

CERTIFICATE AS TO RESOLUTION AND ADOPTING VOTE

I, the undersigned, being the duly qualified and acting recording officer of the City of Great Falls, Montana (the "City"), hereby certify that the attached resolution is a true copy of Resolution No. 10472, entitled: "RESOLUTION OF INTENTION TO AMEND AND RESTATE THE DOWNTOWN URBAN RENEWAL PLAN FOR THE DOWNTOWN URBAN RENEWAL DISTRICT AND TO APPROVE TWO STORM DRAINAGE PROJECTS AS URBAN RENEWAL PROJECTS; AND CALLING FOR A PUBLIC HEARING THEREON" (the "Resolution"), on file in the original records of the City in my legal custody; that the Resolution was duly adopted by the City Commission of the City of Great Falls at a regular meeting on July 19, 2022 and that the meeting was duly held by the City Commission and was attended throughout by a quorum, pursuant to call and notice of such meeting given as required by law; and that the Resolution has not as of the date hereof been amended or repealed.

I further certify that, upon vote being taken on the Resolution at said meeting, the following Commission Members voted in favor thereof: _____
_____ ; voted against
the same: _____ ; abstained from voting
thereon: _____ ; or were absent: _____.

WITNESS my hand officially this 16th day of August 16, 2022.

(SEAL)

City Clerk

RESOLUTION 10472

RESOLUTION OF INTENTION TO AMEND AND RESTATE THE DOWNTOWN URBAN RENEWAL PLAN FOR THE DOWNTOWN URBAN RENEWAL DISTRICT AND TO APPROVE TWO STORM DRAINAGE PROJECTS AS URBAN RENEWAL PROJECTS; AND CALLING FOR A PUBLIC HEARING THEREON

BE IT RESOLVED by the City Commission (the “Commission”) of the City of Great Falls, Montana (the “City”), as follows:

Section 1. Recitals.

1.01. Pursuant to Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the “Act”), and Ordinance 3088, adopted by the Commission on May 15, 2012 (the “Ordinance”), the City has created the Downtown Urban Renewal District (the “District”) as an urban renewal area and approved the Downtown Urban Renewal Plan (the “Plan”) as an urban renewal plan for the District. The Plan provides for the segregation and collection of tax increment revenues with respect to the District in accordance with the provisions of the Act.

1.02. The City proposes to amend and restate the Plan in the form attached as Exhibit A hereto (the “Amended Plan”). The Amended Plan contains new three new additional strategies that provide policy guidance to allow for transportation and utility infrastructure improvements to take place within the Downtown Urban Renewal Area.

1.03. The City’s Directors of Finance and Planning and Community Development (the “City Staff”) have jointly reviewed and evaluated the Amended Plan and made a report and recommendation (the “City Staff Report”) that the Amended Plan be approved, that two Storm Drainage Projects be designated as urban renewal projects for the District and that tax increment revenues of the District be used to finance costs of the Storm Drainage Projects.

1.04. On June 28, 2022, the City Planning Board (the “Planning Board”) received, reviewed and considered the City Staff Report and has made recommendation to the Commission to the effect that the Amended Plan conforms to the City’s Growth Policy adopted in accordance with Title 76, Chapter 1, that the Amended Plan be approved, that the Storm Drainage Projects should be designated as urban renewal projects for the District and that tax increment revenues of the District be used to finance costs of the Storm Drainage Projects.

1.05. The Act provides that a municipality may amend an urban renewal plan by ordinance pursuant to the procedures set forth in Sections 7-15-4212 through 7-15-4219 of the Act. Prior to the approval of an urban renewal project, the Commission is required to conduct a public hearing and make certain findings set forth in the Act.

Section 2. Preliminary Findings. Based on the foregoing representations and subject to the public hearing called for herein, the Commission hereby finds as follows:

- (a) no persons will be displaced from their housing by the Storm Drainage Projects;

- (b) the Amended Plan, including the Storm Drainage Projects, conforms to the City’s Growth Policy adopted in accordance with Title 76, Chapter 1;
- (c) the Amended Plan, including the Storm Drainage Projects, will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the District by private enterprise; and
- (d) a sound and adequate financial program exists for the financing of the costs of the Storm Drainage Projects using tax increment revenue of the District.

