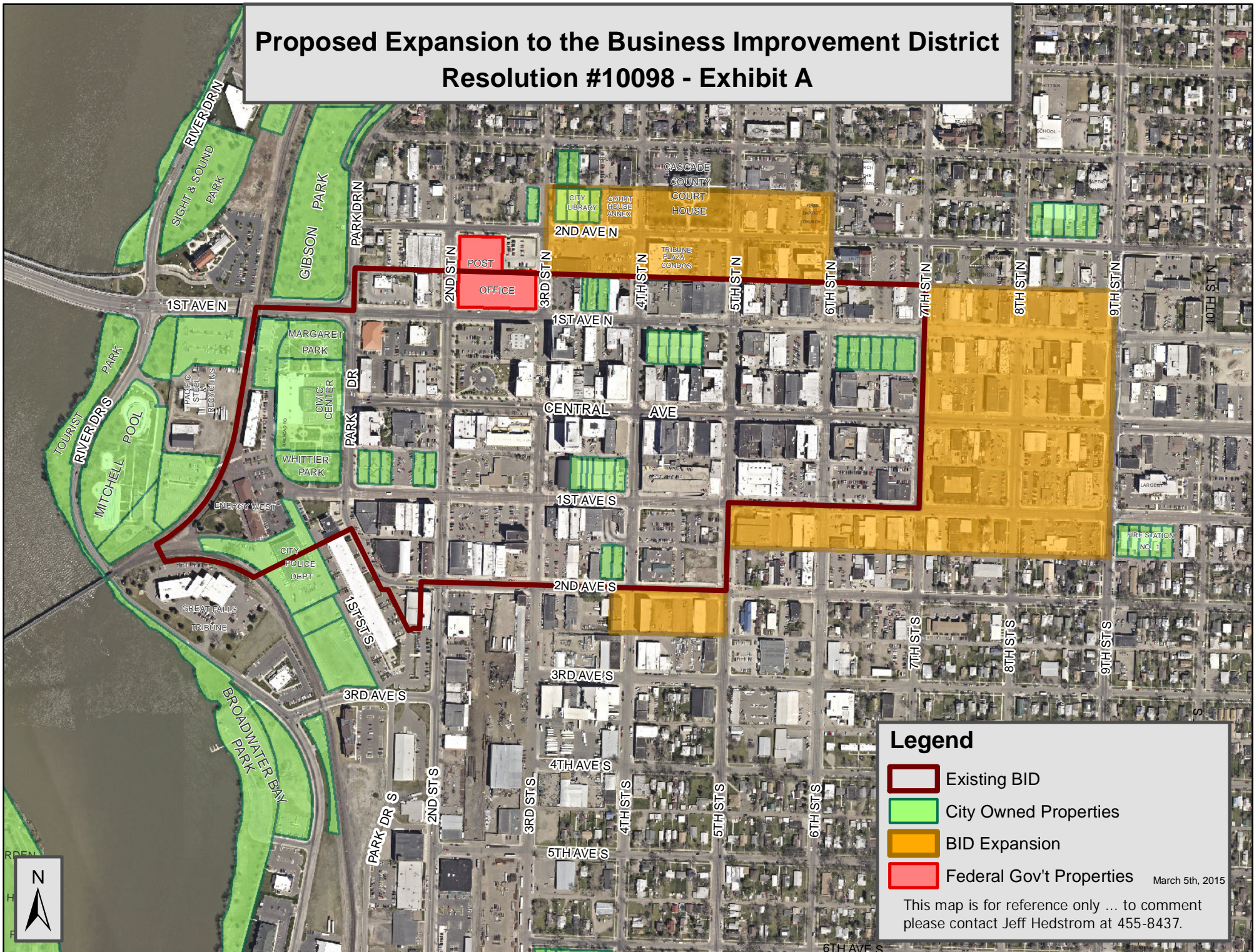
Lisa Kunz, City Clerk

(SEAL OF THE CITY)

APPROVED FOR LEGAL CONTENT:

Sara R. Sexe, City Attorney

Proposed Expansion to the Business Improvement District Resolution #10098 - Exhibit A



Legend

- Existing BID
- City Owned Properties
- BID Expansion
- Federal Gov't Properties

March 5th, 2015

This map is for reference only ... to comment please contact Jeff Hedstrom at 455-8437.



City of Great Falls
Business Improvement District
Exhibit "B" Resolution No. 10098

Proposed Expanded Boundary Description

(This is not a survey...Generated from Exhibit A of Resolution)

Point of Beginning: Beginning at the intersection of the centerline of Park Drive North and the centerline of 1st Avenue North; thence north to the intersection of the centerline of Park Dr. N and the extended centerline of 2nd Alley North; thence east along the centerline of 2nd Alley North to its intersection with the centerline of 3rd Street North; thence north along the centerline of 3rd Street North to its intersection with the extended centerline of the 3rd Alley North; thence east along the centerline of 3rd Alley North to its intersection with the centerline of 6th Street North; thence south along the centerline of 6th Street North to its intersection with the extended centerline of 2nd Alley North; thence east along the centerline of 2nd Alley North to its intersection with the centerline of 9th Street North; thence south along the centerline of 9th Street North to its intersection with the extended centerline of 2nd Alley South; thence west along the centerline of 2nd Alley South to its intersection with the centerline of 5th Street South; thence south along the centerline of 5th Street South to its intersection with the extended centerline of 3rd Alley South; thence west along the centerline of 3rd Alley South to its intersection with the extended west boundary line of Lot 7, Block 415, Great Falls Original (GFO); thence north along the west boundary line of Lot 7, Block 415, GFO to its intersection with the centerline of 2nd Avenue South; thence west along the centerline of 2nd Avenue South to a point 50 feet west of the extended east boundary line of Lot 1, Block 417, GFO; thence south along a line 50 feet west and parallel to the east boundary line of Lot 1, Block 417, GFO to its intersection with the south R/W line of 3rd Alley South; thence west along the south R/W line of 3rd Alley South and southwest along the north boundary line of Lot 1, Block 11, Broadwater Bay Business Park (BBP) to a point 25 feet southwest of the east R/W line of 3rd Alley South; thence northwest along a line 25 feet southwest of and parallel to the east R/W line of 3rd Alley South to its intersection with the south R/W line of 2nd Avenue South; thence west along the south R/W line of 2nd Avenue South to a point 30 feet west of its intersection with the extended centerline of Park Drive South; thence northwest along the centerline of Park Drive South to its intersection with the extended south boundary line of the tract of land described as Mark 22K in NE ¼ of Sect. 11, Township 20N, Range 3E; thence southwest along the extended south

boundary line of the Mark 22K tract of land to its intersection with the centerline of the BNSF Railroad; thence west along the centerline of the BNSF Railroad to the intersection of the centerline of BNSF Railroad's north-south track split; thence north along the centerline of the north track of the BNSF Railroad to its intersection with the centerline of 1st Avenue North; thence west along the centerline of 1st Avenue North to its intersection with the centerline of Park Drive North and the point of beginning.

