

RESOLUTION NO. 10446

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, 2009, and 2019; 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 71.21% 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 2019, 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.

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 without a Land Use Code of 125
- 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 market valuation as provided by the Montana Department of Revenue, 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 "C" 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 10446 Exhibit "D", 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 19, 2022.

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. A copy of the notice to be mailed is attached as Exhibit "E".

Section 6

On Tuesday the 19th of April, 2022, 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, 2022.

Bob Kelly, Mayor

ATTEST:

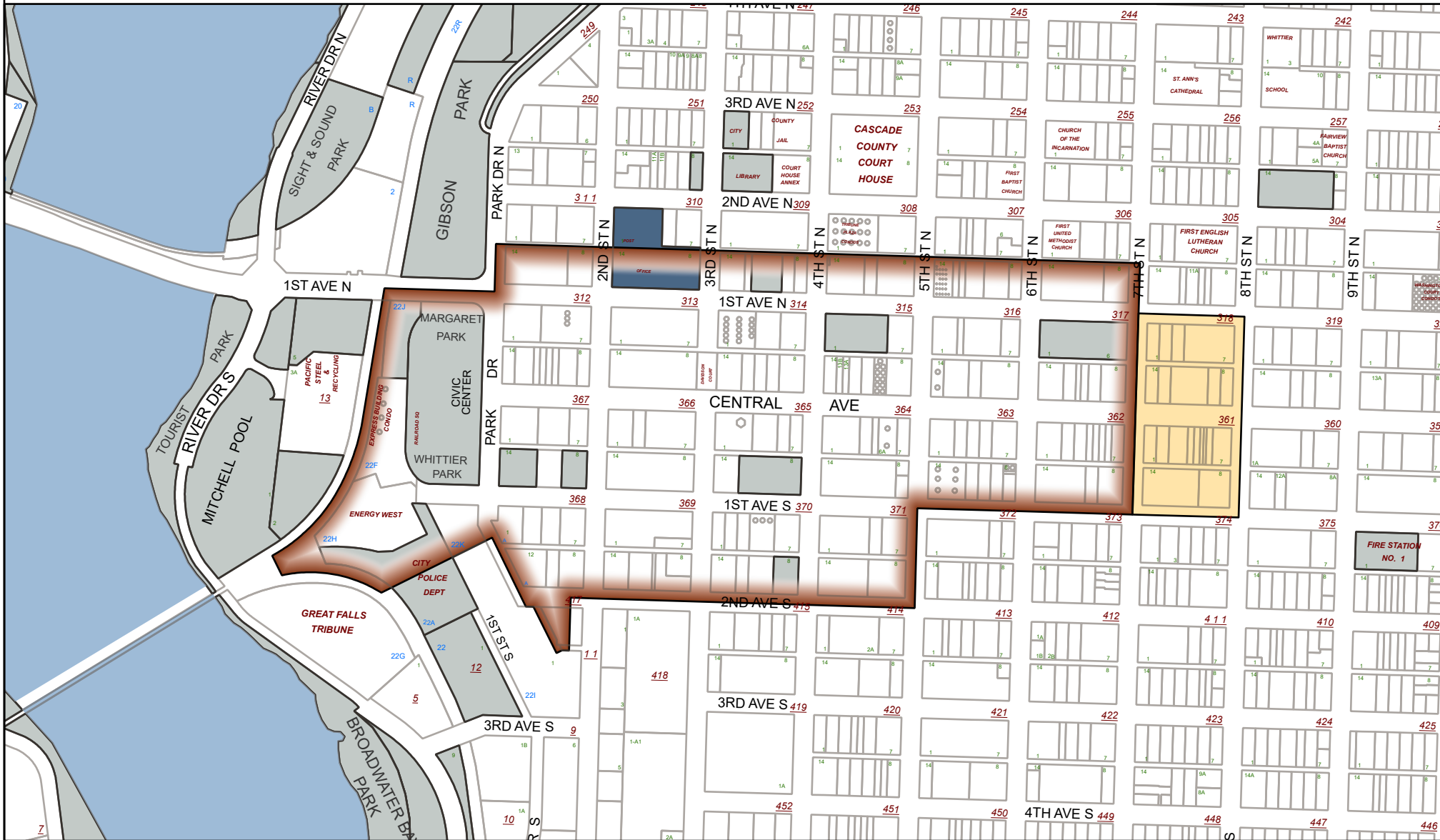
Lisa Kunz, City Clerk

(SEAL OF THE CITY)





APPROVED FOR LEGAL CONTENT:

Jeffrey M. Hindoiem, City Attorney

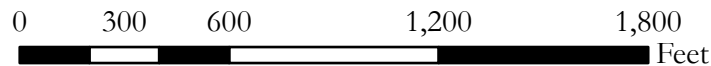
Exhibit A: Proposed Expansion to the Business Improvement District



Legend

-  BID
-  City Properties
-  Federal Government Properties
-  Expanded BID

2/16/2022



Map exhibit is for reference only and is not survey grade. For questions, please contact City of Great Falls Mapping & Addressing.

City of Great Falls
Business Improvement District
Exhibit “B” Resolution No. 10446

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 7th Street North; thence south along the centerline of 7th Street North to its intersection with the centerline of 1st Avenue North; thence east along the centerline of 1st Avenue North to its intersection with the centerline of 8th Street North; thence south along the centerline of 8th Street North to its intersection with the centerline of 1st Avenue South; thence west along the centerline of 1st Avenue 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 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.

