



**CITY OF GREAT FALLS  
COMMISSION AGENDA REPORT**

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**Item:** Resolution 10147 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 10147

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**Suggested Motion:**

1. Commissioner moves:

“I move that the City Commission (adopt/deny) Resolution 10147.”

2. Mayor requests a second to the motion, Commission discussion, public comment and calls for the vote.

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**Staff Recommendation:** Staff recommends the City Commission adopt Resolution 10147 to levy and assess properties within the Business Improvement District (BID).

**Background:** The BID 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 improve and revitalize the downtown area by utilizing and directing the assessment dollars collected through the BID tax assessment. The current BID has not changed in the areas of the district boundaries or tax assessment formula since its origination date.

For Fiscal Year 2016/2017 a new assessment formula was presented to the City Commissioners for properties located within the BID boundaries designated as Residential Condominiums (Land Use Code 125). The property owners are asking for a more equitable rate for residential properties rather than the one currently being used to assess Commercial properties. The BID Board has reviewed the request and has determined a new flat rate of \$50 be used for those properties designated as Residential Condominiums within the boundaries of the BID. This new assessment formula began on July 1, 2016.

On August 16, 2016, 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 2016/2017. Following the public hearing held on August 16, 2016, the City Commission moved to adopt the 2016/2017 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
- a flat fee of \$50.00 for each lot or parcel with a designated Land Use Code of 125 which is a Residential Condominium
- 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 actual assessment for 2016/2017 based on the above assessment formula will generate approximately \$243,134 in assessments. The BID assessment formula generated revenue of \$24,994 less than what was asked for in the BID Budget for 2016/2017, the BID Board has been made aware of the shortfall. Due to the decrease in the assessment revenue, the BID will allocate the revenue as received to their expenses appropriately. The 2016/2017 estimated assessment per lot or parcel is indicated on the assessment projection summary as Exhibit "A" incorporated and made a part of Resolution 10147.

**Alternatives:** The City Commission could choose to deny the adoption of Resolution 10147 to assess the property owners within the BID. However, on August 16, 2016, the City Commission approved the BID budget which identifies the BID assessment as 73% of the operating revenues. Denial of Resolution 10147 will prevent the BID from carrying out the City Commission previously approved budget.

**Attachments/Exhibits:** Resolution 10147  
Resolution 10147 Exhibit "A"  
Map of BID Boundaries

## RESOLUTION 10147

### **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, that:**

#### Section 1 – Adoption of Work Plan and Budget

On August 16, 2016, 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 – Assessment Method

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,
- a flat fee of \$50.00 for each lot or parcel with a designated Land Use Code of 125 which is a Residential Condominium

- 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 2016/2017 is based on the above assessment formula and will generate TWO HUNDRED FORTY-THREE THOUSAND ONE HUNDRED THIRTY-FOUR DOLLARS (\$243,134) in assessment revenue. 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".

Section 3 – Assessment Due Date

Assessments are payable in two payments and will become delinquent at 5:00 o'clock p.m. on November 30, 2016 and May 31, 2017.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this 20<sup>th</sup> day of September, 2016.

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Bob Kelly, Mayor

ATTEST:

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Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

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Sara R. Sexe, City Attorney

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FY 2017  
RESOLUTION #10147 - EXHIBIT "A"