**BID District Expansion Ballot 2015 - Final Ballot Turn-In
Resolution #10098 - Exhibit "C"**

Property Owner	Property Address	Parcel #	BID Assessment	Total Sq. Ft.	Footprint %	Yes or No or Abstain	Ballot Rec'd
1 CITY OF GREAT FALLS	301 2ND AVE N	121500	-	-	0.00%	A	0.00%
2 CASCADE COUNTY	325 2ND AVE N	121650	1,352.73	45,000	3.88%	Y	3.88%
3 CASCADE COUNTY	415 2ND AVE N	121850	1,622.49	111,992	9.65%	Y	9.65%
4 FIRST BAPTIST CHURCH	525 2ND AVE N	122050	1,351.00	22,500	1.94%	Y	1.94%
5 OPTOMETRY PROPERTIES	513 2ND AVE N	122150	382.06	7,500	0.65%	N	0.00%
6 KATHREIN, PAUL L ETAL	509 2ND AVE N	122200	541.45	7,500	0.65%	N	0.00%
7 ALEXANDER BLEWETT III	205 5th St N	122300	347.70	6,000	0.52%	Y	0.52%
8 ALEXANDER BLEWETT III	501 2nd Ave N	122350	867.83	9,000	0.78%	Y	0.78%
9 SAPPINGTON KEN ETAL	825 1st Ave N	155500	548.18	15,000	1.29%	N	0.00%
10 M & S COMPANY	815 1st Ave N	155550	944.58	15,000	1.29%	N	0.00%
11 SCHANER SAM J & PAULA A	811 1st Ave N	155600	650.38	7,500	0.65%	N	0.00%
12 M & S COMPANY	801 1st Ave N	155650	550.49	15,000	1.29%	N	0.00%
13 VANDERJET, DON & KATHY	725 1st Ave N	156000	936.61	15,000	1.29%		0.00%
14 FOUGHT, MARK & CRISTI	719 1st Ave N	156100	302.19	3,750	0.32%		0.00%
15 CONNER, THOMAS M	717 1st Ave N	156150	294.86	3,750	0.32%	N	0.00%
16 HOWARDS PIZZA INC	713 1st Ave N	156250	531.06	7,500	0.65%	N	0.00%
17 CONNER, THOMAS M	711 1st Ave N	156300	415.45	3,750	0.32%	N	0.00%
18 RICH'S FOODTOWN INC	701 1st Ave N	156350	1,197.98	18,750	1.62%	Y	1.62%
19 DEARBORN FLATS BUILDING LLC	121 5TH St N	157000	1,011.55	15,000	1.29%	Y	1.29%
20 RUSSELL COUNTRY PROPERTIES LLC	510 2ND AVE N	157050	322.17	3,750	0.32%		0.00%
21 KYLE & TAMI HAYNIE	508 2ND AVE N	157100	322.17	3,750	0.32%		0.00%
22 RUSSELL COUNTRY PROPERTIES LLC	512 2ND AVE N	157150	491.11	7,500	0.65%		0.00%
23 CURRY BUILDING LLC	112 6TH St N	157300	639.13	6,246	0.54%	Y	0.54%
24 TWEDT FAMILY TRUST	526 2ND AVE N	157350	2,189.00	16,343	1.41%	N	0.00%
25 EASTER SEALS GOODWILL N ROCKY MOUNTAIN	425 1ST AVE N	157750	4,940.48	22,500	1.94%	N	0.00%
26 NORTHWESTERN NATIONAL BANK OF GREAT FALLS	300 2ND AVE N	157900	2,049.88	52,500	4.52%	Y	4.52%
27 CITY OF GREAT FALLS	315 1ST AVE N	158200	-	-	0.00%	A	0.00%
28 UNITED STATE POST OFFICE	215 1ST AVE N	158350	-	-	0.00%	A	0.00%
29 UNITED STATE POST OFFICE	216 2ND AVE N	158400	-	-	0.00%	A	0.00%
30 UNITED STATE POST OFFICE	220 2ND AVE N	158450	-	-	0.00%	A	0.00%
31 CITY OF GREAT FALLS	17 4TH ST N	160750	-	-	0.00%	A	0.00%
32 CITY OF GREAT FALLS	600 1ST AVE N	161950	-	-	0.00%	A	0.00%
33 H & H APRTMENTS LLC	13 7th St N	162350	624.65	7,500	0.65%	Y	0.65%
34 HELSETH & MYERS RENTALS	704 1st Ave N	162400	601.27	7,500	0.65%	N	0.00%
35 SPECIAL OLYMPICS MONTANA INC.	710 1st Ave N	162450	812.26	7,500	0.65%	Y	0.65%