**PROPOSED EXPANSION OF GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
RESOLUTION #10446 - EXHIBIT "C"
APPROXIMATE ASSESSMENTS FOR FISCAL YEAR 2022, TAX YEAR 2021
March 15, 2022**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	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
156750	CHS INC	GFO		\$ 200	15,000	\$ 225.00	82,125	514,420	596,545	\$ 984.30	\$ 1,409.30
156950	COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	37,500	\$ 562.50	115,875	589,725	705,600	\$ 1,164.24	\$ 1,926.74
157400	COX DOUGLAS J & KENT D	GFO		\$ 200	7,500	\$ 112.50	48,375	172,025	220,400	\$ 363.66	\$ 676.16
157450	517 LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	594,260	659,510	\$ 1,088.19	\$ 1,513.19
157500	RYSTED PETER L LIVING TRUST	GFO		\$ 200	11,250	\$ 168.75	56,813	201,787	258,600	\$ 426.69	\$ 795.44
157600	KUNZ JASON R	GFO		\$ 200	3,750	\$ 56.25	39,938	278,262	318,200	\$ 525.03	\$ 781.28
157650	BRANDENBERGER NED R & JENNIFER	GFO		\$ 200	3,750	\$ 56.25	39,938	44,962	84,900	\$ 140.09	\$ 396.34
157750	EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	22,500	\$ 337.50	132,750	2,409,850	2,542,600	\$ 4,195.29	\$ 4,732.79
157810	EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	7,500	\$ 112.50	48,375	199,125	247,500	\$ 408.38	\$ 720.88
158100	THE PENNANT BUILDING LLC	GFO		\$ 200	7,509	\$ 112.64	48,375	465,025	513,400	\$ 847.11	\$ 1,159.75
158150	HANSON MICHAEL	GFO		\$ 200	7,507	\$ 112.61	48,375	323,000	371,375	\$ 612.77	\$ 925.37
158250	DESCHENES GARY S ETAL	GFO		\$ 200	4,200	\$ 63.00	40,950	473,850	514,800	\$ 849.42	\$ 1,112.42
158300	DSB TOWER LLC	GFO		\$ 200	15,037	\$ 225.56	65,250	17,660	82,910	\$ 136.80	\$ 562.36
158950	BIG SKY SELECT PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	2,261,350	2,326,600	\$ 3,838.89	\$ 4,263.89
159150	CAMBRIDGE INVESTORS ONE LP	GFO		\$ 200	37,546	\$ 563.19	115,875	1,154,425	1,270,300	\$ 2,096.00	\$ 2,859.19
159225	BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	22,500	\$ 337.50	82,125	1,191,275	1,273,400	\$ 2,101.11	\$ 2,638.61
159450	CENTRAL MONTANA PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	167,590	215,965	\$ 356.34	\$ 668.84
159500	RAMSEY ANN C	GFO		\$ 200	11,250	\$ 168.75	56,813	202,387	259,200	\$ 427.68	\$ 796.43
159550	BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	39,938	45,162	85,100	\$ 140.42	\$ 396.67
159600	BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	39,938	89,562	129,500	\$ 213.68	\$ 469.93
159650	BENSLEY MARJORIE	GFO		\$ 200	3,750	\$ 56.25	39,938	158,590	198,528	\$ 327.57	\$ 583.82
159700	CONTEXT LLC	GFO		\$ 200	3,750	\$ 56.25	39,938	197,750	237,688	\$ 392.19	\$ 648.44
159725	BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	11,295	\$ 169.43	56,813	11,920	68,733	\$ 113.41	\$ 482.83
159735	CONTEXT LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	211,225	259,600	\$ 428.34	\$ 740.84
159800	RELIGIOUS CONGRATATION OF BERLINER CONG	GFO		\$ 200	52,490	\$ 787.35	149,625	1,421,820	1,571,445	\$ 2,592.88	\$ 3,580.23
159850	DAVIDSON INVESTMENTS LLC	GFO		\$ 200	67,500	\$ 1,012.50	214,875	8,711,325	8,926,200	\$ 14,728.23	\$ 15,940.73
160300	PASSION & GRIT LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	717,350	782,600	\$ 1,291.29	\$ 1,716.29
160450	POBLANO PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	528,350	593,600	\$ 979.44	\$ 1,404.44
160500	321 CENTRAL LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	724,750	790,000	\$ 1,303.50	\$ 1,728.50
160550	LERAY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	349,225	397,600	\$ 656.04	\$ 968.54
160600	METROPOLITAN LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	272,350	320,725	\$ 529.20	\$ 841.70
160650	BECKMANS BUILDING LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	337,690	386,065	\$ 637.01	\$ 949.51
160900	STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	65,250	97,710	162,960	\$ 268.88	\$ 693.88
160950	BALTHAZAR ENTERPRISES LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	454,250	519,500	\$ 857.18	\$ 1,282.18
161050	HACKETT GARRY L & CHERYL D	GFO		\$ 200	7,500	\$ 112.50	48,375	683,910	732,285	\$ 1,208.27	\$ 1,520.77
161100	KAUFMAN MARY ANN & IRA M JR	GFO		\$ 200	7,500	\$ 112.50	48,375	402,225	450,600	\$ 743.49	\$ 1,055.99
161150	LEE ALAN B	GFO		\$ 200	3,750	\$ 56.25	39,938	119,862	159,800	\$ 263.67	\$ 519.92
161200	ENGE RICHARD C	GFO		\$ 200	3,750	\$ 56.25	39,938	66,362	106,300	\$ 175.40	\$ 431.65
161250	BIG BROTHERS HOLDING COMPANY LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	299,280	347,655	\$ 573.63	\$ 886.13
161300	STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	65,250	1,642,450	1,707,700	\$ 2,817.71	\$ 3,242.71