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	LOT	BLOCK	FLAT FEE	TOTAL SQ.FT.	SQ.FT.		VALUATION TOTAL	VALUATION COST		TOTAL B.I.D. ANNUAL ASSESSMENT
								COST 0.015	MARKET VAL. LAND		MARKET VAL. IMPS.	0.00165	
1	156750 CHS INC	GFO		7,8,9	306	\$ 200	15,000	\$ 225.00	112,500	497,300	609,800	\$ 1,006.17	\$ 1,431.17
2	156950 SEVENS PRIME LLC	GFO		10-14	306	\$ 200	37,500	\$ 562.50	172,500	485,600	658,100	\$ 1,085.87	\$ 1,848.37
3	157400 HEARING AID INSTITUTE INC	GFO		8	307	\$ 200	7,500	\$ 112.50	52,500	135,700	188,200	\$ 310.53	\$ 623.03
4	157450 517 LLC	GFO		9,10	307	\$ 200	15,000	\$ 225.00	82,500	567,780	650,280	\$ 1,072.96	\$ 1,497.96
5	157500 RYSTED PETE	GFO		11	307	\$ 200	11,250	\$ 168.75	67,500	180,100	247,600	\$ 408.54	\$ 777.29
7	157600 KUNZ JASON R	GFO		W1/2 12	307	\$ 200	3,750	\$ 56.25	37,500	150,880	188,380	\$ 310.83	\$ 567.08
8	157650 BRANDENBERGER NED R & JENNIFER	GFO		E1/2 13	307	\$ 200	3,750	\$ 56.25	37,500	42,900	80,400	\$ 132.66	\$ 388.91
9	157750 EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		5-10	308	\$ 200	22,500	\$ 337.50	202,500	2,781,910	2,984,410	\$ 4,924.28	\$ 5,461.78
10	157810 EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		11	308	\$ 200	7,500	\$ 112.50	52,500	179,500	232,000	\$ 382.80	\$ 695.30
11	158100 THE PENNANT BUILDING LLC	GFO		8	309	\$ 200	7,500	\$ 112.64	52,500	171,400	223,900	\$ 369.44	\$ 682.07
12	158150 HANSON MICHAEL	GFO		9	309	\$ 200	7,507	\$ 112.61	52,500	273,490	325,990	\$ 537.88	\$ 850.49
13	158250 DESCHENES GARY S ETAL	GFO		W28'12	309	\$ 200	4,200	\$ 63.00	39,300	408,170	447,470	\$ 738.33	\$ 1,001.33
14	158300 CULVER FRANKLIN D ETAL	GFO		13,14	309	\$ 200	15,037	\$ 225.56	82,500	15,630	98,130	\$ 161.91	\$ 587.47
15	158950 TIGER SPRING PROPERTIES	GFO		8-9	311	\$ 200	15,000	\$ 225.00	82,500	1,314,800	1,397,300	\$ 2,305.55	\$ 2,730.55
16	159150 CAMBRIDGE INVESTORS ONE LP	GFO		11-14	311	\$ 200	37,546	\$ 563.19	172,500	1,427,500	1,600,000	\$ 2,640.00	\$ 3,403.19
17	159225 BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		1,2,3	312	\$ 200	22,500	\$ 337.50	112,500	1,045,070	1,157,570	\$ 1,909.99	\$ 2,447.49
18	159450 REDEAU NICK & VERONICA	GFO		8	312	\$ 200	7,500	\$ 112.50	52,500	153,500	206,000	\$ 339.90	\$ 652.40
19	159500 RAMSEY ANN C	GFO		9,E1/2 10	312	\$ 200	11,250	\$ 168.75	67,500	192,800	260,300	\$ 429.50	\$ 798.25
20	159550 BENSLEY DOUGLAS L & MARJORIE M	GFO		W1/2 10	312	\$ 200	3,750	\$ 56.25	37,500	5,600	43,100	\$ 71.12	\$ 327.37
21	159600 BENSLEY MARJORIE M & DOUGLAS L	GFO		E1/2 11	312	\$ 200	3,750	\$ 56.25	37,500	28,000	65,500	\$ 108.08	\$ 364.33
22	159650 BENSLEY DOUGLAS & MARJORIE	GFO		W1/2 11	312	\$ 200	3,750	\$ 56.25	37,500	85,700	123,200	\$ 203.28	\$ 459.53
23	159700 MONTANA ACTORS THEATRE INC	GFO		E1/2 12	312	\$ 200	3,750	\$ 56.25	37,500	316,800	354,300	\$ 584.60	\$ 840.85
24	159725 BUCHANAN BYRNE BUILDING PARTNERSHIP	GFO		W1/2 12 all 13	312	\$ 200	11,295	\$ 169.43	67,500	10,510	78,010	\$ 128.72	\$ 498.14
25	159735 BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		14	312	\$ 200	7,500	\$ 112.50	52,500	190,900	243,400	\$ 401.61	\$ 714.11
26	159800 RELIGIOUS CONGRATATION OF BERLINER CONG	GFO		1-7	313	\$ 200	52,490	\$ 787.35	232,500	1,467,500	1,700,000	\$ 2,805.00	\$ 3,792.35
27	159850 DAVIDSON INVESTMENT PARTNERSHIP LLP	GFO		8-14	313	\$ 200	67,500	\$ 1,012.50	315,000	7,798,020	8,113,020	\$ 13,386.48	\$ 14,598.98
28	160200 NORTHWESTERN NATIONAL BANK OF GREAT FALL	GFO		1,2	314	\$ 200	15,000	\$ 225.00	82,500	2,241,300	2,323,800	\$ 3,834.27	\$ 4,259.27
29	160250 NORTHWESTERN NAT'L BANK OF GREAT FALLS	GFO		3	314	\$ 200	7,500	\$ 112.50	52,500	8,700	61,200	\$ 100.98	\$ 413.48
30	160300 EKLUNDS APPLIANCE & TV	GFO		4-5	314	\$ 200	15,000	\$ 225.00	82,500	590,100	672,600	\$ 1,109.79	\$ 1,534.79
31	160450 DIEGEL THOMAS A ETAL	GFO		7	314	\$ 200	15,000	\$ 225.00	82,500	381,900	464,400	\$ 766.26	\$ 1,191.26
32	160500 321 ASSOCIATES LLC	GFO		8,9	314	\$ 200	15,000	\$ 225.00	82,500	2,833,200	2,915,700	\$ 4,810.91	\$ 5,235.91
33	160550 LERAY PROPERTIES LLC	GFO		10	314	\$ 200	7,500	\$ 112.50	52,500	351,280	403,780	\$ 666.24	\$ 978.74
34	160600 MARSH DOUG & DAWN	GFO		11	314	\$ 200	7,500	\$ 112.50	52,500	321,120	373,620	\$ 616.47	\$ 928.97
35	160650 BECKMANS BUILDING LLC	GFO		12	314	\$ 200	7,500	\$ 112.50	52,500	290,550	343,050	\$ 566.03	\$ 878.53
36	160900 STOCKMAN BANK OF MONTANA	GFO		6,7	315	\$ 200	15,000	\$ 225.00	82,500	242,490	324,990	\$ 536.23	\$ 961.23
37	160950 RUSSELL PLACE LLC	GFO		8,9	315	\$ 200	15,000	\$ 225.00	82,500	605,700	688,200	\$ 1,135.53	\$ 1,560.53
38	161050 HACKETT GARRY L & CHERYL D ETAL	GFO		11	315	\$ 200	7,500	\$ 112.50	52,500	714,000	766,500	\$ 1,264.73	\$ 1,577.23
39	161100 KAUFMAN MARY ANN & IRA M JR	GFO		12	315	\$ 200	7,500	\$ 112.50	52,500	407,700	460,200	\$ 759.33	\$ 1,071.83
40	161150 LEE ALAN B	GFO		13A	A315	\$ 200	3,750	\$ 56.25	37,500	107,600	145,100	\$ 239.42	\$ 495.67
41	161200 ENGE RICHARD C	GFO		13B	B315	\$ 200	3,750	\$ 56.25	37,500	74,600	112,100	\$ 184.97	\$ 441.22
42	161250 BIG BROTHERS HOLDING COMPANY LLC	GFO		14	315	\$ 200	7,500	\$ 112.50	52,500	300,300	352,800	\$ 582.12	\$ 894.62
43	161300 STOCKMAN BANK OF MONTANA	GFO		1,2	316	\$ 200	15,000	\$ 225.00	82,500	1,718,140	1,800,640	\$ 2,971.06	\$ 3,396.06
44	161450 MASON MARILYN ETAL	GFO		W1/2 3	316	\$ 200	3,750	\$ 56.25	37,500	111,800	149,300	\$ 246.35	\$ 502.60
45	161600 LITTLE WILLIAM L & SHONNA L	GFO		E1/2 3-5 W1/2 6	316	\$ 200	22,500	\$ 337.50	112,500	540,500	653,000	\$ 1,077.45	\$ 1,614.95
46	161650 SILVER STATE PARTNERS LLC	GFO		E1/2 6,7	316	\$ 200	11,250	\$ 168.75	67,500	499,900	567,400	\$ 936.21	\$ 1,304.96
47	161700 MONTANA TIMES SQUARE LLC	GFO		8-10	316	\$ 200	22,500	\$ 337.50	112,500	722,200	834,700	\$ 1,377.26	\$ 1,914.76
48	161750 EVERSON VICKI S	GFO		11	316	\$ 200	7,500	\$ 112.50	52,500	303,970	356,470	\$ 588.18	\$ 900.68
49	161800 HACKETT GARRY L	GFO		12 & 13	316	\$ 200	15,000	\$ 225.00	82,500	170,800	253,300	\$ 417.95	\$ 842.95
50	162050 JOSCO PROPERTIES INC	GFO		8,9	317	\$ 200	15,000	\$ 225.00	82,500	1,597,700	1,680,200	\$ 2,772.33	\$ 3,197.33
51	162100 LEMIRE LESLIE	GFO		10	317	\$ 200	7,500	\$ 112.50	52,500	122,500	175,000	\$ 288.75	\$ 601.25
52	162150 LARSON EDWARD L	GFO		E30' 11	317	\$ 200	4,500	\$ 67.50	40,500	66,400	106,900	\$ 176.39	\$ 443.89
53	162200 LARSON EDWARD L	GFO		W20' 11	317	\$ 200	3,000	\$ 45.00	34,500	50,300	84,800	\$ 139.92	\$ 384.92