36 KESSNER KURT E & LAURIE A	726 1st Ave N	162500	1,057.64	29,969	2.58%		0.00%
37 DUTT GORDON R & FRANCES S TRUST ETAL	725 Central Ave	162700	558.65	7,500	0.65%	Y	0.65%
38 COMBO DEPT INC	721 Central Ave	162750	587.28	7,500	0.65%	N	0.00%
39 CITY BAR INC	709 Central Ave	162900	936.06	22,477	1.94%	Y	1.94%
40 YEAGLEY JAMES H III ETAL	705 Central Ave	162950	461.45	7,500	0.65%	N	0.00%
41 L & E DEVELOPMENT INC	701 Central Ave	163000	382.19	7,500	0.65%	Y	0.65%
42 HUDSON ROBERT E & DEBRA A	800 1st Ave N	163050	581.19	11,250	0.97%	Y	0.97%
43 PALMER GF3 PROPERTY LLC	810 1st Ave N	163100	740.72	11,250	0.97%	N	0.00%
44 PALMER GF3 PROPERTY LLC	814 1st Ave N	163200	737.92	15,000	1.29%	N	0.00%
45 GREAT FALLS MASONIC TEMPLE ASSOC	821 Central Ave	163225	1,352.53	30,000	2.58%	N	0.00%
46 DAVIS LOREN W	819 Central Ave	163250	633.08	7,500	0.65%	N	0.00%
47 BLOCK 360 LP	815 Central Ave	163300	531.07	7,500	0.65%	Y	0.65%
48 BLOCK 360 LP	811 Central Ave	163400	769.30	22,500	1.94%	Y	1.94%
49 BLOCK 360 LIMITED PARTNERSHIP	800 Central Ave	188000	913.75	15,000	1.29%	Y	1.29%
50 BLOCK 360 LIMITED PARTNERSHIP	806 Central Ave	188050	355.79	7,500	0.65%	Y	0.65%
51 BLOCK 360 LIMITED PARTNERSHIP	812 Central Ave	188100	355.73	7,500	0.65%	Y	0.65%
52 PATRICIA O. DYER	820 CENTRAL AVE	188150	607.90	7,500	0.65%	N	0.00%
53 BLOCK 360 LIMITED PARTNERSHIP	10 9th St S	188200	551.16	15,000	1.29%	Y	1.29%
54 BLOCK 360 LIMITED PARTNERSHIP	26 9th St S	188250	1,259.84	22,500	1.94%	Y	1.94%
55 BLOCK 360 LIMITED PARTNERSHIP	809 1st Ave S	188300	708.38	15,000	1.29%	Y	1.29%
56 BLOCK 360 LIMITED PARTNERSHIP	801 1st Ave S	188450	528.27	15,000	1.29%	Y	1.29%
57 BIG SKY DEVELOPMENT ENTERPRISES INC	700 Central Ave	188500	459.98	7,500	0.65%	Y	0.65%
58 49-3 LLC	704 Central Ave	188550	375.78	7,500	0.65%	Y	0.65%
59 HODGES J WADE	708 Central Ave	188600	672.44	11,238	0.97%		0.00%
60 LERAY PROPERTIES LLC	714 Central Ave	188650	381.76	3,750	0.32%	Y	0.32%
61 ROBERTSON KIRBI KAE	718 Central Ave	188700	305.18	1,780	0.15%		0.00%
62 KARI LANE & GARRETT M JOHNSON	716 Central Ave	188750	473.26	3,668	0.32%	Y	0.32%
63 KAPPHAN BRIAN R & LINDA S	718 Central Ave	188800	301.57	352	0.03%		0.00%
64 ANDERSEN LLOYD A & RUTH A	720 Central Ave	188850	308.03	3,750	0.32%		0.00%
65 BELANGIE PHILIP G ETAL	726 Central Ave	188900	468.13	11,250	0.97%	Y	0.97%
66 MANTZEY MELVIN K TRUST	719 1st Ave S	189050	643.74	18,750	1.62%	Y	1.62%
67 BIG SKY DEVELOPMENT ENTERPRISES INC	17 7th St S	189075	3,145.59	33,739	2.91%	Y	2.91%
68 CITY OF GREAT FALLS	315 1ST AVE S	191200	-	-	0.00%	A	0.00%
69 CITY OF GREAT FALLS	125 1ST AVE S	191850	-	-	0.00%	A	0.00%
70 CITY OF GREAT FALLS	101 1ST AVE S	192000	-	-	0.00%	A	0.00%
71 CITY OF GREAT FALLS	321 2ND AVE S	193500	-	-	0.00%	A	0.00%

