

**JOURNAL OF GREAT FALLS PORT AUTHORITY MEETING**  
**April 21, 2015**

Great Falls Port Authority Meeting  
Civic Center, Commission Chambers

Chairman Winters presiding

**CALL TO ORDER:** 5:00 p.m.

**ROLL CALL:** City Commissioners present: Michael J. Winters, Bill Bronson, Fred Burow and Bob Jones. Commissioner Kelly was excused.

**STAFF PRESENT:** City Manager and Deputy City Manager; City Attorney; Directors of Fiscal Services and Planning and Community Development; Planner II; and the City Clerk.

**\*\* Action Minutes of the Great Falls Port Authority. Please refer to the audio/video recording of this meeting for additional detail. \*\***

**1. PUBLIC COMMENT**

There were no comments from the public.

**2. INSTALLATION OF OFFICER**

**Commissioner Burow moved, seconded by Commissioner Jones, that the Port Authority appoint Commissioner Bob Kelly as Secretary/Treasurer of the Great Falls Port Authority.**

Chairman Winters asked if there was any discussion amongst the Commission or comments from the public. Hearing none, Chairman Winters called for the vote.

Motion carried 4-0.

**3. DEDICATION OF LAND FOR PUBLIC RIGHTS-OF-WAY FOR THE AMENDED PLAT OF MEDICAL TECH PARK MINOR SUBDIVISION, WHICH DEDICATES THE 21<sup>ST</sup> AVENUE SOUTH PUBLIC RIGHT-OF-WAY, AND MEMORANDUM OF UNDERSTANDING – ALL RELATED TO THE TALUS APARTMENTS DEVELOPMENT**

City Planner II Galen Amy reported that before the Port Authority is the remaining items of the Talus Apartments' project approval which are the Amended Plat and Memorandum of Understanding. The Great Falls Port Authority owns property that is leased to Centene. Development on this property for the Centene facility was through a Montana Board of Investment loan. At the termination of the 20 year lease it is expected that Centene would take over the property. The property is located on the northwest corner of the intersection of 26<sup>th</sup> Street South. The rights of way that are dedicated on the Amended Plat as 21<sup>st</sup> Avenue South are in the immediate vicinity of Mount Olivet Cemetery and Central Catholic High School.

Planner Amy reviewed and discussed PowerPoint slides of the prior and updated Amended Plats, the Great Falls Apartment landscape commitment and associated exhibits.

City staff worked with counsel for Centene Corporation and Great Falls Apartment LLC and all parties are in agreement on the Amended Plat and the terms of the Memorandum of Understanding. The Montana Board of Investments also reviewed the documents and submitted a Consent to Amended Plat.

Planner Amy concluded that the extensions of 21<sup>st</sup> Avenue South are beneficial and add value to the adjacent properties by increasing traffic circulation and opening the area to additional future development. Staff recommends approval of the dedication of lands as public rights of way as shown on the Amended Plat as well as the terms of the Memorandum of Understanding and the associated exhibits.

Chairman Winters asked if there was any discussion amongst the Commission.

In response to Commissioner Burow's inquiry, Planner Amy explained the dog legs located on 21<sup>st</sup> Avenue South.

**Commissioner Bronson moved, seconded by Vice-Chairman Jones, that the Great Falls Port Authority approve the Amended Plat of the Medical Tech Park Minor Subdivision and accept the Memorandum of Understanding and associated Exhibits.**

Chairman Winters asked if there was any further discussion amongst the Commission or comments from the public. Hearing none, Chairman Winters called for the vote.

Motion carried 4-0.

**ADJOURN**

There being no further business, Chairman Winters adjourned the Port Authority meeting of April 21, 2015, at 5:11 p.m.

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Chairman Michael J. Winters

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City Clerk Lisa Kunz

Minutes Approved: June 2, 2015

04/21/2015