Section 3. Conditional Approval. The findings and representations in this Resolution are preliminary and subject to testimony presented at the public hearing. In adopting the Resolution and making the preliminary findings contained herein, the City in no way assumes any liability or responsibility for the construction and financing of the Storm Drainage Projects.

Section 5. Public Hearing. A public hearing is hereby called and shall be held on August 16, 2022, at 7:00 p.m. in the Commission Chambers at 2 Park Drive South, Great Falls, Montana regarding the Amended Plan, including the designation of the Storm Drainage Projects as urban renewal projects and the use of tax increment revenues of the District to finance costs of the Storm Drainage Projects.

Section 6. Notice. Notice of the public hearing shall be published in the *Great Falls Tribune* on August 7, 2022 and August 14, 2022, in substantially the form attached as Exhibit B hereto (which is incorporated by reference and made a part hereof).

Section 7. Reading of Ordinance. The first reading of the Ordinance substantially in the form attached as Exhibit C hereto (the “Ordinance”) shall occur at the Commission’s regular meeting on July 19, 2022, and the second reading of the Ordinance shall occur at the Commission’s regular meeting on August 16, 2022, and it is the Commission’s intention that the Ordinance will be voted upon at the conclusion of the second reading.

Passed and adopted by the City Commission of the City of Great Falls, Montana, on this 19th day of July, 2022.

Bob Kelly, Mayor

Attest:

Lisa Kunz, City Clerk

APPROVED FOR LEGAL CONTENT:

Jeff Hindoien, City Attorney

EXHIBIT A

AMENDED PLAN

CITY OF GREAT FALLS

Amended and Restated Downtown Urban Renewal Plan



~~October 2020~~ August 2022

Introduction:

The City of Great Falls has embarked on an ambitious program to revitalize downtown Great Falls. In October 2011 the Great Falls City Commission unanimously adopted the Downtown Master Plan (DMP). Referenced throughout the 2013 Growth Policy Update, the DMP serves as the guiding policy document for downtown. The DMP provides a strategically focused, goal driven “blueprint” for the future growth and development of downtown. The DMP creates a vision and outlines strategies, actions, partnerships and timeframes that will facilitate the re-development of a regional destination.

The 82 strategies within the DMP are each designed to capitalize on downtown’s assets and proactively address downtown’s issues. The strategies all seek to create a downtown that has a balance of amenities, housing and transportation options, goods and services and cultural, entertainment and educational opportunities.

The DMP recommends the creation of an Urban Renewal District that utilizes Tax Increment Financing (TIF) to fund public improvements recommended in the DMP in an effort to revitalize Downtown Great Falls. The proposed Downtown Urban Renewal District (DURP) will be the third urban renewal district established in the City of Great Falls. The Central Place Revitalization Urban Renewal Program, established in 1977, has since expired while the West Bank Urban Renewal District, established in 2006 is currently operational.