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FY 2017  
RESOLUTION #10147 - EXHIBIT "A"

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	LOT	BLOCK	FLAT FEE	TOTAL SQ.FT.	SQ.FT.		VALUATION TOTAL	VALUATION COST		TOTAL B.I.D. ANNUAL ASSESSMENT
								COST 0.015	MARKET VAL. LAND		MARKET VAL. IMPS.	0.00165	
54	162250 HACKETT GARRY L & CHERYL D ETAL	GFO		12	317	\$ 200	7,500	\$ 112.50	52,500	707,100	759,600	\$ 1,253.34	\$ 1,565.84
55	162300 ROCKY MTN BLDG DEVELOPMENT VENTURE LLC	GFO		13,14	317	\$ 200	15,000	\$ 225.00	82,500	92,610	175,110	\$ 288.93	\$ 713.93
56	189100 STROMBERG ROBERT C & MARY D	GFO		1,2 & 11-14	362	\$ 200	45,000	\$ 675.00	202,500	1,831,100	2,033,600	\$ 3,355.44	\$ 4,230.44
57	189150 MURPHY REAL ESTATE LLC	GFO		3	362	\$ 200	7,500	\$ 112.50	52,500	605,700	658,200	\$ 1,086.03	\$ 1,398.53
58	189200 KISER PROPERTIES LLC	GFO		4	362	\$ 200	7,500	\$ 112.50	52,500	104,500	157,000	\$ 259.05	\$ 571.55
59	189250 SPENCER TIMOTHY W	GFO		E1/2 5	362	\$ 200	3,750	\$ 56.25	37,500	127,630	165,130	\$ 272.46	\$ 528.71
60	189300 NORDRUM ORVILLE M & JOSEPHINE A	GFO		W1/2 5	362	\$ 200	3,750	\$ 56.25	37,500	65,830	103,330	\$ 170.49	\$ 426.74
61	189350 HARRIS DORIS J	GFO		E1/2 6	362	\$ 200	3,750	\$ 56.25	37,500	124,300	161,800	\$ 266.97	\$ 523.22
62	189400 HAUGEN LESLIE N & V ARLENE	GFO		W1/2 6	362	\$ 200	3,750	\$ 56.25	37,500	105,030	142,530	\$ 235.17	\$ 491.42
63	189450 SPENCER TIMOTHY	GFO		7	362	\$ 200	7,500	\$ 112.50	52,500	224,290	276,790	\$ 456.70	\$ 769.20
64	189500 GOLDEN TRIANGLE COMM MENTAL HEALTH CNTR	GFO		8,9	362	\$ 200	15,000	\$ 225.00	82,500	627,700	710,200	\$ 1,171.83	\$ 1,596.83
65	189550 GOLDEN TRIANGLE COMM MENTAL HEALTH CNTR	GFO		10	362	\$ 200	7,500	\$ 112.50	52,500	480,300	532,800	\$ 879.12	\$ 1,191.62
66	189700 FLY AWAY LLC	GFO		1,2	363	\$ 200	15,000	\$ 225.00	82,500	240,400	322,900	\$ 532.79	\$ 957.79
67	189750 SCHUBARTH SANDRA	GFO		3	363	\$ 200	7,500	\$ 112.50	52,500	275,490	327,990	\$ 541.18	\$ 853.68
68	189800 NOISHT PROPERTIES LLC	GFO		4	363	\$ 200	7,500	\$ 112.50	52,500	192,640	245,140	\$ 404.48	\$ 716.98
69	189850 HEISHMAN CARL D ETAL	GFO		5	363	\$ 200	7,500	\$ 112.50	52,500	334,700	387,200	\$ 638.88	\$ 951.38
70	189900 ELMORE ROBERTS LLC	GFO		6,7	363	\$ 200	15,000	\$ 225.00	82,500	2,004,460	2,086,960	\$ 3,443.48	\$ 3,868.48
71	190000 BOLAND MARGUERITE D	GFO		PT8	363	\$ 200	566	\$ 8.49	24,300	18,880	43,180	\$ 71.25	\$ 279.74
72	190050 KEILMAN & TRUNKLE ENTERPRISES LLC	GFO		PT8	363	\$ 200	5,535	\$ 83.03	44,700	211,300	256,000	\$ 422.40	\$ 705.43
73	190150 ELMORE ROBERTS LLC	GFO		9	363	\$ 200	7,500	\$ 112.50	52,500	8,810	61,310	\$ 101.16	\$ 413.66
74	190200 ELMORE ROBERTS LLC	GFO		10	363	\$ 200	7,500	\$ 112.50	52,500	8,810	61,310	\$ 101.16	\$ 413.66
75	190250 CENTER FOR MENTAL HEALTH	GFO		11	363	\$ 200	7,500	\$ 112.50	52,500	513,840	566,340	\$ 934.46	\$ 1,246.96
76	190350 410 CENTRAL AVENUE LLC	GFO		1-3,9-14	364	\$ 200	67,500	\$ 1,012.50	304,500	899,400	1,203,900	\$ 1,986.44	\$ 3,198.94
77	190450 MONTANA LANDWORKS LLC	GFO		4	364	\$ 200	7,500	\$ 112.50	52,500	260,460	312,960	\$ 516.38	\$ 828.88
78	190500 GREAT FALLS CENTRAL LLC	GFO		W1/2 5	364	\$ 200	3,750	\$ 56.25	37,500	241,900	279,400	\$ 461.01	\$ 717.26
79	190550 LOVAAS KRISTEN L	GFO		E1/2 5,6	364	\$ 200	11,250	\$ 168.75	67,500	531,690	599,190	\$ 988.66	\$ 1,357.41