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March 15, 2022**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	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
161450	KELMAN DAVID & ZACHARY	GFO		\$ 200	3,750	\$ 56.25	39,938	90,462	130,400	\$ 215.16	\$ 471.41
161600	LITTLE WILLIAM L & SHONNA L	GFO		\$ 200	22,500	\$ 337.50	82,125	480,375	562,500	\$ 928.13	\$ 1,465.63
161650	SILVER STATE PARTNERS LLC	GFO		\$ 200	11,250	\$ 168.75	56,813	349,487	406,300	\$ 670.40	\$ 1,039.15
161700	MONTANA TIMES SQUARE LLC	GFO		\$ 200	22,500	\$ 337.50	82,125	817,475	899,600	\$ 1,484.34	\$ 2,021.84
161750	SHEVA LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	118,690	167,065	\$ 275.66	\$ 588.16
161800	HACKETT GARRY L & CHERYL D	GFO		\$ 200	15,000	\$ 225.00	65,250	319,520	384,770	\$ 634.87	\$ 1,059.87
162050	STARRY NIGHT HOSPITALITY LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	1,202,100	1,267,350	\$ 2,091.13	\$ 2,516.13
162100	TLMF INC	GFO		\$ 200	7,500	\$ 112.50	48,375	115,425	163,800	\$ 270.27	\$ 582.77
162150	LARSON EDWARD L	GFO		\$ 200	4,500	\$ 67.50	41,625	59,775	101,400	\$ 167.31	\$ 434.81
162200	LARSON EDWARD L	GFO		\$ 200	3,000	\$ 45.00	38,250	56,650	94,900	\$ 156.59	\$ 401.59
162250	HACKETT GARRY L & CHERYL D	GFO		\$ 200	7,500	\$ 112.50	48,375	770,260	818,635	\$ 1,350.75	\$ 1,663.25
162300	COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	15,000	\$ 225.00	65,250	202,070	267,320	\$ 441.08	\$ 866.08
189100	STROMBERG ROBERT C & MARY D	GFO		\$ 200	45,000	\$ 675.00	132,750	2,061,150	2,193,900	\$ 3,619.94	\$ 4,494.94
189150	TUNGSTEN PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	830,340	878,715	\$ 1,449.88	\$ 1,762.38
189200	BEBBINGTON MICHELLE	GFO		\$ 200	7,500	\$ 112.50	48,375	154,625	203,000	\$ 334.95	\$ 647.45
189250	SPENCER TIMOTHY W	GFO		\$ 200	3,750	\$ 56.25	39,938	148,160	188,098	\$ 310.36	\$ 566.61
189300	NORDRUM ORVILLE M & JOSEPHINE A	GFO		\$ 200	3,750	\$ 56.25	39,938	60,162	100,100	\$ 165.17	\$ 421.42
189350	HARRIS DAVID ALLAN	GFO		\$ 200	3,750	\$ 56.25	39,938	141,862	181,800	\$ 299.97	\$ 556.22
189400	DEVLIN LLC	GFO		\$ 200	3,750	\$ 56.25	39,938	73,070	113,008	\$ 186.46	\$ 442.71
189450	SPENCER TIMOTHY	GFO		\$ 200	7,500	\$ 112.50	48,375	252,525	300,900	\$ 496.49	\$ 808.99
189500	CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	15,000	\$ 225.00	65,250	762,050	827,300	\$ 1,365.05	\$ 1,790.05
189550	CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	7,500	\$ 112.50	48,375	549,125	597,500	\$ 985.88	\$ 1,298.38
189700	FLY AWAY LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	585,650	650,900	\$ 1,073.99	\$ 1,498.99
189750	SCHUBARTH SANDRA	GFO		\$ 200	7,500	\$ 112.50	48,375	291,425	339,800	\$ 560.67	\$ 873.17
189800	NOISHT PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	270,625	319,000	\$ 526.35	\$ 838.85
189850	WEST HOLLYWOOD COWBOY HOTEL LLC ETAL	GFO		\$ 200	7,500	\$ 112.50	48,375	342,220	390,595	\$ 644.48	\$ 956.98
189900	ELMORE ROBERTS LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	2,279,250	2,344,500	\$ 3,868.43	\$ 4,293.43
190000	WVH ENTERPRISES LLC	GFO		\$ 200	566	\$ 8.49	32,513	2,110	34,623	\$ 57.13	\$ 265.62
190050	KEILMAN & TRUNKLE ENTERPRISES LLC	GFO		\$ 200	5,535	\$ 83.03	43,988	248,612	292,600	\$ 482.79	\$ 765.82
190150	ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	7,110	55,485	\$ 91.55	\$ 404.05
190200	ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	7,110	55,485	\$ 91.55	\$ 404.05
190250	CENTER FOR MENTAL HEALTH	GFO		\$ 200	7,500	\$ 112.50	48,375	578,370	626,745	\$ 1,034.13	\$ 1,346.63
190350	MADILL JASON C & TAMARA L	GFO		\$ 200	67,500	\$ 1,012.50	190,125	1,528,075	1,718,200	\$ 2,835.03	\$ 4,047.53
190450	BIG SKY SELECT MIGHT MO LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	326,280	374,655	\$ 618.18	\$ 930.68
190500	GREAT FALLS CENTRAL LLC	GFO		\$ 200	3,750	\$ 56.25	39,938	292,620	332,558	\$ 548.72	\$ 804.97
190600	M & L RENTALS LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	1,240,680	1,289,055	\$ 2,126.94	\$ 2,439.44
190650	SEMANSKY JOHN S & LISA SWAN	GFO		\$ 200	3,750	\$ 56.25	39,938	148,562	188,500	\$ 311.03	\$ 567.28
190700	WONG MING & SU	GFO		\$ 200	3,750	\$ 56.25	39,938	197,362	237,300	\$ 391.55	\$ 647.80
190800	FIRST BUILDING CORPORATION	GFO		\$ 200	22,500	\$ 337.50	82,125	-	82,125	\$ 135.51	\$ 673.01
190950	ATLANTIC FINANCIAL GROUP LTD	GFO		\$ 200	-	\$ -	-	5,267,200	5,267,200	\$ 8,690.88	\$ 8,890.88