**BID District Expansion Ballot 2015 - Final Ballot Turn-In
Resolution #10098 - Exhibit "C"**

Property Owner	Property Address	Parcel #	BID Assessment	Total Sq. Ft.	Footprint %	Yes or No or Abstain	Ballot Rec'd
72 CITY OF GREAT FALLS	409 2ND AVE S	194000	-	-	0.00%	A	0.00%
73 ELKS LODGE #214 GREAT FALLS	500 1ST AVE S	194250	3,254.16	37,500	3.23%	N	0.00%
74 FREDRICK C SEITZ	520 1ST AVE S	194400	495.29	7,500	0.65%	Y	0.65%
75 DIAMOND G BUILDING LLP	524 1ST AVE S	194450	818.65	7,500	0.65%		0.00%
76 ROBERT HUDSON	600 1ST AVE S	194900	498.66	9,900	0.85%	Y	0.85%
77 STANLEY C. ANDERSON TRUST	111 6T ST S	194950	527.12	5,100	0.44%	N	0.00%
78 GOODMAN, RICH & LORI	608 1ST AVE S	195000	453.52	7,500	0.65%		0.00%
79 LINDA JEAN FULLER	612 1ST AVE S	195050	773.60	15,000	1.29%	Y	1.29%
80 OPPORTUNITIES INC	620 1ST AVE S	195150	438.24	7,500	0.65%	Y	0.65%
81 SCHOOLHOUSE PRESCHOOL & DAYCARE LLC	626 1ST AVE S	195200	516.69	7,500	0.65%		0.00%
82 GAIL & JACK MACEK	700 1ST AVE S	195625	934.83	11,311	0.97%	N	0.00%
83 A&J WHOLESALE	706 1ST AVE S	195700	615.56	11,310	0.97%	N	0.00%
84 LUELLA B. NELSON	712 1ST AVE S	195750	388.79	7,500	0.65%	N	0.00%
85 1ST AVENUE AUTO BODY INC	716 1ST AVE S	195850	339.32	7,500	0.65%		0.00%
86 CHRISTENSEN RICHARD J	720 1ST AVE S	195950	379.33	7,500	0.65%		0.00%
87 MICHAEL C. YOUNG	724 1ST AVE S	196000	594.06	7,500	0.65%	Y	0.65%
88 GFGE FEDERAL CREDIT UNION	810 1ST AVE S	196500	1,894.91	37,500	3.23%	Y	3.23%
89 BLOCK 360 LLP	822 1ST AVE S	196550	554.85	15,000	1.29%	Y	1.29%
90 LIVING SKIES HOLDINGS INC.	402 2ND AVE S	222950	799.42	7,500	0.65%	Y	0.65%
91 GREAT FALLS RESCUE MISSION	414 2ND AVE S	223000	843.93	29,996	2.58%	Y	2.58%
92 VEOGELES INC	206 5TH ST S	223100	715.22	15,000	1.29%	N	0.00%
93 GREAT FALLS RESCUE MISSION	326 2ND AVE S	223750	980.73	7,500	0.65%	Y	0.65%
94 THE LOFTS AT 503 CONDO	CONDO COMMON	616200	-	-	0.00%	A	0.00%
95 501 PLAZA CONDO	CONDO COMMON	617101	-	-	0.00%	A	0.00%
96 CASCADE PROPERTIES CONDO	CONDO COMMON	620640	-	-	0.00%	A	0.00%
97 HISTORIC BOARDING HOUSE CONDO	CONDO COMMON	628620	-	-	0.00%	A	0.00%
98 EXPRESS BUILDING CONDO	CONDO COMMON	647399	-	-	0.00%	A	0.00%
99 HERITAGE BANK CONDO	CONDO COMMON	650000	-	-	0.00%	A	0.00%
100 JOHNSON HOTEL CONDO	CONDO COMMON	651000	-	-	0.00%	A	0.00%
101 KATHRYN BUILDING CONDO	CONDO COMMON	651500	-	-	0.00%	A	0.00%
102 TRIBUNE PLAZA CONDO	CONDO COMMON	680299	-	-	0.00%	A	0.00%
103 CASCADE COUNTY	121 4TH ST N STE 1A	680300	567.74	3,882	0.33%	Y	0.33%
104 CASCADE COUNTY	121 4TH ST N STE 1B-1	680310	584.79	4,062	0.35%	Y	0.35%
105 RONDA & CARL BANIK	121 4TH ST N STE 1B-2	680320	606.10	4,287	0.37%	Y	0.37%
106 CASCADE COUNTY	121 4TH ST N STE 1C	680330	349.20	1,575	0.14%	Y	0.14%
107 CAROL ANN FERRO	121 4TH ST N STE 1D	680340	289.36	963	0.08%	N	0.00%
108 CASCADE COUNTY	121 4TH ST N STE 1E	680350	298.04	1,035	0.09%	Y	0.09%
109 CASCADE COUNTY	121 4TH ST N STE 2A	680400	528.36	3,549	0.31%	Y	0.31%
110 FRANZ E LINDEN	121 4TH ST N STE 2D	680500	324.04	1,309	0.11%		0.00%
111 CASCADE COUNTY	121 4TH ST N STE 2E	680600	340.28	1,481	0.13%	Y	0.13%
112 CASCADE COUNTY	121 4TH ST N STE 2G	680700	407.65	2,192	0.19%	Y	0.19%
113 DIRK LARSEN ETAL	121 4TH ST N STE 2J	680800	368.46	1,909	0.16%	Y	0.16%
114 DIRK LARSEN ETAL	121 4TH ST N STE 2K	680850	296.04	981	0.08%	Y	0.08%
115 CASCADE COUNTY	121 4TH ST N STE 2H	680900	343.93	1,519	0.13%	Y	0.13%
116 TOM DIMKE	121 4TH ST N STE B3	680950	236.94	390	0.03%		0.00%
117 CASCADE COUNTY	121 4TH ST N STE 2I	681000	293.51	1,020	0.09%	Y	0.09%
118 CITY OF GREAT FALLS	2 PARK DRIVE	1886100	-	-	0.00%	A	0.00%
119 CITY OF GREAT FALLS	112 1ST ST S	1887600	-	-	0.00%	A	0.00%
120 CITY OF GREAT FALLS	22 RAILROAD SQUARE	1888304	-	-	0.00%	A	0.00%
121 BURLINGTON NORTHERN SANTA FE	CENTRALLY ASSESSED	1888700	-	-	0.00%	A	0.00%
TOTALS:				1,160,575	100.00%		63%

No Ballots Received

Proposed Expansion of Great Falls Business Improvement District

Resolution #10098 - Exhibit "D"

APPROXIMATE ASSESSMENTS FY 2015 - (Base upon Tax Year 2014 Values)