80	190600 M & L RENTALS LLC	GFO		7	364	\$ 200	7,500	\$ 112.50	52,500	596,698	649,198	\$ 1,071.18	\$ 1,383.68
81	190650 SEMANSKY JOHN S & LISA SWAN	GFO		N1/2 8	364	\$ 200	3,750	\$ 56.25	37,500	129,920	167,420	\$ 276.24	\$ 532.49
82	190700 WONG MING & SU	GFO		S1/2 8	364	\$ 200	3,750	\$ 56.25	37,500	204,100	241,600	\$ 398.64	\$ 654.89
83	190800 FIRST BUILDING CORPORATION	GFO		1-3	365	\$ 200	22,500	\$ 337.50	112,500	-	112,500	\$ 185.63	\$ 723.13
84	190950 ATLANTIC FINANCIAL GROUP LTD	GFO		IMPS 1-3	365	\$ 200	-	\$ -	-	6,519,880	6,519,880	\$ 10,757.80	\$ 10,957.80
85	191050 ALLEY STEPHEN J	GFO		4,5	365	\$ 200	15,000	\$ 225.00	82,500	666,400	748,900	\$ 1,235.69	\$ 1,660.69
86	191100 WHITE BELLY PROPERTIES LLC	GFO		6	365	\$ 200	7,492	\$ 112.38	52,500	428,100	480,600	\$ 792.99	\$ 1,105.37
87	191150 JOVICK LEPARD LLC	GFO		7	365	\$ 200	7,500	\$ 112.50	52,500	685,000	737,500	\$ 1,216.88	\$ 1,529.38
88	191300 FIRST NATIONAL BANK	GFO		13-14	365	\$ 200	15,000	\$ 225.00	82,500	24,120	106,620	\$ 175.92	\$ 600.92
89	191400 RICHARDS PHILLIP	GFO		1,2	366	\$ 200	15,000	\$ 225.00	82,500	395,100	477,600	\$ 788.04	\$ 1,213.04
90	191450 TOVSON LLC	GFO		3	366	\$ 200	7,500	\$ 112.50	52,500	190,300	242,800	\$ 400.62	\$ 713.12
91	191500 JJS WORLD ENTERPRISES LLC	GFO		4-7	366	\$ 200	30,000	\$ 450.00	142,500	1,057,500	1,200,000	\$ 1,980.00	\$ 2,630.00
92	191550 FIRST NATIONAL BANK	GFO		8-14	366	\$ 200	52,500	\$ 787.50	232,500	803,590	1,036,090	\$ 1,709.55	\$ 2,697.05
93	191600 MONTANA INSTITUTE OF FAMILY LIVING	GFO		1-3	367	\$ 200	22,500	\$ 337.50	112,500	3,729,213	3,841,713	\$ 6,338.83	\$ 6,876.33
94	191700 MURPHY REAL ESTATE LLC	GFO		4,5 W1/2 6	367	\$ 200	18,750	\$ 281.25	97,500	555,000	652,500	\$ 1,076.63	\$ 1,557.88
95	191750 MURPHY TIMOTHY M & DEBORAH S	GFO		E1/2 6,7	367	\$ 200	11,250	\$ 168.75	67,500	64,400	131,900	\$ 217.64	\$ 586.39
96	191950 MONTANA INSTITUTE OF FAMILY LIVING	GFO		10,11	367	\$ 200	15,000	\$ 225.00	82,500	4,570	87,070	\$ 143.67	\$ 568.67
97	192100 BLANKENSHIP BOBBI	GFO		1,2	368 AA	\$ 200	15,333	\$ 230.00	92,764	1,421,536	1,514,300	\$ 2,498.60	\$ 2,928.59
98	192150 GLACIER STATE ELECTRIC SUPPLY COMPANY	GFO		3 W1/2 4	368	\$ 200	11,250	\$ 168.75	67,500	504,800	572,300	\$ 944.30	\$ 1,313.05
99	192200 ARVON BLOCK DEVELOPMENT VENTURE LLC	GFO		E1/2 4,5	368	\$ 200	11,237	\$ 168.56	67,500	3,843,400	3,910,900	\$ 6,452.99	\$ 6,821.54
100	192300 MURPHY REAL ESTATE LLC	GFO		6,7	368	\$ 200	15,000	\$ 225.00	82,500	2,535,800	2,618,300	\$ 4,320.20	\$ 4,745.20
101	192350 WEIGAND JOHN W & PEGGY LOU ETAL	GFO		8 & 9	368	\$ 200	15,000	\$ 225.00	82,500	767,000	849,500	\$ 1,401.68	\$ 1,826.68
102	192450 JENNINGS LAND LIMITED PARTNERSHIP	GFO		10	368	\$ 200	7,500	\$ 112.50	52,500	99,270	151,770	\$ 250.42	\$ 562.92
103	192500 BAROCH SUSAN M ETAL	GFO		11,12	368	\$ 200	20,016	\$ 300.24	99,564	286,870	386,434	\$ 637.62	\$ 1,137.86
104	192700 MURPHY REAL ESTATE LLC	GFO		4 & PT 5-7	369	\$ 200	46,241	\$ 693.62	177,300	34,560	211,860	\$ 349.57	\$ 1,243.18
105	192850 MURPHY REAL ESTATE LLC	GFO		S41.6'S-7	369	\$ 200	6,229	\$ 93.44	47,400	291,840	339,240	\$ 559.75	\$ 853.18
106	192950 LAWYERS GUNS & MONEY LLC	GFO		N90' 8-9	369	\$ 200	9,017	\$ 135.26	58,500	1,108,200	1,166,700	\$ 1,925.06	\$ 2,260.31