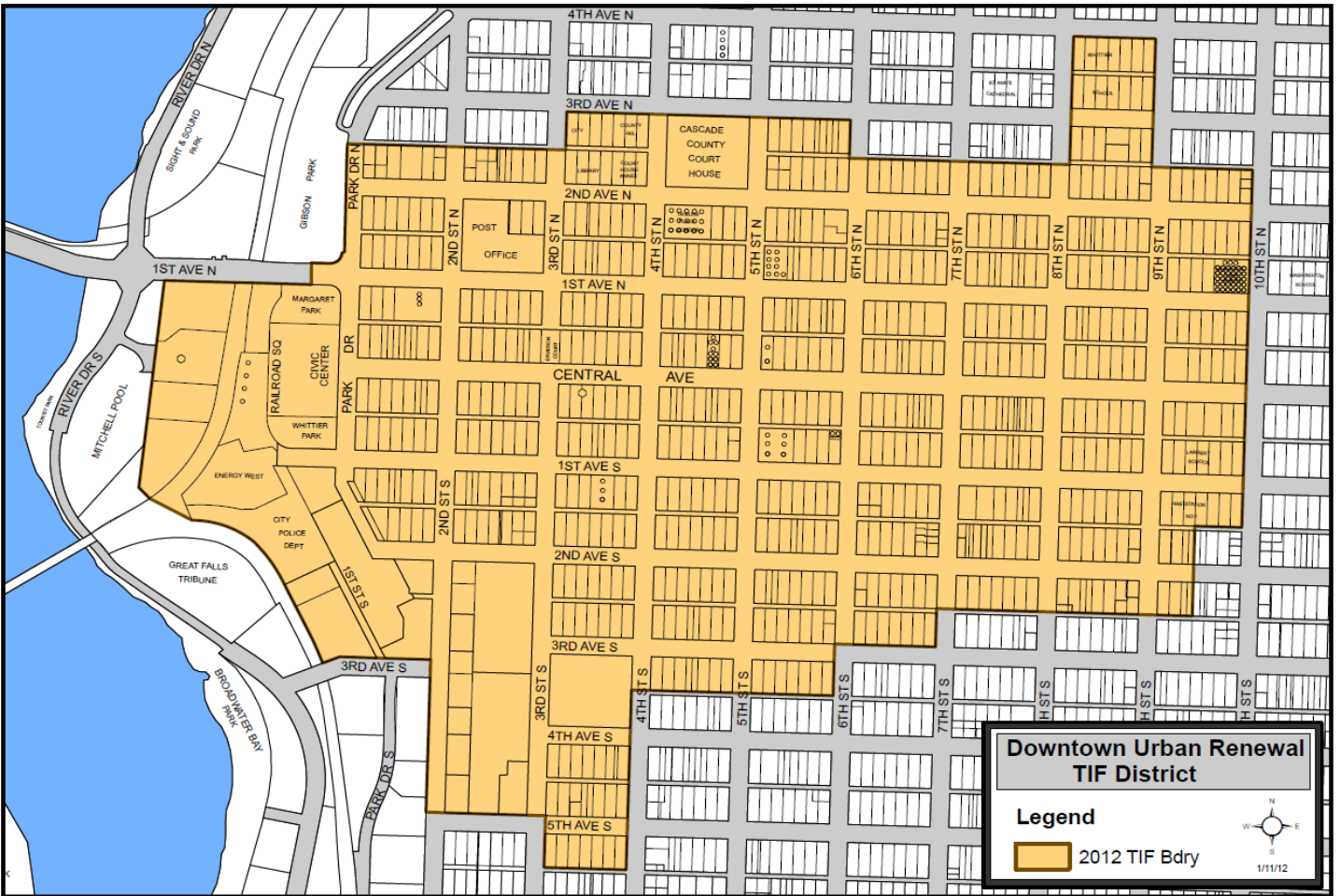
The Downtown Urban Renewal District and TIF funds generated through the improvements to property in the district are anticipated to be the primary funding sources to implement the recommendations of the DMP. Previous urban renewal districts in the City have been successful in redevelopment and revitalization efforts. It is the hope of the City of Great Falls and the Downtown stakeholders that this urban renewal district will yield the same positive results.

Amended and Restated Downtown Urban Renewal District Plan

Legal Description of the District:

Beginning at a point that is the southeast corner of Lot 1, Block 11, of the Broadwater Bay Business Park; thence south across 3rd Ave So to the northeast corner of Lot 6, Block 9, of the Broadwater Bay Business Park; thence south along the west right of way line of 2nd St So to a point that is directly west of the southwest corner of Lot 8, of the Amended Plat of Block 453, of the Great Falls Original Townsite (GFOT); Thence east across 2nd St So to the southwest corner of Lot 8, of the Amended Plat of Block 453, of the GFOT; thence east to the southwest corner of Lot 14, Block 452, of the GFOT; thence south to the southwest corner of Lot 1, Block 455, of the GFOT; thence east to the southeast corner of Lot 7, Block 455, of the GFOT; thence north along the west right of line of 4th St S to a point directly west from the southwest corner of Lot 1, Block 420, of the GFOT; thence east across 4th St So to the southwest corner of Lot 1, Block 420, of the GFOT; thence east to the southeast corner of Lot 7, Block 421, of the GFOT; thence north to the southeast corner of Lot 8, Block 413, of the GFOT; thence east across 6th St So to the southwest corner of Lot 14, Block 412, of the GFOT; thence east to the southeast corner of Lot 8, Block 412, of the GFOT; thence north to the southeast corner of Lot 7, Block 412, of the GFOT; thence east to the southwest corner of Lot 1, Block 411, of the GFOT; thence east to the southeast corner of Lot 3, Block 409, of the GFOT; thence north to the southeast corner of Lot 3, Block 376, of the GFOT; thence east to the southeast corner of Lot 7, Block 376, of the GFOT; thence north along the west right of way line of 10th St N to the northeast corner of Lot 8, Block 258, of the GFOT; thence west to the northeast corner of Lot 8, Block 257, of the GFOT; thence north to the northeast corner of Lot 7, Block 242, of the GFOT; thence west to the northwest corner of Lot 1, Blk 242, of the GFOT; thence south to the northwest corner of Lot 14, Blk 257, of the GFOT; thence west to the northeast corner of Lot 8, Blk 254, of the GFOT; thence north to the northeast corner of Lot 7, Blk 254, of the GFOT: thence west to the northwest corner of Lot 1, Blk 252, of the GFOT; thence south to the northwest corner of Lot 14, Blk 252, of the GFOT; thence west to the northwest corner of Lot 13, Blk 250, of the GFOT; thence continuing west to a point that is located on the west right of way of Park Dr N; thence south along the west right of way of Park Dr N to the corner of Park Dr N and 1st Ave N; thence around a curve to the left to a point of tangent thence continuing west eighty feet along the north right of way of 1st Ave N; thence south on a perpendicular line to the south right of way line of 1st Ave N; thence west along the south right of way line of 1st Ave N to the northwest corner of Lot 5, Blk 13, of the Broadwater Bay Business Park Addition (BBBP); thence southwesterly to the southwest corner of Lot 2, Blk 13, of the BBBP; thence southeasterly to the southeast corner of Lot 2, Blk 13, of the BBBP; thence continuing southeasterly to a point that is the intersection of the north railroad right of way line and the westerly boundary of Mark 22A (City of Great Falls Police Department); thence southeasterly along a curve to the right also being the north railroad right of way line to the southwest corner of Lot 1, Blk 12, of the BBBP; thence easterly along the north right of way line of 3rd Ave S to the point of beginning.

District Boundary



Amended and Restated Downtown Urban Renewal District Plan

Determination of Blight:

To establish an Urban Renewal District in Montana, it must be found that conditions of blight are present in the area. Section 7-15-4206 (2) MCA defines blight as “an area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime, that substantially impairs or arrests the sound growth of the city or its environs, that retards the provision of housing accommodations, or that constitutes an economic or social liability or is detrimental or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, by reason of:

- the substantial physical dilapidation, deterioration, age obsolescence, or defective construction, material, and arrangement of buildings or improvements, whether residential or nonresidential;
- inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
- inappropriate or mixed uses of land or buildings;
- high density of population and overcrowding;
- defective or inadequate street layout;
- faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- excessive land coverage;
- unsanitary or unsafe conditions;
- deterioration of site;
- diversity of ownership;
- tax or special assessment delinquency exceeding the fair value of the land;
- defective or unusual conditions of title;
- improper subdivision or obsolete platting;
- the existence of conditions that endanger life or property by fire or other causes; or
- any combination of the factors listed in this subsection (2).