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APPROXIMATE ASSESSMENTS FOR FISCAL YEAR 2022, TAX YEAR 2021
March 15, 2022**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	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
191050	ALLEY STEPHEN J	GFO		\$ 200	15,000	\$ 225.00	65,250	1,016,440	1,081,690	\$ 1,784.79	\$ 2,209.79
191100	WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,492	\$ 112.38	48,375	596,725	645,100	\$ 1,064.42	\$ 1,376.80
191150	JOVICK LEPARD LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	668,625	717,000	\$ 1,183.05	\$ 1,495.55
191300	FIRST NATIONAL BANK	GFO		\$ 200	15,000	\$ 225.00	65,250	14,560	79,810	\$ 131.69	\$ 556.69
191400	RICHARDS PHILLIP	GFO		\$ 200	15,000	\$ 225.00	65,250	552,450	617,700	\$ 1,019.21	\$ 1,444.21
191450	TOVSON LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	279,000	327,375	\$ 540.17	\$ 852.67
191500	CYRUS INVESTMENTS LLC	GFO		\$ 200	30,000	\$ 450.00	99,000	1,601,000	1,700,000	\$ 2,805.00	\$ 3,455.00
191550	FIRST NATIONAL BANK	GFO		\$ 200	52,500	\$ 787.50	149,625	426,660	576,285	\$ 950.87	\$ 1,938.37
191600	MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	22,500	\$ 337.50	82,125	4,272,120	4,354,245	\$ 7,184.50	\$ 7,722.00
191700	MURPHY REAL ESTATE LLC	GFO		\$ 200	18,750	\$ 281.25	73,688	539,612	613,300	\$ 1,011.95	\$ 1,493.20
191750	MURPHY TIMOTHY M & DEBORAH S	GFO		\$ 200	11,250	\$ 168.75	56,813	70,687	127,500	\$ 210.38	\$ 579.13
191950	MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	15,000	\$ 225.00	65,250	5,190	70,440	\$ 116.23	\$ 541.23
192100	BLANKENSHIP BOBBI	GFO		\$ 200	15,333	\$ 230.00	71,024	1,521,690	1,592,714	\$ 2,627.98	\$ 3,057.97
192150	Gaelic Properties Inc	GFO		\$ 200	11,250	\$ 168.75	56,813	446,987	503,800	\$ 831.27	\$ 1,200.02
192200	ARVON BLOCK DEVELOPMENT VENTURE LLC	GFO		\$ 200	11,237	\$ 168.56	56,813	2,386,687	2,443,500	\$ 4,031.78	\$ 4,400.33
192300	MURPHY REAL ESTATE LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	2,482,250	2,547,500	\$ 4,203.38	\$ 4,628.38
192350	WEIGAND JOHN W & PEGGY LOU ETAL	GFO		\$ 200	15,000	\$ 225.00	65,250	797,050	862,300	\$ 1,422.80	\$ 1,847.80
192450	JENNINGS LAND LIMITED PARTNERSHIP	GFO		\$ 200	7,500	\$ 112.50	48,375	120,125	168,500	\$ 278.03	\$ 590.53
192500	OIDHREACHT PROPERTIES LLC	GFO		\$ 200	20,016	\$ 300.24	74,849	302,270	377,119	\$ 622.25	\$ 1,122.49
192700	MURPHY REAL ESTATE LLC	GFO		\$ 200	46,237	\$ 693.56	135,585	40,990	176,575	\$ 291.35	\$ 1,184.90
192850	MURPHY REAL ESTATE LLC	GFO		\$ 200	6,229	\$ 93.44	45,540	357,880	403,420	\$ 665.64	\$ 959.08
192950	LAWYERS GUNS & MONEY LLC	GFO		\$ 200	9,017	\$ 135.26	51,750	1,153,150	1,204,900	\$ 1,988.09	\$ 2,323.34
193050	CTA BUILDING LLP	GFO		\$ 200	12,606	\$ 189.09	59,850	2,540,650	2,600,500	\$ 4,290.83	\$ 4,679.92
193100	CTA BUILDING LLP ETAL	GFO		\$ 200	1,800	\$ 27.00	35,550	-	35,550	\$ 58.66	\$ 285.66
193150	KELMAN ZOLLIE ETAL	GFO		\$ 200	14,100	\$ 211.50	63,225	207,670	270,895	\$ 446.98	\$ 858.48
193200	KELMAN ZOLLIE ETAL	GFO		\$ 200	15,000	\$ 225.00	65,250	803,650	868,900	\$ 1,433.69	\$ 1,858.69
193250	WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	48,375	238,025	286,400	\$ 472.56	\$ 785.06
193300	MARZETTA MICHAEL	GFO		\$ 200	7,500	\$ 112.50	48,375	348,325	396,700	\$ 654.56	\$ 967.06
193350	FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	48,375	315,025	363,400	\$ 599.61	\$ 912.11
193450	GREAT FALLS TRANSIT DISTRICT	GFO		\$ 200	15,000	\$ 225.00	65,250	290,520	355,770	\$ 587.02	\$ 1,012.02
193550	GREAT FALLS RESCUE MISSION	GFO		\$ 200	15,000	\$ 225.00	65,250	567,830	633,080	\$ 1,044.58	\$ 1,469.58
193650	FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	48,375	250,325	298,700	\$ 492.86	\$ 805.36
193700	WHITE BELLY PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	19,550	84,800	\$ 139.92	\$ 564.92
193900	NEIGHBORHOOD HOUSING SERVICES INC	GFO		\$ 200	7,500	\$ 112.50	48,375	17,700	66,075	\$ 109.02	\$ 421.52
193950	PLACID RENTALS LLC	GFO		\$ 200	15,000	\$ 225.00	65,250	194,310	259,560	\$ 428.27	\$ 853.27
224650	PORTNEY ABBY KELMAN	GFO		\$ 200	19,483	\$ 292.25	77,144	377,856	455,000	\$ 750.75	\$ 1,243.00
616205	WHITCOMB BRENDAN	503		\$ 200	574	\$ 8.61	2,897	120,203	123,100	\$ 203.12	\$ 411.73
616210	FRANK PLUMLEE FAMILY TRUST	503	125	\$ 50	450	\$ 6.75	2,273	190,327	192,600	\$ 317.79	\$ 374.54
616215	HAGAN ROGER A	503	125	\$ 50	308	\$ 4.62	1,557	139,043	140,600	\$ 231.99	\$ 286.61
616220	FINLAYSON JAMES D	503	125	\$ 50	291	\$ 4.37	1,471	138,729	140,200	\$ 231.33	\$ 285.70

