

## **RESOLUTION 10013**

**A RESOLUTION DECLARING AN INFRASTRUCTURE DEFICIENT AREA EXISTS WITHIN THE CITY OF GREAT FALLS, MONTANA IN AN AREA KNOWN AS THE CENTRAL MONTANA AGRICULTURAL AND TECHNOLOGY PARK AND THAT THE INVESTMENT IN INFRASTRUCTURE IN THAT AREA IS NECESSARY IN THE INTEREST OF PUBLIC HEALTH, SAFETY, OR WELFARE OF THE RESIDENTS OF GREAT FALLS AND TO DETERMINE THE BOUNDARIES OF THAT AREA**

WHEREAS, the State of Montana has recognized that portions of its cities and counties are deficient in infrastructure improvements for industrial development and therefore constitute an impediment to the growth of infrastructure intensive value-adding economic development; and

WHEREAS, the creation of infrastructure in support of value-adding economic development is a matter of State policy and State concern because the State and its local governments will continue to suffer economic dislocation due to the lack of value-adding industries; and

WHEREAS, municipalities lack sufficient capital to rectify the infrastructure shortage in infrastructure-deficient areas, thus impeding their ability to achieve economic growth through the development of value-adding industries; and

WHEREAS, the procedure provided in Title 7, Chapter 15, Part 42 and 43 of the Montana Codes Annotated authorizes municipalities to exercise statutory development powers through comprehensive industrial development plans and projects, after the municipality has made a finding that an infrastructure deficient area exists that substantially impairs or arrests the sound growth of the city or its environs; retards the development of new and expanded value adding industry; constitutes an economic or social liability and/or is detrimental to the financial wellbeing of the community and its citizens; and

WHEREAS, on September 18, 2012, the City Commission directed the study to determine the infrastructure deficiencies of the proposed expansion to the Central Montana Agriculture and Technology Park; and

WHEREAS, the City of Great Falls has conducted the study to determine the existence of infrastructure deficiencies in an area known as the Central Montana Agriculture and Technology Park, which is generally located at the northern edge of the City of Great Falls, bounded by US Highway 87 on the west and generally surrounded by agricultural land and in particular found:

1. Roads – As development occurs and traffic increases, access roadways should be paved to reduce dust and frequency of roadway maintenance. Egress routes for the heavy, wide loads should be constructed, based on carefully crafted designs that prevent roadway degradation or damage to any drainage facilities, ensure adequate turning radii, and alleviate any potential safety concerns.
2. Water and Sewer – There is an existing water transmission main located adjacent to the east side of Bootlegger Trail and the north side of the access roadway to International Malting Company (IMC). There is an existing sanitary sewer trunk main and sewage lift station located on the east side of the IMC property adjacent to Black Eagle Road. An extension of the sewer main from this existing lift station along the north side of the IMC property to the northwest corner of the site is needed.
3. Utilities – Telephone, cable, natural gas, fiber optic and electricity are available to the property. However, with the exception of electricity, these services will need to undergo significant upgrade to accommodate industrial uses. Although, these utilities are present, most of the property is not served. Therefore, in addition to upsizing current utility infrastructure, extensions of these facilities may be required to serve individual needs.
4. Stormwater – The Public Works Department is in the process of reviewing site requirements for stormwater discharge, storage, and conveyances and on-and off-site improvements. The review will consider upstream and downstream properties and future storm drain extensions will be part of the review. As properties are developed, stormwater infrastructure requirements will be more accurately determined.
5. General Improvements – Additional infrastructure and public services deficiencies will be identified over time. For example, emergency services buildings and equipment, site security, transloading and cargo facilities, and other improvements and services may be required. 7-15-4288 MCA provides an extensive list of eligible items that may be paid for with tax increment dollars.

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

That the City Commission finds that infrastructure deficiencies exist within the City of Great Falls in the area described in Exhibit "A" to this Resolution and that infrastructure investment of this area (pursuant to the Montana Urban Renewal Law) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City of Great Falls and that this investment in infrastructure be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making.

PASSED by the Commission of the City of Great Falls, Montana, this 5<sup>th</sup> day of March, 2013.