With the adoption of Resolution 9961, the Great Falls City Commission found that the following conditions of blight are present in the District:

The substantial physical dilapidation, deterioration, age obsolescence, or defective construction, material, and arrangement of buildings or improvements, whether residential or nonresidential.

Vacancy, underutilization and a lack of maintenance has led to the substantial physical dilapidation and deterioration of a number of buildings within the district. Not only does this affect the aesthetic character of these buildings, and the district it also produces conditions that are unsafe, unsanitary and not conducive to economic development.



Inappropriate or mixed uses of land or buildings.

A large amount of land within the District is currently used as surface parking for automobiles. While a certain amount of parking is necessary to support other uses within the District, surface parking lots are an inefficient use of land in the City's commercial core. This land could potentially be redeveloped as commercial, office, residential or mixed use activities that would improve the vitality of the downtown and increase the taxable value of the District.



The heavy industrial nature of the southwest area of the District is incompatible with the adjacent commercial and retail and residential uses of the area. This area has the potential to be redeveloped in a mixed-use or transitional fashion to provide a key entry corridor into the District.

Defective or inadequate street layout.

Three one-way couplets currently traverse through the district. Multiple studies and analyses conducted across the U.S. indicate that downtown access and circulation, customer parking and property values increase when downtown one-ways are restored to two-way streets. The City of Great Falls conducted and completed a study in April 2013, which resulted in the *Downtown Access, Circulation, and Streetscape Plan*. Although it was never adopted, the study is used as a resource and guide for city staff.

A primary intersection within the district - Park Drive and 1st Avenue N - is unsafe and difficult to navigate for pedestrians. Additionally, the configuration of the intersection produces inefficient conditions for automobiles, especially those making turns at high volume portions of the day.

Amended and Restated Downtown Urban Renewal District Plan

Deterioration of site.

Vacant, underutilized or unmaintained buildings and parcels concentrated within specific areas of the district have created pockets of site deterioration throughout the district. The deterioration of sites has often led private investment and development to move to outlying areas of the City and has also slowed redevelopment and infill efforts downtown. If site deterioration is not addressed, the exodus of commercial and residential development will continue and ultimately lead to further deterioration.

The existence of conditions that endanger life or property by fire or other causes.

A number of buildings in the district are in conditions that could potentially endanger life of property. Multiple factors have contributed to these conditions including fire damage, the use of hazardous construction materials, negligence on behalf of a property owner and extended vacancy among others. Buildings that have reached this condition are often the target of graffiti and other forms of vandalism, leading to further deterioration in the district.

Urban Renewal Plan

The DMP will guide the urban renewal and revitalization efforts within the district. The overall vision of the DMP and the goals, objectives and strategies of the Plan provide a comprehensive framework for the redevelopment of the downtown core. The following table displays the **90** strategies of the DMP and additional project priorities, with associated timelines, categories and partner organizations.