PROPOSED EXPANSION OF GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
RESOLUTION #10446 - EXHIBIT "C"
APPROXIMATE ASSESSMENTS FOR FISCAL YEAR 2022, TAX YEAR 2021
March 15, 2022

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	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
616225	REYNOLDS STEWART W & SARA A	503	125	\$ 50	500	\$ 7.50	2,522	197,878	200,400	\$ 330.66	\$ 388.16
616230	SAVAGE JEFFREY J ETAL	503	125	\$ 50	476	\$ 7.14	2,403	192,497	194,900	\$ 321.59	\$ 378.73
616235	WHITCOMB BRENDAN	503	125	\$ 50	469	\$ 7.04	2,369	190,431	192,800	\$ 318.12	\$ 375.16
616240	BENNETTS MARJORIE	503	125	\$ 50	268	\$ 4.02	1,352	128,348	129,700	\$ 214.01	\$ 268.03
616245	KUBAS HEATHER	503	125	\$ 50	416	\$ 6.24	2,102	167,598	169,700	\$ 280.01	\$ 336.25
616250	WHITCOMB BRENDAN	503		\$ 200	608	\$ 9.12	3,068	205,032	208,100	\$ 343.37	\$ 552.49
616255	WHITCOMB BRENDAN	503		\$ 200	311	\$ 4.67	1,568	65,232	66,800	\$ 110.22	\$ 314.89
616260	WHITCOMB BRENDAN	503		\$ 200	441	\$ 6.62	2,227	113,173	115,400	\$ 190.41	\$ 397.03
616265	WHITCOMB BRENDAN	503		\$ 200	444	\$ 6.66	2,244	88,356	90,600	\$ 149.49	\$ 356.15
616270	COMMUNITY HEALTH CARE CENTER INC	503		\$ 200	574	\$ 8.61	2,897	150,803	153,700	\$ 253.61	\$ 462.22
616275	UNDERWOOD JASON M	503	125	\$ 50	450	\$ 6.75	2,273	185,327	187,600	\$ 309.54	\$ 366.29
616280	GREEN BROOKS ETAL	503	125	\$ 50	549	\$ 8.24	2,772	199,228	202,000	\$ 333.30	\$ 391.54
616285	BISTODEAU JUDY K & GARY	503	125	\$ 50	444	\$ 6.66	2,244	188,856	191,100	\$ 315.32	\$ 371.98
616290	YEON JENEE S	503	125	\$ 50	417	\$ 6.26	2,108	179,192	181,300	\$ 299.15	\$ 355.40
616295	ROBERTS DUSTIN E	503	125	\$ 50	509	\$ 7.64	2,568	205,632	208,200	\$ 343.53	\$ 401.17
616300	JOHNSON CAROLINE B	503	125	\$ 50	416	\$ 6.24	2,102	177,898	180,000	\$ 297.00	\$ 353.24
616305	QUINN SUSAN E	503	125	\$ 50	549	\$ 8.24	2,772	198,528	201,300	\$ 332.15	\$ 390.38
616310	EULTGEN DARREN & CINDY	503	125	\$ 50	444	\$ 6.66	2,244	188,256	190,500	\$ 314.33	\$ 370.99
616315	EULTGEN DARREN & CINDY	503	125	\$ 50	417	\$ 6.26	2,108	177,992	180,100	\$ 297.17	\$ 353.42
616320	BURGAN VALERIE G	503	125	\$ 50	509	\$ 7.64	2,568	201,232	203,800	\$ 336.27	\$ 393.91
616325	WAKEMAN NORMAN S JR & MELYN N K	503	125	\$ 50	416	\$ 6.24	2,102	177,398	179,500	\$ 296.18	\$ 352.42
617100	WILLIAMS DONALD E TRUST ETAL	FP1		\$ 200	6,665	\$ 99.98	42,909	888,191	931,100	\$ 1,536.32	\$ 1,836.29
617150	WARD KRAIG ALLAN	FP1		\$ 200	871	\$ 13.07	5,466	197,420	202,886	\$ 334.76	\$ 547.83
620650	ROGERS DARYL D	CAP		\$ 200	3,615	\$ 54.23	15,680	89,520	105,200	\$ 173.58	\$ 427.81
620660	WILSON THOMAS M JR & KATHLEEN A	CAP		\$ 200	4,574	\$ 68.61	19,869	139,531	159,400	\$ 263.01	\$ 531.62
620670	MEADOWLARK HOME CARE LLC	CAP		\$ 200	6,839	\$ 102.59	29,702	135,698	165,400	\$ 272.91	\$ 575.50
628625	SEIDLITZ JOHN E JR ETAL	HBC		\$ 200	713	\$ 10.70	17,382	62,618	80,000	\$ 132.00	\$ 342.70
628630	CORDEIRO CHRIS A	HBC		\$ 200	713	\$ 10.70	17,382	62,618	80,000	\$ 132.00	\$ 342.70
647400	A&E RENTALS LLC	EBC		\$ 200	10,336	\$ 155.04	58,498	503,302	561,800	\$ 926.97	\$ 1,282.01
647402	UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,386	\$ 65.79	28,342	288,558	316,900	\$ 522.89	\$ 788.68
647404	RAILROAD SQUARE LLC	EBC		\$ 200	11,903	\$ 178.55	63,936	477,264	541,200	\$ 892.98	\$ 1,271.53
647406	UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,699	\$ 70.49	28,719	293,781	322,500	\$ 532.13	\$ 802.61
650100	MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	33,000	397,160	430,160	\$ 709.76	\$ 1,059.76
650200	MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	33,000	397,160	430,160	\$ 709.76	\$ 1,059.76
650300	MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	33,000	397,160	430,160	\$ 709.76	\$ 1,059.76
651010	MEYER KATTIE & KIRKLEN A	JHC		\$ 200	936	\$ 14.04	6,037	298,063	304,100	\$ 501.77	\$ 715.81
651020	MONTCARE INC	JHC		\$ 200	588	\$ 8.82	3,793	36,630	40,423	\$ 66.70	\$ 275.52
651030	CONNER DENNIS & JANIS	JHC		\$ 200	542	\$ 8.13	3,793	124,307	128,100	\$ 211.37	\$ 419.50
651040	ROCKET CLONE LLC	JHC		\$ 200	560	\$ 8.40	3,609	151,191	154,800	\$ 255.42	\$ 463.82
651050	SUTTON DANNIE R SR	JHC		\$ 200	596	\$ 8.94	3,841	213,059	216,900	\$ 357.89	\$ 566.83

