

## **RESOLUTION 9897**

### **A RESOLUTION LEVYING AN ASSESSMENT ON ALL PROPERTY 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 3, 2010, 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 2010/2011 is based on the above assessment formula and will generate approximately ONE HUNDRED SEVENTY FOUR THOUSAND NINE HUNDRED SIXTY-FOUR DOLLARS (\$174,964) 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 by the Commission of the City of Great Falls, Montana, on this 7<sup>th</sup> day of September, 2010.

\_\_\_\_\_  
Michael J. Winters, Mayor

Attest:

\_\_\_\_\_  
Lisa Kunz, City Clerk

(SEAL OF CITY)

\_\_\_\_\_  
Approved for Legal Content:  
James W. Santoro  
City Attorney





**DOWNTOWN BUSINESS IMPROVEMENT DISTRICT  
ASSESSMENTS FY 2011  
RESOLUTION #9897- EXHIBIT "A"**

PARCEL NO.	PROPERTY OWNER	SUB DIV	LOT	BLOCK	FLAT FEE	TOTAL SQ.FT.	SQ.FT. COST 0.015	MARKET VAL. LAND	MARKET VAL. IMPS.	VALUATION TOTAL	VALUATION COST 0.00165	TOTAL B.I.D. ANNUAL ASSESSMENT
115	193350 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO	3	370	\$ 200	7,500	\$ 112.50	39,254	262,234	301,488	\$ 497.46	\$ 809.96
116	193450 GREAT FALLS TRANSIT DISTRICT	GFO	6,7	370	\$ 200	15,000	\$ 225.00	40,810	173,969	214,779	\$ 354.39	\$ 779.39
117	193550 GREAT FALLS RESCUE MISSION	GFO	10, 11	370	\$ 200	15,000	\$ 225.00	56,026	262,187	318,213	\$ 525.05	\$ 950.05
118	193650 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO	12	370	\$ 200	7,500	\$ 112.50	33,657	131,130	164,787	\$ 271.90	\$ 584.40
119	193700 INTERMOUNTAIN MANAGEMENT & MARKETING II	GFO	13,14	370	\$ 200	15,000	\$ 225.00	56,026	11,449	67,475	\$ 111.33	\$ 536.33
120	193900 NEIGHBORHOOD HOUSING SERVICES INC	GFO	5	371	\$ 200	7,500	\$ 112.50	39,254	0	39,254	\$ 64.77	\$ 377.27
121	193950 MONTANA LAND PROTECTION LLC	GFO	6,7	371	\$ 200	15,000	\$ 225.00	70,833	100,637	171,470	\$ 282.93	\$ 707.93
122	194100 CITY OF GREAT FALLS ETAL	GFO	8-10	371	\$ 200	60,000	\$ 900.00	187,509	0	187,509	\$ 309.39	\$ 1,409.39
123	224650 KELMAN ZOLLIE ETAL	GFO	1-3	417	\$ 200	53,579	\$ 803.69	71,064	239,547	310,611	\$ 512.51	\$ 1,516.19
124	617100 WILLIAMS DONALD E TRUST ETAL	FP1	UNIT A	UNIT A	\$ 200	6,665	\$ 99.98	13,024	776,345	789,369	\$ 1,302.46	\$ 1,602.43
125	617150 WARD KRAIG ALLAN	FP1	UNIT B	UNIT B	\$ 200	871	\$ 13.07	1,658	150,735	152,393	\$ 251.45	\$ 464.51
126	620650 CASCADE LEASING INC	CAP	UNIT A		\$ 200	3,615	\$ 54.23	17,021	57,841	74,862	\$ 123.52	\$ 377.75
127	620660 WILSON TOM	CAP	UNIT B		\$ 200	4,574	\$ 68.61	21,569	73,296	94,865	\$ 156.53	\$ 425.14
128	620670 QHG LLP	CAP	UNIT C		\$ 200	6,839	\$ 102.59	32,243	109,574	141,817	\$ 234.00	\$ 536.58
129	647400 LG REALTY PARTNERSHIP	EXPRESS BLDG, UNIT A		UNIT A	\$ 200	10,336	\$ 155.04	79,541	257,502	337,043	\$ 556.12	\$ 911.16
130	647402 UGRIN NEIL E ETAL	EXPRESS BLDG, UNIT B		UNIT B	\$ 200	4,386	\$ 65.79	38,541	141,905	180,446	\$ 297.74	\$ 563.53