February 23, 2015

PARCEL NO.	PROPERTY OWNER	SUB DIV LOT	BLOCK	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	2014		VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
							MARKET VAL. LAND	MARKET VAL. IMPS.			
1	121500 CITY OF GREAT FALLS	GFO 11 - 14	252	\$ -	-	\$ -	-	-	-	\$ -	\$ -
2	121650 CASCADE COUNTY	GFO 8 - 10	252	\$ 200	22,500	\$ 337.50	94,141	392,500	486,641	\$ 802.96	\$ 1,340.46
3	121850 CASCADE COUNTY	GFO 8 - 14	253	\$ 200	52,500	\$ 787.50	402,411	1,570,000	1,972,411	\$ 3,254.48	\$ 4,241.98
4	122050 FIRST BAPTIST CHURCH	GFO 8 - 10	254	\$ 200	22,500	\$ 337.50	94,056	423,288	517,344	\$ 853.62	\$ 1,391.12
5	122150 OPTOMETRY PROPERTIES	GFO 11	254	\$ 200	7,500	\$ 112.50	38,092	5,102	43,194	\$ 71.27	\$ 383.77
6	122200 KATHREIN, PAUL L ETAL	GFO 12	254	\$ 200	7,500	\$ 112.50	38,092	103,855	141,947	\$ 234.21	\$ 546.71
7	122300 BLEWETT, ALEXANDER III	GFO N60'Lots 13 - 14	254	\$ 200	6,000	\$ 90.00	32,487	3,454	35,941	\$ 59.30	\$ 349.30
8	122350 BLEWETT, ALEXANDER III	GFO S90' Lots 13 - 14	254	\$ 200	9,000	\$ 135.00	43,697	288,766	332,463	\$ 548.56	\$ 883.56
9	155500 SAPPINGTON KEN ETAL	GFO 8 - 9	304	\$ 200	15,000	\$ 225.00	66,117	7,928	74,045	\$ 122.17	\$ 547.17
10	155550 M & S COMPANY	GFO 10 - 11	304	\$ 200	15,000	\$ 225.00	66,117	244,037	310,154	\$ 511.75	\$ 936.75
11	155600 SCHANER SAM J & PAULA A	GFO 12	304	\$ 200	7,500	\$ 112.50	38,092	174,878	212,970	\$ 351.40	\$ 663.90
12	155650 M & S COMPANY	GFO 13 - 14	304	\$ 200	15,000	\$ 225.00	66,117	8,792	74,909	\$ 123.60	\$ 548.60
13	156000 VANDERIET, DON & KATHY	GFO 8 - 9	305	\$ 200	15,000	\$ 225.00	66,117	255,753	321,870	\$ 531.09	\$ 956.09
14	156100 FUGHT, MARK & CRISTI	GFO E 1/2 10	305	\$ 200	3,750	\$ 56.25	9,719	18,502	28,221	\$ 46.56	\$ 302.81
15	156150 CONNER, THOMAS M	GFO W 1/2 10	305	\$ 200	3,750	\$ 56.25	24,080	-	24,080	\$ 39.73	\$ 295.98
16	156250 HOWARDS PIZZA INC	GFO E/2 & W/2 OF 11	305	\$ 200	7,500	\$ 112.50	38,092	96,143	134,235	\$ 221.49	\$ 533.99
17	156300 CONNER, THOMAS M	GFO E 1/2 12	305	\$ 200	3,750	\$ 56.25	24,080	75,415	99,495	\$ 164.17	\$ 420.42
18	156350 RICH'S FOODTOWN INC	GFO W 1/2 12 & 13-14	305	\$ 200	7,500	\$ 112.50	80,129	382,864	462,993	\$ 763.94	\$ 1,076.44
19	157000 DEARBORN FLATS BUILDING LLC	GFO 1 - 2	307	\$ 200	15,000	\$ 225.00	44,639	417,044	461,683	\$ 761.78	\$ 1,186.78
20	157050 RUSSELL COUNTRY PROPERTIES LLC	GFO E 1/2 Lot 3	307	\$ 200	3,750	\$ 56.25	9,719	30,826	40,545	\$ 66.90	\$ 323.15
21	157100 HAYNIE, KYLE & TAMI	GFO W 1/2 Lot 3	307	\$ 200	3,750	\$ 56.25	9,719	31,515	41,234	\$ 68.04	\$ 324.29
22	157150 RUSSELL COUNTRY PROPERTIES LLC	GFO 4	307	\$ 200	7,500	\$ 112.50	11,329	575,167	586,496	\$ 967.72	\$ 1,280.22
23	157300 CURRY BUILDING LLC	GFO 7	307	\$ 200	6,250	\$ 93.75	10,781	211,024	221,805	\$ 365.98	\$ 659.73
24	157350 TWEDT FAMILY TRUST	GFO 5 - 6	307	\$ 200	16,000	\$ 240.00	70,885	1,086,676	1,157,561	\$ 1,909.98	\$ 2,349.98
25	157750 EASTER SEALS GOODWILL N ROCY MTN INC.	GFO 5 - 7	308	\$ -	45,000	\$ 675.00	-	-	-	\$ -	\$ 675.00
26	157900 NORTHWESTERN NAT'L BANK OF GREAT FALLS	GFO 1 - 7	309	\$ 200	52,500	\$ 787.50	206,239	453,337	659,576	\$ 1,088.30	\$ 2,075.80
27	158200 CITY OF GREAT FALLS	GFO 10, 11, E22' of 12 1-3, W45.09' of 4	309	\$ -	-	\$ -	-	-	-	\$ -	\$ -
28	158350 UNITED STATES OF AMERICA	GFO & 8 - 14	310	\$ -	-	\$ -	-	-	-	\$ -	\$ -
29	158400 UNITED STATES POSTAL SERVICE	GFO E4.91' of 4, 5	310	\$ -	-	\$ -	-	-	-	\$ -	\$ -
30	158450 UNITED STATES POSTAL SERVICE	GFO 6 - 7	310	\$ -	-	\$ -	-	-	-	\$ -	\$ -
31	160750 CITY OF GREAT FALLS	GFO 1 - 5	315	\$ -	-	\$ -	-	-	-	\$ -	\$ -
32	161950 CITY OF GREAT FALLS	GFO 1 - 6	317	\$ -	-	\$ -	-	-	-	\$ -	\$ -
33	162350 H & H APRTMENTS LLC	GFO 1	318	\$ 200	7,500	\$ 112.50	25,718	161,054	186,772	\$ 308.17	\$ 620.67
34	162400 HELSETH & MYERS RENTALS	GFO 2	318	\$ 200	7,500	\$ 112.50	38,092	148,208	186,300	\$ 307.40	\$ 619.90
35	162450 SPECIAL OLYMPICS MONTANA INC.	GFO 3	318	\$ 200	7,500	\$ 112.50	38,092	268,117	306,209	\$ 505.24	\$ 817.74
36	162500 KESSNER KURT E & LAURIE A	GFO 4-7	318	\$ 200	7,500	\$ 112.50	82,481	182,360	264,841	\$ 436.99	\$ 749.49
37	162700 DUTT GORDON R & FRANCES S TRUST ETAL	GFO 8	318	\$ 200	7,500	\$ 112.50	38,092	115,709	153,801	\$ 253.77	\$ 566.27
38	162750 COMBO DEPT INC	GFO 9	318	\$ 200	7,500	\$ 112.50	38,092	133,379	171,471	\$ 282.93	\$ 595.43
39	162900 CITY BAR INC	GFO 10-12	318	\$ 200	7,500	\$ 112.50	94,141	177,546	271,687	\$ 448.28	\$ 760.78
40	162950 YEAGLEY JAMES H III ETAL	GFO 13	318	\$ 200	7,500	\$ 112.50	38,092	53,843	91,935	\$ 151.69	\$ 464.19
41	163000 L & E DEVELOPMENT INC	GFO 14	318	\$ 200	7,500	\$ 112.50	38,092	4,082	42,174	\$ 69.59	\$ 382.09
42	163050 HUDSON ROBERT E & DEBRA A	GFO 1, W1/2 of Lot 2	319	\$ 200	11,250	\$ 168.75	52,104	79,171	131,275	\$ 216.60	\$ 585.35
43	163100 PALMER GF3 PROPERTY LLC	GFO E1/2 of 2, Lot 3	319	\$ 200	11,250	\$ 168.75	52,104	177,740	229,844	\$ 379.24	\$ 747.99
44	163200 PALMER GF3 PROPERTY LLC	GFO 4 - 5	319	\$ 200	15,000	\$ 225.00	66,117	124,972	191,089	\$ 315.30	\$ 740.30
45	163225 GREAT FALLS MASONIC TEMPLE ASSOC	GFO 6 - 9	319	\$ 200	30,000	\$ 450.00	66,117	353,250	419,367	\$ 691.96	\$ 1,341.96
46	163250 DAVIS LOREN W	GFO 10	319	\$ 200	7,500	\$ 112.50	38,092	167,970	206,062	\$ 340.00	\$ 652.50