**PROPOSED EXPANSION OF GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
RESOLUTION #10446 - EXHIBIT "C"
APPROXIMATE ASSESSMENTS FOR FISCAL YEAR 2022, TAX YEAR 2021
March 15, 2022**

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	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
651090	NORTH DATA CENTER LLC	JHC		\$ 200	1,430	\$ 21.45	9,225	386,575	395,800	\$ 653.07	\$ 874.52
651100	OLSON KENNETH R & ILINDA M ETAL	JHC		\$ 200	2,770	\$ 41.55	4,044	224,256	228,300	\$ 376.70	\$ 618.25
651115	MARR LIVING TRUST	LJC	125	\$ 50	474	\$ 7.11	3,096	385,704	388,800	\$ 641.52	\$ 698.63
651120	MCCURRY BEATRICE C	LJC	125	\$ 50	474	\$ 7.11	3,096	240,304	243,400	\$ 401.61	\$ 458.72
651125	SALONEN WILLIAM W & SUSAN L	LJC	125	\$ 50	474	\$ 7.11	3,096	220,404	223,500	\$ 368.78	\$ 425.89
651501	L'HEUREUX PAGE WERNER PC	KAT		\$ 200	7,601	\$ 114.02	29,779	739,121	768,900	\$ 1,268.69	\$ 1,582.70
651502	MONTANA HOMEOWNERSHIP NETWORK INC	KAT		\$ 200	1,668	\$ 25.02	6,603	163,897	170,500	\$ 281.33	\$ 506.35
651503	SILVERTIP LLC	KAT		\$ 200	2,224	\$ 33.36	8,870	220,130	229,000	\$ 377.85	\$ 611.21
651504	NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	1,112	\$ 16.68	4,369	126,770	131,139	\$ 216.38	\$ 433.06
651505	NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49	11,621	288,479	300,100	\$ 495.17	\$ 739.66
651506	NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49	20,884	518,416	539,300	\$ 889.85	\$ 1,134.34
2E+06	MCMANUS PROPERTIES LLC	T20N, R3E		\$ 200	31,363	\$ 470.45	102,067	694,280	796,347	\$ 1,313.97	\$ 1,984.42
2E+06	NORTHWESTERN CORP TRANSMISSION & DISTR	GF		\$ 200	26,250	\$ 393.75	-	2,331,129	2,331,129	\$ 3,846.36	\$ 4,440.11
2E+06	CENTURYLINK INC	GF		\$ 200	30,000	\$ 450.00	-	1,347,657	1,347,657	\$ 2,223.63	\$ 2,873.63
2E+06	ENERGY WEST MONTANA INC	GF		\$ 200	91,000	\$ 1,365.00	-	3,827,425	3,827,425	\$ 6,315.25	\$ 7,880.25
2E+06	DSB TOWER LLC	DSB		\$ 200	15,000	\$ 225.00	8,212	321,556	329,768	\$ 544.12	\$ 969.12
2E+06	DSB TOWER LLC	DSB		\$ 200	5,944	\$ 89.16	5,749	282,378	288,127	\$ 475.41	\$ 764.57
2E+06	FRANCIS MARIE PSALM 27:17 LLC	DSB		\$ 200	9,056	\$ 135.84	9,034	1,023,349	1,032,383	\$ 1,703.43	\$ 2,039.27
2E+06	SCHULTE DIRK AGENCY	DSB		\$ 200	5,483	\$ 82.25	5,749	355,028	360,777	\$ 595.28	\$ 877.53
2E+06	DSB TOWER LLC	DSB		\$ 200	2,831	\$ 42.47	2,956	106,827	109,783	\$ 181.14	\$ 423.61
2E+06	DSB TOWER LLC	DSB		\$ 200	2,797	\$ 41.96	2,546	102,920	105,466	\$ 174.02	\$ 415.97
2E+06	DSB TOWER LLC	DSB		\$ 200	1,862	\$ 27.93	1,971	70,448	72,419	\$ 119.49	\$ 347.42
2E+06	KSJ PROPERTIES LLC	DSB		\$ 200	6,083	\$ 91.25	5,749	539,651	545,400	\$ 899.91	\$ 1,191.16
2E+06	DSB TOWER LLC	DSB		\$ 200	1,914	\$ 28.71	1,889	117,395	119,284	\$ 196.82	\$ 425.53
2E+06	DSB TOWER LLC	DSB		\$ 200	2,153	\$ 32.30	2,135	68,805	70,940	\$ 117.05	\$ 349.35
2E+06	DSB TOWER LLC	DSB		\$ 200	2,491	\$ 37.37	2,464	79,578	82,042	\$ 135.37	\$ 372.73