GREAT FALLS BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FY 2017  
RESOLUTION #10147 - EXHIBIT "A"

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	LOT	BLOCK	FLAT FEE	TOTAL SQ.FT.	SQ.FT.		MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION	TOTAL B.I.D.
								COST 0.015	COST				0.00165	ANNUAL ASSESSMENT
107	193050 CTA BUILDING LLP	GFO		S60' 8-9,E44'10	369	\$ 200	12,606	\$ 189.09		72,900	2,451,500	2,524,400	\$ 4,165.26	\$ 4,554.35
108	193100 CTA BUILDING LLP ETAL	GFO		W6'10E6' OF 11	369	\$ 200	1,800	\$ 27.00		29,700	-	29,700	\$ 49.01	\$ 276.01
109	193150 KELMAN ZOLLIE ETAL	GFO		W6'10 & 11,12	369	\$ 200	14,100	\$ 211.50		78,900	236,380	315,280	\$ 520.21	\$ 931.71
110	193200 KELMAN ZOLLIE ETAL	GFO		13,14	369	\$ 200	15,000	\$ 225.00		82,500	734,320	816,820	\$ 1,347.75	\$ 1,772.75
111	193250 THIRD STREET BUILDING EST LLC	GFO		1	370	\$ 200	7,500	\$ 112.50		52,500	591,200	643,700	\$ 1,062.11	\$ 1,374.61
112	193300 ROTHSCILLER VERNON	GFO		2	370	\$ 200	7,500	\$ 112.50		52,500	718,800	771,300	\$ 1,272.65	\$ 1,585.15
113	193350 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		3	370	\$ 200	7,500	\$ 112.50		52,500	404,200	456,700	\$ 753.56	\$ 1,066.06
114	193450 GREAT FALLS TRANSIT DISTRICT	GFO		6,7	370	\$ 200	15,000	\$ 225.00		82,500	248,830	331,330	\$ 546.69	\$ 971.69
115	193550 GREAT FALLS RESCUE MISSION	GFO		10, 11	370	\$ 200	15,000	\$ 225.00		82,500	557,840	640,340	\$ 1,056.56	\$ 1,481.56
116	193650 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		12	370	\$ 200	7,500	\$ 112.50		52,500	236,600	289,100	\$ 477.02	\$ 789.52
117	193700 INTERMOUNTAIN MANAGEMENT & MARKETING INC	GFO		13,14	370	\$ 200	15,000	\$ 225.00		82,500	18,000	100,500	\$ 165.83	\$ 590.83
118	193900 NEIGHBORHOOD HOUSING SERVICES INC	GFO		5	371	\$ 200	7,500	\$ 112.50		52,500	15,740	68,240	\$ 112.60	\$ 425.10
119	193950 PLACID RENTAL LLC	GFO		6,7	371	\$ 200	15,000	\$ 225.00		82,500	140,780	223,280	\$ 368.41	\$ 793.41
120	194100 CITY OF GREAT FALLS ETAL	GFO		8-10	371	\$ 200	60,000	\$ 900.00		262,500	-	262,500	\$ 433.13	\$ 1,533.13
121	224650 PORTNEY ABBY KELMAN	GFO		1-3	417	\$ 200	19,483	\$ 292.25		103,644	402,056	505,700	\$ 834.41	\$ 1,326.65
122	616205 STAM TODD R ETAL	503			UNIT 101	\$ 200	574	\$ 8.61		3,442	170,448	173,890	\$ 286.92	\$ 495.53
123	616210 FRANK-PLUMLEE KAREN V & ROBERT P	503	125		UNIT 301	\$ 50	450	\$ 6.75		2,700	172,530	175,230	\$ 289.13	\$ 345.88
124	616215 HAGAN ROGER A	503	125		UNIT 401	\$ 50	308	\$ 4.62		1,850	116,150	118,000	\$ 194.70	\$ 249.32
125	616220 ROBERTS AARON P	503	125		UNIT 402	\$ 50	291	\$ 4.37		1,748	112,852	114,600	\$ 189.09	\$ 243.46
126	616225 WORKMAN THOMAS R	503	125		UNIT 403	\$ 50	500	\$ 7.50		2,997	147,303	150,300	\$ 248.00	\$ 305.50
127	616230 JOHNSTON JOHN T & ANGELA L	503	125		UNIT 404	\$ 50	476	\$ 7.14		2,855	175,230	178,085	\$ 293.84	\$ 350.98
128	616235 DUCKWORTH JOHN H & PATRICIA G	503	125		UNIT 405	\$ 50	469	\$ 7.04		2,815	173,207	176,022	\$ 290.44	\$ 347.47
129	616240 TAMCKE JANET A ETAL	503	125		UNIT 406	\$ 50	268	\$ 4.02		1,606	114,688	116,294	\$ 191.89	\$ 245.91
130	616245 WILSON WILLIAM F	503	125		UNIT 407	\$ 50	416	\$ 6.24		2,498	143,402	145,900	\$ 240.74	\$ 296.98
131	616250 STAM TODD R	503			UNIT 103	\$ 200	608	\$ 9.12		3,645	230,070	233,715	\$ 385.63	\$ 594.75