Proposed Expansion of Great Falls Business Improvement District

Resolution #10098 - Exhibit "D"

APPROXIMATE ASSESSMENTS FY 2015 - (Base upon Tax Year 2014 Values)

February 23, 2015

PARCEL NO.	PROPERTY OWNER	SUB DIV LOT	BLOCK	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	2014		VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
							MARKET VAL. LAND	MARKET VAL. IMPS.			
47	163300 BLOCK 360 LP	GFO 11	319	\$ 200	7,500	\$ 112.50	38,092	93,556	131,648	\$ 217.22	\$ 529.72
48	163400 BLOCK 360 LP	GFO 12 - 14	319	\$ 200	22,500	\$ 337.50	94,141	52,575	146,716	\$ 242.08	\$ 779.58
49	188000 BLOCK 360 LIMITED PARTNERSHIP	GFO 1 - 2	360	\$ 200	15,000	\$ 225.00	56,049	240,147	296,196	\$ 488.72	\$ 913.72
50	188050 BLOCK 360 LIMITED PARTNERSHIP	GFO 3	360	\$ 200	7,500	\$ 112.50	28,024	0	28,024	\$ 46.24	\$ 358.74
51	188100 BLOCK 360 LIMITED PARTNERSHIP	GFO 4	360	\$ 200	7,500	\$ 112.50	28,024	0	28,024	\$ 46.24	\$ 358.74
52	188150 DYER PATRICIA O	GFO 5	360	\$ 200	7,500	\$ 112.50	38,092	145,351	183,443	\$ 302.68	\$ 615.18
53	188200 BLOCK 360 LIMITED PARTNERSHIP	GFO 6 - 7	360	\$ 200	15,000	\$ 225.00	56,049	23,707	79,756	\$ 131.60	\$ 556.60
54	188250 BLOCK 360 LIMITED PARTNERSHIP	GFO 8 - 9 - 10	360	\$ 200	22,500	\$ 337.50	94,141	345,399	439,540	\$ 725.24	\$ 1,262.74
55	188300 BLOCK 360 LIMITED PARTNERSHIP	GFO 11 - 12	360	\$ 200	15,000	\$ 225.00	56,049	123,873	179,922	\$ 296.87	\$ 721.87
56	188450 BLOCK 360 LIMITED PARTNERSHIP	GFO 13 - 14	360	\$ 200	15,000	\$ 225.00	56,049	10,048	66,097	\$ 109.06	\$ 534.06
57	188500 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO 1	361	\$ 200	7,500	\$ 112.50	38,092	51,653	89,745	\$ 148.08	\$ 460.58
58	188550 49-3 LLC	GFO 2	361	\$ 200	7,500	\$ 112.50	38,092	-	38,092	\$ 62.85	\$ 375.35
59	188600 HODGES J WADE	GFO 3 W1/2 Lot 4	361	\$ 200	7,500	\$ 112.50	52,104	148,365	200,469	\$ 330.77	\$ 643.27
60	188650 LERAY PROPERTIES LLC	GFO E 1/2 4	361	\$ 200	3,750	\$ 56.25	24,080	54,267	78,347	\$ 129.27	\$ 385.52
61	188700 ROBERTSON KIRBI KAE	GFO E11.87' Lot 5	361	\$ 200	1,750	\$ 26.25	16,794	33,598	50,392	\$ 83.15	\$ 309.40
62	188750 JOHNSON KARI LANE & GARRETT M	GFO W24.45' of Lot 5 W13.75' & E25.62'	361	\$ 200	3,650	\$ 54.75	23,519	114,327	137,846	\$ 227.45	\$ 482.20
63	188800 KAPPHAN BRIAN R & LINDA S	GFO of 5	361	\$ 200	2,000	\$ 30.00	17,914	25,599	43,513	\$ 71.80	\$ 301.80
64	188850 ANDERSEN LLOYD A & RUTH A	GFO W 1/2 OF 6	361	\$ 200	3,750	\$ 56.25	24,080	7,771	31,851	\$ 52.55	\$ 308.80
65	188900 BELANGIE PHILIP G ETAL	GFO E1/2 OF 6 & ALL 7	361	\$ 200	7,500	\$ 112.50	52,901	7,601	60,502	\$ 99.83	\$ 412.33
66	189050 MANTZEY MELVIN K TRUST	GFO 8-9 & E1/2 OF 10 W1/2 OF 10 & 11-	361	\$ 200	7,500	\$ 112.50	80,129	17,662	97,791	\$ 161.36	\$ 473.86
67	189075 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO 14	361	\$ 200	7,500	\$ 112.50	136,178	1,447,952	1,584,130	\$ 2,613.81	\$ 2,926.31
68	191200 CITY OF GREAT FALLS	GFO 8 - 12	365	\$ -	-	\$ -	0	0	-	\$ -	\$ -
69	191850 CITY OF GREAT FALLS	GFO 8 - 9	367	\$ -	-	\$ -	0	0	-	\$ -	\$ -
70	192000 CITY OF GREAT FALLS	GFO 12 - 14	367	\$ -	-	\$ -	0	0	-	\$ -	\$ -
71	193500 CITY OF GREAT FALLS	GFO 8 - 9	370	\$ -	-	\$ -	0	0	-	\$ -	\$ -
72	194000 CITY OF GREAT FALLS	GFO 8 - 10	371	\$ -	-	\$ -	0	0	-	\$ -	\$ -
73	194250 ELKS LODGE #214 GREAT FALLS	GFO 1-5	372	\$ 200	7,500	\$ 112.50	150,190	1,399,890	1,550,080	\$ 2,557.63	\$ 2,870.13
74	194400 SEITZ FREDERICK C	GFO 6	372	\$ 200	7,500	\$ 112.50	38,092	71,388	109,480	\$ 180.64	\$ 493.14
75	194450 DIAMOND G BUILDING LLP	GFO 7	372	\$ 200	7,500	\$ 112.50	38,092	276,744	314,836	\$ 519.48	\$ 831.98
76	194900 HUDSON ROBERT	GFO N99' of 1-2	373	\$ 200	5,000	\$ 75.00	47,060	44,745	91,805	\$ 151.48	\$ 426.48
77	194950 ANDERSON STANLEY C TRUST	GFO S51' of 1-2	373	\$ 200	2,500	\$ 37.50	29,124	135,656	164,780	\$ 271.89	\$ 509.39
78	195000 GOODMAN RICK & LORI	GFO 3	373	\$ 200	7,500	\$ 112.50	38,092	46,452	84,544	\$ 139.50	\$ 452.00
79	195050 FULLER LINDA JEAN	GFO 4-5	373	\$ 200	7,500	\$ 112.50	66,117	163,888	230,005	\$ 379.51	\$ 692.01
80	195150 OPPORTUNITIES INC	GFO 6	373	\$ 200	7,500	\$ 112.50	24,080	54,852	78,932	\$ 130.24	\$ 442.74
81	195200 SCHOOLHOUSE PRESCHOOL & DAYCARE LLC	GFO 7	373	\$ 200	7,500	\$ 112.50	38,092	90,196	128,288	\$ 211.68	\$ 524.18
82	195625 GAIL & JACK MACEK	GFO 1	374	\$ 200	11,000	\$ 165.00	52,104	313,392	365,496	\$ 603.07	\$ 968.07
83	195700 A & J WHOLESALE	GFO 3	374	\$ 200	11,000	\$ 165.00	52,104	102,725	154,829	\$ 255.47	\$ 620.47
84	195750 NELSON LUELLA B	GFO 4	374	\$ 200	7,500	\$ 112.50	38,092	8,266	46,358	\$ 76.49	\$ 388.99
85	195850 1ST AVENUE AUTO BODY INC	GFO 5	374	\$ 200	7,500	\$ 112.50	16,779	-	16,779	\$ 27.69	\$ 340.19
86	195950 CHRISTENSEN RICHARD J	GFO 6	374	\$ 200	3,750	\$ 56.25	11,329	29,428	40,757	\$ 67.25	\$ 323.50
87	196000 YOUNG C MICHAEL	GFO 7	374	\$ 200	7,500	\$ 112.50	38,092	133,339	171,431	\$ 282.86	\$ 595.36
88	196500 GFGE FEDERAL CREDIT UNION	GFO 1 - 5	375	\$ 200	7,500	\$ 112.50	150,190	533,486	683,676	\$ 1,128.07	\$ 1,440.57
89	196550 BLOCK 360 LIMITED PARTNERSHIP	GFO 6 - 7	375	\$ 200	7,500	\$ 112.50	56,049	25,905	81,954	\$ 135.22	\$ 447.72
90	222950 LIVING SKIES HOLDINGS INC.	GFO 1	414	\$ 200	7,500	\$ 112.50	38,092	299,850	337,942	\$ 557.60	\$ 870.10
91	223000 GREAT FALLS RESCUE MISSION	GFO 2A	414	\$ 200	30,000	\$ 450.00	122,973	0	122,973	\$ 202.91	\$ 852.91