2E+06	GILLEON RESERVATION LLC	DSB		\$ 200	5,618	\$ 84.27	5,749	271,828	277,577	\$ 458.00	\$ 742.27
2E+06	DSB TOWER LLC	DSB		\$ 200	12,641	\$ 189.62	16,836	516,318	533,154	\$ 879.70	\$ 1,269.32
2E+06	DSB TOWER LLC	DSB		\$ 200	7,023	\$ 105.35	11,087	281,880	292,967	\$ 483.40	\$ 788.74
2E+06	HANSERJAC LLC	JHC		\$ 200	3,525	\$ 52.88	5,142	215,658	220,800	\$ 364.32	\$ 617.20
2E+06	STSA PARTNERS LLC	FBC		\$ 200	8,455	\$ 126.83	45,664	179,340	225,004	\$ 371.26	\$ 698.08
2E+06	HICKS ENDEAVORS LLC	FBC		\$ 200	2,165	\$ 32.48	11,416	114,184	125,600	\$ 207.24	\$ 439.72
162350	H & H APARTMENTS LLC			\$ 200	7,500	\$ 112.50	48,375	405,425	453,800	\$ 748.77	\$ 1,061.27
162400	HELSETH & MYERS RENTALS			\$ 200	7,500	\$ 112.50	48,375	218,225	266,600	\$ 439.89	\$ 752.39
162450	SPECIAL OLYMPICS MONTANA INC			\$ 200	7,500	\$ 112.50	48,375	311,525	359,900	\$ 593.84	\$ 906.34
162500	JOSEPH SANTANA PROPERTIES LLC			\$ 200	29,969	\$ 449.54	99,000	615,590	714,590	\$ 1,179.07	\$ 1,828.61
162700	DUTT GORDON R & FRANCES S TRUST ETAL			\$ 200	7,500	\$ 112.50	48,375	203,625	252,000	\$ 415.80	\$ 728.30
162750	MTC LIFESTYLE LLC			\$ 200	7,500	\$ 112.50	48,375	140,000	188,375	\$ 310.82	\$ 623.32
162900	CITY BAR INC			\$ 200	22,477	\$ 337.16	82,125	321,740	403,865	\$ 666.38	\$ 1,203.53
162950	CITY BAR INC			\$ 200	7,500	\$ 112.50	48,375	82,720	131,095	\$ 216.31	\$ 528.81

PROPOSED EXPANSION OF GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
RESOLUTION #10446 - EXHIBIT "C"
APPROXIMATE ASSESSMENTS FOR FISCAL YEAR 2022, TAX YEAR 2021
March 15, 2022

PARCEL NO.	PROPERTY OWNER	SUB DIV	Land Use Code (125)	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
163000	L & E DEVELOPMENT INC			\$ 200	7,500	\$ 112.50	48,375	8,100	56,475	\$ 93.18	\$ 405.68
188500	BIG SKY DEVELOPMENT ENTERPRISES INC			\$ 200	7,500	\$ 112.50	48,375	50,525	98,900	\$ 163.19	\$ 475.69
188550	BIG SKY DEVELOPMENT ENTERPRISES INC			\$ 200	7,500	\$ 112.50	48,375	8,150	56,525	\$ 93.27	\$ 405.77
188600	KERMITZ LLC			\$ 200	11,238	\$ 168.57	56,813	300,587	357,400	\$ 589.71	\$ 958.28
188650	LERAY PROPERTIES LLC			\$ 200	3,750	\$ 56.25	39,938	78,962	118,900	\$ 196.19	\$ 452.44
188700	ROBERTSON KIRBI KAE			\$ 200	1,780	\$ 26.70	35,550	69,050	104,600	\$ 172.59	\$ 399.29
188750	MY VIOLA PROPERTIES LLC			\$ 200	3,668	\$ 55.02	39,600	138,600	178,200	\$ 294.03	\$ 549.05
188800	KAPPHAN BRIAN R & LINDA S			\$ 200	352	\$ 5.28	36,225	45,310	81,535	\$ 134.53	\$ 339.81
188850	SHIMA DOUGLAS			\$ 200	3,750	\$ 56.25	39,938	32,850	72,788	\$ 120.10	\$ 376.35
188900	MTC LIFESTYLE LLC			\$ 200	11,250	\$ 168.75	56,813	11,920	68,733	\$ 113.41	\$ 482.16
189050	BIG SKY DEVELOPMENT ENTERPRISES INC			\$ 200	18,750	\$ 281.25	73,688	20,800	94,488	\$ 155.91	\$ 637.16
189075	BIG SKY DEVELOPEMENT ENT			\$ 200	33,739	\$ 506.09	107,438	1,121,462	1,228,900	\$ 2,027.69	\$ 2,733.77
TOTALS				\$ 39,100	2,126,057	\$ 31,890.86	\$ 9,111,850	\$ 107,723,575	116,835,425	\$ 192,778.45	\$ 263,769.31