132	616255 STAM TODD R	503			UNIT 105	\$ 200	311	\$ 4.67		1,863	99,716	101,579	\$ 167.61	\$ 372.27
133	616260 STAM TODD R	503			UNIT 107	\$ 200	441	\$ 6.62		2,646	126,188	128,834	\$ 212.58	\$ 419.19
134	616265 STAM TODD R	503			UNIT 109	\$ 200	444	\$ 6.66		2,666	124,135	126,801	\$ 209.22	\$ 415.88
135	616270 SICK PROPERTIES LLC	503			UNIT 111	\$ 200	574	\$ 8.61		3,442	182,238	185,680	\$ 306.37	\$ 514.98
136	616275 UNDERWOOD JASON M	503	125		UNIT 201	\$ 50	450	\$ 6.75		2,700	150,500	153,200	\$ 252.78	\$ 309.53
137	616280 DIAMOND R ELAINE ETAL	503	125		UNIT 202	\$ 50	549	\$ 8.24		3,294	198,597	201,891	\$ 333.12	\$ 391.36
138	616285 WILSON CANDICE & LAURANCE WILSON	503	125		UNIT 203	\$ 50	444	\$ 6.66		2,666	170,655	173,321	\$ 285.98	\$ 342.64
139	616290 YEON JENEE S	503	125		UNIT 204	\$ 50	417	\$ 6.26		2,504	162,426	164,930	\$ 272.13	\$ 328.39
140	616295 ROBERTS DUSTIN E	503	125		UNIT 205	\$ 50	509	\$ 7.64		3,051	187,107	190,158	\$ 313.76	\$ 371.40
141	616300 SUK JONG HOON	503	125		UNIT 206	\$ 50	416	\$ 6.24		2,498	143,302	145,800	\$ 240.57	\$ 296.81
142	616305 STEVENS ARLENE	503	125		UNIT 302	\$ 50	549	\$ 8.24		3,294	198,597	201,891	\$ 333.12	\$ 391.36
143	616310 EULTGEN DARREN & CINDY	503	125		UNIT 303	\$ 50	444	\$ 6.66		2,666	170,655	173,321	\$ 285.98	\$ 342.64
144	616315 EULTGEN DARREN & DINCY	503	125		UNIT 304	\$ 50	417	\$ 6.26		2,504	161,976	164,480	\$ 271.39	\$ 327.65
145	616320 LYNES RANDY R	503	125		UNIT 305	\$ 50	509	\$ 7.64		3,051	183,827	186,878	\$ 308.35	\$ 365.98
146	616325 SAVAGE JEFFREY J ETAL	503	125		UNIT 306	\$ 50	416	\$ 6.24		2,498	161,457	163,955	\$ 270.53	\$ 326.77
147	617100 WILLIAMS DONALD E TRUST ETAL	FP1			UNIT A	\$ 200	6,665	\$ 99.98		46,568	1,170,132	1,216,700	\$ 2,007.56	\$ 2,307.53
148	617150 WARD KRAIG ALLAN	FP1			UNIT B	\$ 200	871	\$ 13.07		5,932	159,068	165,000	\$ 272.25	\$ 485.32
149	620650 CASCADE LEASING INC	CAP			UNIT A	\$ 200	3,615	\$ 54.23		19,825	97,730	117,555	\$ 193.97	\$ 448.19
150	620660 WILSON TOM	CAP			UNIT B	\$ 200	4,574	\$ 68.61		25,121	123,840	148,961	\$ 245.79	\$ 514.40
151	620670 QHG LLP	CAP			UNIT C	\$ 200	6,839	\$ 102.59		37,554	185,130	222,684	\$ 367.43	\$ 670.01
152	628625 HESSLER, MARVIN L & MOLLY F	HBC	531		UNIT 1A	\$ 200	713	\$ 10.70		9,864	94,786	104,650	\$ 172.67	\$ 383.37
153	628630 CORDEIRO, CHRIS A	HBC	531		UNIT 2A	\$ 200	713	\$ 10.70		9,864	94,786	104,650	\$ 172.67	\$ 383.37
154	647400 A&E RENTALS LLC	EBC			UNIT A	\$ 200	10,336	\$ 155.04		89,224	505,776	595,000	\$ 981.75	\$ 1,336.79
155	647402 UAZ BUILDING PARTNERSHIP	EBC			UNIT B	\$ 200	4,386	\$ 65.79		43,229	276,771	320,000	\$ 528.00	\$ 793.79
156	647404 RAILROAD SQUARE LLC	EBC			UNIT C	\$ 200	11,903	\$ 178.55		97,519	497,481	595,000	\$ 981.75	\$ 1,360.30
157	647406 UAZ BUILDING PARTNERSHIP	EBC			UNIT D	\$ 200	4,699	\$ 70.49		43,804	281,796	325,600	\$ 537.24	\$ 807.73
158	650100 MARTIN SCHULKE & ST JOHN LLP	HBB			UNIT A	\$ 200	10,000	\$ 150.00		47,500	362,360	409,860	\$ 676.27	\$ 1,026.27
159	650200 MARTIN SCHULKE & ST JOHN LLP	HBB			UNIT A1	\$ 200	10,000	\$ 150.00		47,500	362,360	409,860	\$ 676.27	\$ 1,026.27
160	650300 MARTIN SCHULKE & ST JOHN LLP	HBB			UNIT B	\$ 200	10,000	\$ 150.00		47,500	362,360	409,860	\$ 676.27	\$ 1,026.27