Proposed Expansion of Great Falls Business Improvement District

Resolution #10098 - Exhibit "D"

APPROXIMATE ASSESSMENTS FY 2015 - (Base upon Tax Year 2014 Values)

February 23, 2015

PARCEL NO.	PROPERTY OWNER	SUB DIV LOT	BLOCK	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	2014		VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
							MARKET VAL. LAND	MARKET VAL. IMPS.			
92	223100 VEOGELES INC.	GFO 7	414	\$ 200	15,000	\$ 225.00	66,117	110,587	176,704	\$ 291.56	\$ 716.56
93	223750 GREAT FALLS RESCUE MISSION	GFO 7	415	\$ 200	7,500	\$ 112.50	38,092	370,575	408,667	\$ 674.30	\$ 986.80
94	616200 THE LOFTS AT 503 CONDO	CONDO COMMON		\$ -	-	\$ -	0	0	-	\$ -	\$ -
95	617101 501 PLAZA CONDO	CONDO COMMON		\$ -	-	\$ -	0	0	-	\$ -	\$ -
96	620640 CASCADE PROPERTIES CONDO	CONDO COMMON		\$ -	-	\$ -	0	0	-	\$ -	\$ -
97	628620 HISTORIC BOARDING HOUSE CONDO	CONDO COMMON		\$ -	-	\$ -	0	0	-	\$ -	\$ -
98	647399 EXPRESS BUILDING CONDO	CONDO COMMON		\$ -	-	\$ -	0	0	-	\$ -	\$ -
99	650000 HERITAGE BANK CONDO	CONDO COMMON		\$ -	-	\$ -	0	0	-	\$ -	\$ -
100	651000 JOHNSON HOTEL CONDO	CONDO COMMON		\$ -	-	\$ -	0	0	-	\$ -	\$ -
101	651500 KATHRYN BULDING CONDO	CONDO COMMON		\$ -	-	\$ -	0	0	-	\$ -	\$ -
102	680299 TRIBUNE PLAZA CONDO	CONDO COMMON		\$ -	-	\$ -	0	0	-	\$ -	\$ -
103	680300 CASCADE COUNTY	TPC UNIT 1A		\$ 200	3,882	\$ 58.23	15,808	174,644	190,452	\$ 314.25	\$ 572.48
104	680310 CASCADE COUNTY	TPC STE 1B-1		\$ 200	4,062	\$ 60.93	16,542	182,743	199,285	\$ 328.82	\$ 589.75
105	680320 BANIK, CARL & RONDA	TPC STE 1B-2		\$ 200	4,287	\$ 64.31	17,458	192,865	210,323	\$ 347.03	\$ 611.34
106	680330 CASCADE COUNTY	TPC STE 1C		\$ 200	1,575	\$ 23.63	6,413	70,856	77,269	\$ 127.49	\$ 351.12
107	680340 FERRO, CAROL ANN	TPC STE 1D		\$ 200	963	\$ 14.45	3,922	43,324	47,246	\$ 77.96	\$ 292.40
108	680350 CASCADE COUNTY	TPC STE 1E		\$ 200	1,035	\$ 15.53	4,215	46,563	50,778	\$ 83.78	\$ 299.31
109	680400 CASCADE COUNTY	TPC STE 2A		\$ 200	3,549	\$ 53.24	14,452	159,664	174,116	\$ 287.29	\$ 540.53
110	680500 LINDEN, FRANZ E.	TPC STE 2D		\$ 200	1,309	\$ 19.64	5,333	58,912	64,245	\$ 106.00	\$ 325.64
111	680600 CASCADE COUNTY	TPC STE 2E		\$ 200	1,481	\$ 22.22	6,019	66,632	72,651	\$ 119.87	\$ 342.09
112	680700 CASCADE COUNTY	TPC STE 2G		\$ 200	2,192	\$ 32.88	8,927	98,619	107,546	\$ 177.45	\$ 410.33
113	680800 LARSEN, DIRK ETAL	TPC STE 2J		\$ 200	1,909	\$ 28.64	7,142	78,900	86,042	\$ 141.97	\$ 370.60
114	680850 LARSEN, DIRK ETAL	TPC STE 2K		\$ 200	981	\$ 14.72	4,153	45,888	50,041	\$ 82.57	\$ 297.28
115	680900 CASCADE COUNTY	TPC STE 2H		\$ 200	1,519	\$ 22.79	6,187	68,360	74,547	\$ 123.00	\$ 345.79
116	680950 DIMKE, TOM	TPC STE B3		\$ 200	390	\$ 5.85	1,588	17,546	19,134	\$ 31.57	\$ 237.42
117	681000 CASCADE COUNTY	TPC STE 2I		\$ 200	1,020	\$ 15.30	3,995	44,133	48,128	\$ 79.41	\$ 294.71
118	1886100 CITY OF GREAT FALLS	GFO WHITTIER/MARGARET PARK		\$ -	-	\$ -	0	0	-	\$ -	\$ -
119	1887600 CITY OF GREAT FALLS	GFO PARKING LOT 7		\$ -	-	\$ -	0	0	-	\$ -	\$ -
120	1888304 CITY OF GREAT FALLS	GFO MARK 22J		\$ -	-	\$ -	0	0	-	\$ -	\$ -
121	1888700 BURLINGTON NORTHERN SANTA FE	GFO CENTRALLY ASSESSED		\$ -	-	\$ -	0	0	-	\$ -	\$ -
TOTALS				\$ 19,000	921,804	\$ 13,827.06			\$ 22,118,803	\$ 36,496.02	\$ 69,323.08