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Michael J. Winters, Mayor

ATTEST:

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Lisa Kuntz, City Clerk

(SEAL OF CITY)

APPROVED FOR LEGAL CONTENT:

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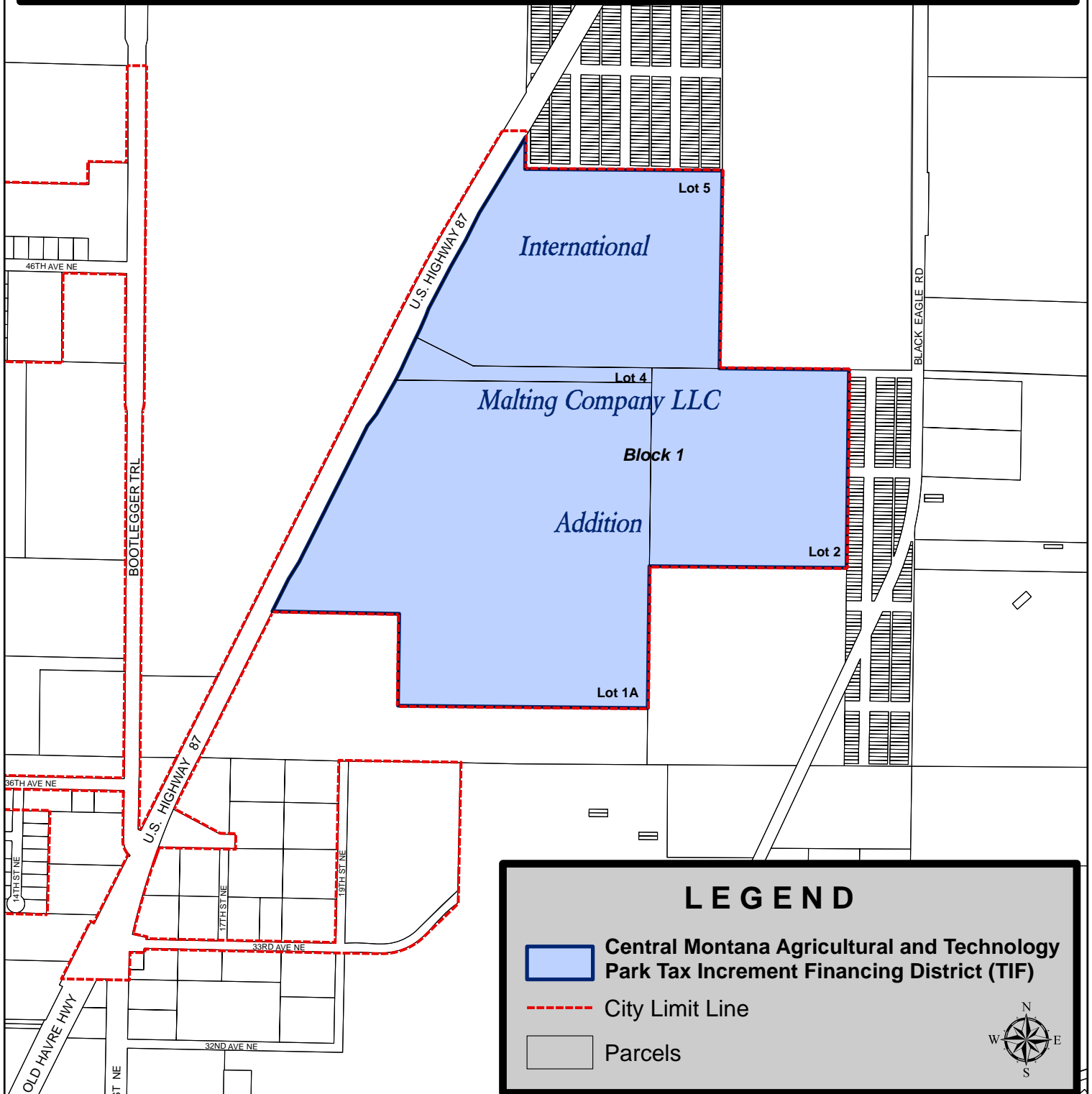
David L. Nielsen, Interim City Attorney

# **PROPOSED** Central Montana Agricultural and Technology Park Tax Increment Financing District

*Lots 2, 4, 5, Block 1, of the International Malting Company LLC Addition and*

*Lot 1A, Block 1, of the Correctional Plat of the First Amendment to the International Malting Company, LLC Addition*

Totaling 200.22 Acres all located in Section 30, Township 21 North, Range 4 East



## **LEGEND**

-  Central Montana Agricultural and Technology Park Tax Increment Financing District (TIF)
  -  City Limit Line
  -  Parcels
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