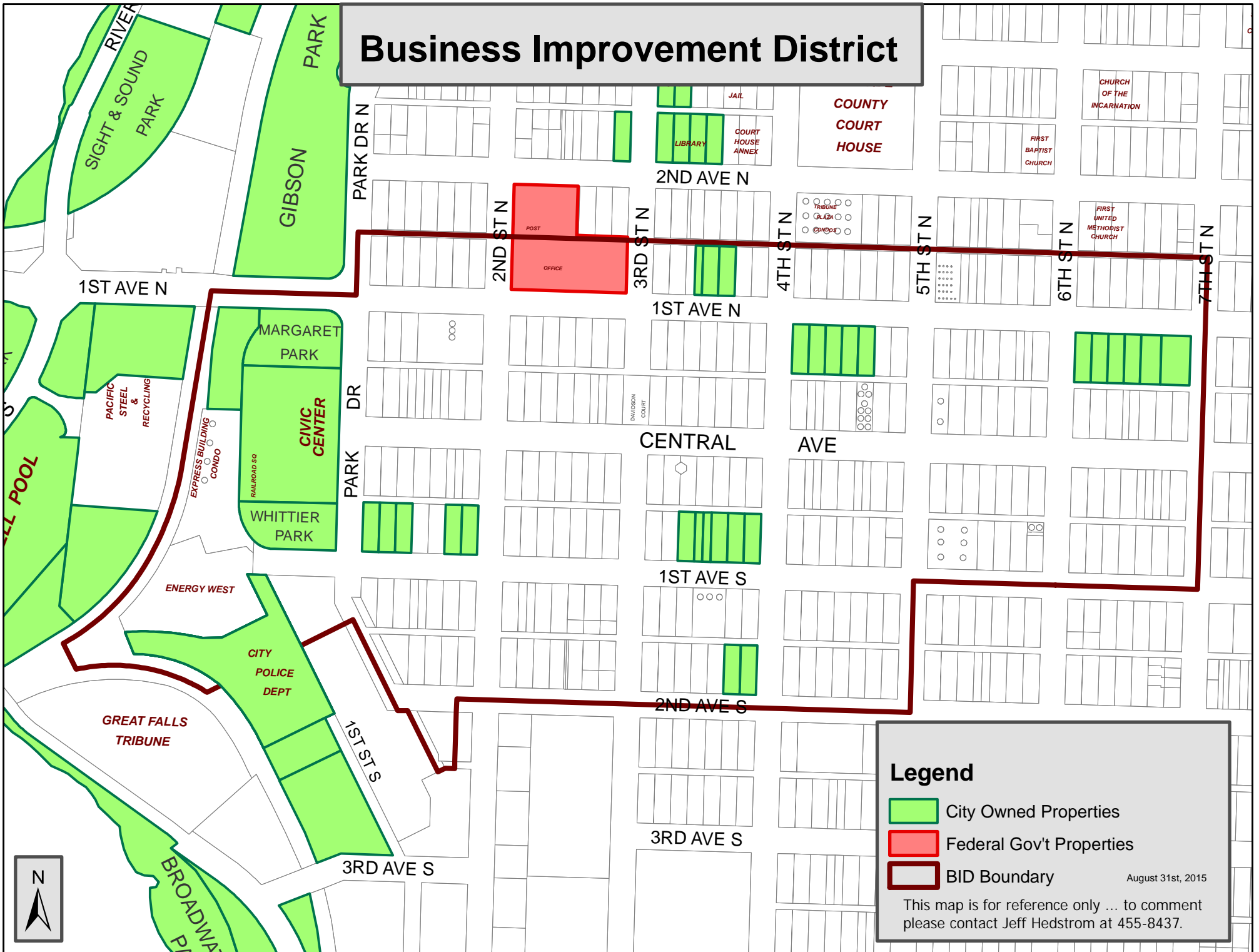
GREAT FALLS BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FY 2017  
RESOLUTION #10147 - EXHIBIT "A"