EXHIBIT “E”

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that on the 17th day of March, 2015, the City Commission of the City of Great Falls, Montana, adopted a Resolution to Expand the Boundaries of the Great Falls Business Improvement District No. 10098 entitled:

A RESOLUTION DECLARING IT TO BE THE INTENTION OF THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, TO EXPAND THE BOUNDARIES OF THE GREAT FALLS BUSINESS IMPROVEMENT DISTRICT WITHIN THE CITY OF GREAT FALLS, MONTANA; DESCRIBING THE BOUNDARIES THEREOF AND ESTABLISHING THE COST TO BE ASSESSED AGAINST THE BENEFITED PROPERTIES

Resolution to Expand the Boundaries of the Great Falls Business Improvement District No. 10098 is on file in the office of the City Clerk, Lisa Kunz, (406) 455-8541, Civic Center Room 204, 2 Park Drive South, Great Falls, Montana, to which reference is hereby made for a full description of the boundaries of said district.

That the City Commission of the City of Great Falls, Montana, will be in session on the 21st day of April, 2015, at 7:00 o'clock p.m., in the Commission Chambers in the Civic Center, at which time and place the City Commission will hear objections to the intent to expand said Great Falls Business Improvement District. Any person or persons, who are owners of any lot or parcel of land within said expansion, who shall, within 15 days after the first publication of this notice have delivered to the City Clerk of the City of Great Falls, a protest in writing against the proposed expansion of said Great Falls Business Improvement District, shall have the right to appear at said meeting in person or by counsel, and show cause, if any there be, why such expansion should not be approved.

Publication Dates: March 27, 2015 and April 3, 2015

RESOLUTION 10098 - EXHIBIT "F"

March 25, 2015

Property Owner
123 Anywhere Street
Great Falls, MT 59404

Parcel No.: XXXXXX

**INTENT TO EXPAND
GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
RESOLUTION NO. 10098**

Dear Property Owner:

The Great Falls Business Improvement District is considering expanding its boundaries. After the return of ballots/petitions, 63% of the property owners within the proposed area to be expanded are in favor of the expansion. The proposed expansion will result in the District expanding its boundary out to 9th Street and will include some properties along 2nd Avenue North and 1st Avenue South.

If the City Commission adopts the proposed resolution, it would result in an **estimated** annual Business Improvement District assessment of \$104.02, for your property. The total cost for being in the District will appear on your property tax bill beginning with the 2015/2016 assessment year.

Montana State Law requires sending individual notices of the intent to expand to each affected property owner in addition to the publication of the legal notice relating to the expansion and assessment of the district. The enclosed notice is scheduled to be published in the *Great Falls Tribune* on Friday, March 27, 2015 and again on Friday, April 3, 2015.

At any time within 15 days after the date of the first publication of the notice of the resolution of intent, any owner of property liable to be assessed for said work may make written protest against the expansion of the district. Such notice must be in writing, must list the property address and parcel number if known, must include signatures of all owners of the property, must indicate the resolution number being protested and may be mailed to City Clerk, PO Box 5021, Great Falls, MT 59403 or hand-delivered to the City Clerk, Civic Center Room 204, 2 Park Drive South, Great Falls, MT, who shall endorse thereon the date of its receipt.

Each protest shall be weighted in proportion to the amount of the assessment to be placed upon the lot or parcel of property. If the City Commission finds that such protests constitute a majority of the total assessments, the resolution will be denied. The City Commission shall proceed to hear and pass upon all protests so made, and its decision shall be final and conclusive.

Re: Intent to Expand Resolution No.10098
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You are invited to attend the public hearing for the expansion of the Great Falls Business Improvement District on April 21, 2015 at 7:00 o'clock p.m. in the Commission Chambers, Civic Center, 2 Park Drive South, Great Falls, MT.

If you have any questions regarding the creation of this district, please call me at 455-8477 or by email: jburg@greatfallsmt.net.

Sincerely,

Judy Burg, Account Technician
Taxes & Assessments

Enc: Legal Notice