New Proporsed Parcels Resolution 10446

RESOLUTION 10446 - EXHIBIT "D"

NOTICE OF PUBLIC HEARING

Notice is hereby given that on March 15th, 2022, the City Commission passed Resolution 10446 declaring the intent to expand the boundaries of the Business Improvement District (BID). The public hearing on Resolution 10447 to expand the boundaries of the BID will be brought before the Great Falls City Commission for public hearing in the Commission Chambers Room 206, Civic Center Building, 2 Park Drive South, Great Falls, Montana, on Tuesday, April 19, 2022, at 7:00 o'clock p.m. Any interested person may appear and speak for or against said BID resolution of expansion or submit in writing any comments to the City Clerk prior to or during the Commission Meeting.

Documents pertaining to this agenda item are posted on the City's website at <https://greatfallsmt.net> under "Meetings," and are on file for public inspection during regular office hours at the City Clerk's Office, 2 Park Drive South, Room 204, Great Falls, MT, or contact us at (406) 455-8451.

/s/ Lisa Kunz
City Clerk

DO NOT PUBLISH BELOW THIS LINE:
Publication dates: March 20 and 27, 2022

RESOLUTION 10446 - EXHIBIT "E"

March 16, 2022

Property Owner
123 Anywhere Street
Great Falls, MT 59404

Parcel No.: XXXXXX

**INTENT TO EXPAND
GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
RESOLUTION NO. 10446**

Dear Property Owner:

The Great Falls Business Improvement District is considering expanding its boundaries. After the return of ballots/petitions, 71.21% 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 to include the 700 block along the south side of 1st Avenue North, Central Avenue, and the north side of 1st Ave South.

If the City Commission adopts the proposed resolution, it would result in an **estimated** annual Business Improvement District assessment of \$xxx.xx, for your property. The total cost for being in the District will appear on your property tax bill beginning with the 2022/2023 assessment year.

Montana State Law requires sending individual notices of the intent to expand the district 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 Sunday, March 20, 2022 and again on Sunday, March 27, 2022.

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.10446
Page 2

You are invited to attend the public hearing for the expansion of the Great Falls Business Improvement District on April 19, 2022 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 406-455-8477 or by email: amccracken@greatfallsmt.net.


Sincerely,

Andrea McCracken, Budget Analyst
Taxes & Assessments

Enc: Legal Notice

BID District Expansion Ballot 2022 - Ballot Turn-In
More than 60% of the area in Proposed Expansion of the District

Property Owner	Property Address	Parcel #	Total Sq. Ft.	Footprint %	Yes or No	Ballot Rec'd
				Per Sq.Ft.	or Abstain	
1 H & H APARTMENTS LLC	13 7th St N	162350	7,500	3.60%	Y	3.60%
2 HELSETH & MYERS RENTALS	704 1st Ave N	162400	7,500	3.60%	N	0.00%
3 SPECIAL OLYMPICS MONTANA INC	710 1st Ave N	162450	7,500	3.60%	Y	3.60%
4 JOSEPH SANTANA PROPERTIES LLC	726 1st Ave N	162500	29,969	14.39%		0.00%
5 DUTT GORDON R & FRANCES S TRUST ETAL	725 Central Ave	162700	7,500	3.60%		0.00%
6 MTC LIFESTYLE LLC	721 Central Ave	162750	7,500	3.60%	Y	3.60%
7 CITY BAR INC	709 Central Ave	162900	22,477	10.79%	Y	10.79%
8 CITY BAR INC	705 Central Ave	162950	7,500	3.60%	Y	3.60%
9 L & E DEVELOPMENT INC	701 Central Ave	163000	7,500	3.60%	Y	3.60%
10 BIG SKY DEVELOPMENT ENTERPRISES INC	700 Central Ave	188500	7,500	3.60%	Y	3.60%
11 BIG SKY DEVELOPMENT ENTERPRISES INC	704 Central Ave	188550	7,500	3.60%	Y	3.60%
12 KERMITZ LLC	708 Central Ave	188600	11,238	5.40%	N	0.00%
13 LERAY PROPERTIES LLC	714 Central Ave	188650	3,750	1.80%	Y	1.80%
14 ROBERTSON KIRBI KAE	718 Central Ave Ste 2	188700	1,780	0.85%	Y	0.85%
15 MY VIOLA PROPERTIES LLC	716 Central Ave	188750	3,668	1.76%	Y	1.76%
16 KAPPAN BRIAN R & LINDA S	718 Central Ave	188800	352	0.17%	Y	0.17%
17 SHIMA DOUGLAS	720 Central Ave	188850	3,750	1.80%		0.00%
18 MTC LIFESTYLE LLC	726 Central Ave	188900	11,250	5.40%	Y	5.40%
19 BIG SKY DEVELOPMENT ENTERPRISES INC	719 1st Ave S	189050	18,750	9.00%	Y	9.00%
20 BIG SKY DEVELOPEMENT ENT	17 7th St S	189075	33,739	16.20%	Y	16.20%
TOTALS:			208,223	100.00%		71.21%

 No Ballots Received

Percentage of "No" Votes: 9.00%

Percentage of Missing Votes: 19.80%