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	LOT	BLOCK	FLAT FEE	TOTAL SQ.FT.	SQ.FT.	MARKET		VALUATION TOTAL	VALUATION	TOTAL B.I.D. ANNUAL ASSESSMENT
								COST 0.015	VAL. LAND	VAL. IMPS.		COST 0.00165	
161	651010 MEYER KATTIE & KIRKLEN A	JHC			UNIT 1A	\$ 200	936	\$ 14.04	6,615	244,260	250,875	\$ 413.94	\$ 627.98
162	651020 MONTCARE INC	JHC			UNIT M1B	\$ 200	588	\$ 8.82	4,095	29,920	34,015	\$ 56.12	\$ 264.94
163	651030 CONNER DENNIS & JANIS	JHC			UNIT 1C	\$ 200	542	\$ 8.13	3,045	89,505	92,550	\$ 152.71	\$ 360.84
164	651040 TRIPP LESLIE	JHC			UNIT 2A	\$ 200	560	\$ 8.40	3,622	158,210	161,832	\$ 267.02	\$ 475.42
165	651050 SUTTON DANNIE R SR	JHC			UNIT 2B	\$ 200	596	\$ 8.94	4,988	197,380	202,368	\$ 333.91	\$ 542.85
166	651090 GT FALLS BUSINESS IMPROVEMENT DISTRICT	JHC			UNIT 3A	\$ 200	1,430	\$ 21.45	10,080	461,190	471,270	\$ 777.60	\$ 999.05
167	651100 OLSON KENNETH R ETAL	JHC			UNIT 4A	\$ 200	1,424	\$ 21.36	10,080	343,810	353,890	\$ 583.92	\$ 805.28
168	651115 MARR LIVING TRUST	LJC	125		UNIT 501	\$ 50	474	\$ 7.11	3,360	331,430	334,790	\$ 552.40	\$ 609.51
169	651120 MCCURRY BEATRICE C	LJC	125		UNIT 502	\$ 50	474	\$ 7.11	3,360	212,220	215,580	\$ 355.71	\$ 412.82
170	651125 WADSWORTH HEIDI	LJC	125		UNIT 503	\$ 50	474	\$ 7.11	3,360	209,300	212,660	\$ 350.89	\$ 408.00
171	651501 L'HEUREUX PAGE WERNER PC	KAT			UNIT 1	\$ 200	7,601	\$ 114.02	40,792	735,408	776,200	\$ 1,280.73	\$ 1,594.75
172	651502 MONTANA HOMEOWNERSHIP NETWORK INC	KAT			UNIT 2	\$ 200	1,668	\$ 25.02	9,045	163,155	172,200	\$ 284.13	\$ 509.15
173	651503 SILVERTIP LLC	KAT			UNIT 3	\$ 200	2,224	\$ 33.36	12,150	219,050	231,200	\$ 381.48	\$ 614.84
174	651504 NEIGHBORHOOD HOUSING SERVICES INC	KAT			UNIT 4	\$ 200	1,112	\$ 16.68	5,985	108,015	114,000	\$ 188.10	\$ 404.78
175	651505 NEIGHBORHOOD HOUSING SERVICES INC	KAT			UNIT 5	\$ 200	2,966	\$ 44.49	15,919	287,081	303,000	\$ 499.95	\$ 744.44
176	651506 DANSON DEVELOPMENT ETAL	KAT			UNIT 6	\$ 200	2,966	\$ 44.49	28,609	515,891	544,500	\$ 898.43	\$ 1,142.92
177	1888300 ENERGY WEST MONTANA INC	SEC 11, T20N, R3E			22H	\$ 200	91,000	\$ 1,365.00	378,972	1,302,028	1,681,000	\$ 2,773.65	\$ 4,338.65
178	1888310 MCMANUS PROPERTIES LLC	SEC 11, T20N, R3E			22K	\$ 200	31,363	\$ 470.45	153,331	654,869	808,200	\$ 1,333.53	\$ 2,003.98
179	1921200 NORTHWESTERN CORP TRANSMISSION & DISTR	GF		W1/2-12&13		\$ 200	26,250	\$ 393.75	-	2,211,573	2,211,573	\$ 3,649.10	\$ 4,242.85
180	1921700 CENTURY LINK INC	GF		14		\$ 200	30,000	\$ 450.00	-	2,774,373	2,774,373	\$ 4,577.72	\$ 5,227.72
<b>179</b>	<b>TOTALS</b>					<b>\$32,500</b>	<b>1,915,201</b>	<b>\$ 28,728.02</b>	<b>\$ 10,601,883</b>	<b>\$ 99,644,393</b>	<b>110,246,276</b>	<b>\$ 181,906.36</b>	<b>\$ 243,134.37</b>

Units with Land Use Code 125



# Business Improvement District



**Legend**

- City Owned Properties
- Federal Gov't Properties
- BID Boundary

August 31st, 2015

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