131	647404 RAILROAD SQUARE LLC	EXPRESS BLDG, UNIT C		UNIT C	\$ 200	11,903	\$ 178.55	86,940	183,573	270,513	\$ 446.35	\$ 824.89
132	647406 UGRIN NEIL E ETAL	EXPRESS BLDG, UNIT D		UNIT D	\$ 200	4,699	\$ 70.49	39,048	142,855	181,903	\$ 300.14	\$ 570.62
133	650100 MARTIN SCHULKE & ST JOHN	HERITAGE BANK UNIT A		UNIT A	\$ 200	10,000	\$ 150.00	43,626	258,702	302,328	\$ 498.84	\$ 848.84
134	650200 MARTIN SCHULKE & ST JOHN	HERITAGE BANK UNIT A1		UNIT A1	\$ 200	10,000	\$ 150.00	43,626	258,702	302,328	\$ 498.84	\$ 848.84
135	650300 MARTIN SCHULKE & ST JOHN	HERITAGE BANK UNIT B		UNIT B	\$ 200	10,000	\$ 150.00	43,626	258,702	302,328	\$ 498.84	\$ 848.84
136	651010 STRIEPE W MARK & KARIN L	JHC	UNIT 1A	UNIT 1A	\$ 200	936	\$ 14.04	4,916	93,402	98,318	\$ 162.22	\$ 376.26
137	651020 MONTCARE INC	JHC	UNIT 1B	UNIT M1B	\$ 200	588	\$ 8.82	2,912	24,367	27,279	\$ 45.01	\$ 253.83
138	651030 CONNER DENNIS & JANIS	JHC	UNIT 1C	UNIT 1C	\$ 200	542	\$ 8.13	2,367	68,573	70,940	\$ 117.05	\$ 325.18
139	651040 ANDERSON RANCH COMPANY	JHC	UNIT 2A	UNIT 2A	\$ 200	560	\$ 8.40	2,816	91,887	94,703	\$ 156.26	\$ 364.66
140	651050 SUTTON DANNIE R SR	JHC	UNIT 2B	UNIT 2B	\$ 200	596	\$ 8.94	3,328	83,508	86,836	\$ 143.28	\$ 352.22
141	651090 GT FALLS BUSINESS IMPROVEMENT DISTRICT	JHC	UNIT 3A	UNIT 3A	\$ 200	1,430	\$ 21.45	7,507	177,561	185,068	\$ 305.36	\$ 526.81
142	651100 OLSON KENNETH R ETAL	JHC	UNIT 4A	UNIT 4A	\$ 200	1,424	\$ 21.36	7,484	109,470	116,954	\$ 192.97	\$ 414.33
143	651110 DISCOVERY MEADOWS INC	JHC	UNIT 5A	UNIT 5A	\$ 200	1,424	\$ 21.36	7,484	54,419	61,903	\$ 102.14	\$ 323.50
144	651501 L'HEUREUX PAGE WERNER PC	KAT	UNIT 1	UNIT 1	\$ 200	7,601	\$ 114.02	36,571	247,109	283,680	\$ 468.07	\$ 782.09
145	651502 DANSON DEVELOPMENT COMPANY	KAT	UNIT 2	UNIT 2	\$ 200	1,668	\$ 25.02	8,109	90,476	98,585	\$ 162.67	\$ 387.69
146	651503 SILVERTIP LLC	KAT	UNIT 3	UNIT 3	\$ 200	2,224	\$ 33.36	10,893	132,377	143,270	\$ 236.40	\$ 469.76
147	651504 NEIGHBORHOOD HOUSING SERVICES INC	KAT	UNIT 4	UNIT 4	\$ 200	1,112	\$ 16.68	0	53,978	53,978	\$ 89.06	\$ 305.74
148	651505 NEIGHBORHOOD HOUSING SERVICES INC	KAT	UNIT 5	UNIT 5	\$ 200	2,966	\$ 44.49	0	155,371	155,371	\$ 256.36	\$ 500.85
149	651506 DANSON DEVELOPMENT ETAL	KAT	UNIT 6	UNIT 6	\$ 200	2,966	\$ 44.49	0	252,932	252,932	\$ 417.34	\$ 661.83
150	1888300 GREAT FALLS GAS CO	MK. 22H, SEC 11, T20N, R3E		20 3E22H	\$ 200	89,298	\$ 1,339.47	339,196	1,004,141	1,343,337	\$ 2,216.51	\$ 3,755.98
151	1888310 MCMANUS PROPERTIES LLC	MK. 22K, SEC 11, T20N, R3E		20 3E22K	\$ 200	31,363	\$ 470.45	135,151	380,075	515,226	\$ 850.12	\$ 1,520.57
152	1921200 NORTHWESTERN CORP TRANSMISSION & DISTR	GF	W1/2-12&13		\$ 200	26,250	\$ 393.75	0	1,430,981	1,430,981	\$ 2,361.12	\$ 2,954.87
153	1921700 QWEST CORPORATION	GF		14	\$ 200	30,000	\$ 450.00	0	1,539,115	1,539,115	\$ 2,539.54	\$ 3,189.54
<b>153</b>	<b>TOTALS</b>				<b>\$ 30,600</b>		<b>\$ 29,213.82</b>			<b>69,788,041</b>	<b>\$ 115,150.27</b>	<b>\$ 174,964.07</b>