Strategy	Partners	Timeframe	Category
1. CONNECTED:			
1. Improve pedestrian connectivity and safety Downtown.			
a. Ensure streetscape improvements are designed to enhance pedestrian safety and pleasure by providing sufficient space for pedestrian needs and uses.	CofGF (P&CD, PW)	Short	Regulatory Framework
b. Develop public/private partnerships to ensure Downtown is safe, clean and accessible for all users.	CofGF, DAA (Safety team)	Immediate	Program
c. Identify, prioritize and correct accessibility barriers to sidewalks, curbs, pedestrian signals and other pedestrian facilities.	CofGF (P&CD, PW) Accessibility group	Short	Program
2. Develop a comprehensive Downtown bicycle network to connect into a city-wide system.			
a. Prepare a complete streets policy to guide roadway construction and rehabilitation.	CofGF, GFGF, GFBC	Immediate	Regulatory Framework
b. Update the bikeway chapter of the Long Range Transportation Plan, including prioritization of improvements and routes for implementation.	CofGF (P&CD, P&R), GFBC, RTI, TWG	Short	Regulatory Framework
c. Improve and expand bicycle connections to the River's Edge Trail through signage and routes.	CofGF (P&CD, P&R), GFBC, RTI, TWG	Short	Capital Improvement
d. Ensure that bike routes link and connect neighborhoods, employment centers, amenities and destinations.	CofGF (P&CD), GFBC, RTI	Short	Regulatory Framework
e. Develop public education and marketing programs to maximize the use of the bicycle network.	RTI, GFBC	Short	Program
3. Reduce or eliminate Downtown one-ways.			
a. Conduct a one-way conversion plan to help facilitate an environment that is pedestrian and retail friendly, improves local circulation, and increase access to Downtown businesses.	CofGF (P&CD, PW), MDT	Medium	Program
b. Effectively communicate the costs and benefits of one-way conversions to all stakeholders.	CofGF, DAA (BID, DGFA)	Medium	Program
c. Develop roadway and streetscape design standards to further the intended benefits of one-way conversions for all users.	CofGF	Medium	Regulatory Framework
4. Improve connectivity to the Missouri River, River's Edge Trail, and Gibson Park for bicycles and pedestrians.			
a. Improve the attractiveness and enhance the visibility of railroad crossings and underpass tunnels that connect Downtown to the Missouri River, River's Edge Trail and Gibson Park.	CofGF (P&CD, PW, P&R), RTI	Medium	Capital Improvement
b. Identify locations and develop design options to develop an additional separated grade bike and pedestrian crossing of railroad tracks.	CofGF (P&CD, PW, P&R), RTI	Long	Capital Improvement
c. Utilize signage, pathways and striping to provide pedestrians and bicyclists with safe and efficient connections between Downtown and the surrounding neighborhoods.	CofGF (P&CD, PW), RTI, TWG	Short	Capital Improvement
5. Develop a comprehensive Downtown wayfinding system.			
a. Develop a comprehensive wayfinding program.	CofGF, DAA (GFDA), Private Business	Short	Capital Improvement

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b. Supplement proposed wayfinding program with printed maps and brochures, digital and audio tours and websites and apps to guide visitors throughout Downtown.	CofGF (P&CD), HPAC, CVB, TBID	Medium	Program
c. Incorporate a series of named or themed pathways that connect Downtown amenities and destinations.	CofGF (P&CD), HPAC, CVB, TBID	Long	Capital Improvement
6. Optimize Downtown parking for all stakeholders.			
a. Conduct a comprehensive parking study to guide Downtown parking program.	CofGF (P&CD)	Short	Regulatory Framework
b. Improve bicycle parking facilities Downtown.	CofGF (P&CD, PW), GFBC, BID, private business	Short	Capital Improvement
7. Expand the use of public transit Downtown.			
a. Promote the use of transit for Downtown specific events.	GFTD, DGFA	Short	Program
b. Encourage expanded partnership between the Great Falls Transit District and Great Falls Public Schools to promote transit usage to reach Downtown events and activities.	GFTD, GFPS, DAA (DGFA)	Short	Program
c. Encourage Downtown businesses to work with the Great Falls Transit District to provide subsidized bus passes for employees as an alternative to Downtown parking.	DGFA, BID, GFTD, Private Business	Short	Program
8. Improve transportation and utility infrastructure in the Downtown.			
a. Upgrade the capacity of the City's existing storm water infrastructure network to address flooding and the impact of large storm events.	COGF	Immediate	Capital Improvements
b. Maintain and upgrade, when necessary, the City's water and wastewater utility network.	COGF	On-going	Capital Improvements
c. Identify deficiencies in the condition and functionality of the Downtown street and alley network, and undertake improvements to address those deficiencies.	COGF	On-going	Capital Improvements
DESTINATION:			
1. Market Downtown's entertainment, culture, shopping and dining.			
a. Continue to actively cross-promote and package Downtown's entertainment, culture, shopping and dining facilities with Downtown events.	MT, MEC, DGFA	On-going	Program
b. Work with various groups and organizations including the Convention and Visitors Bureau, Tourism BID, Montana Expo Park and Airport Authority to promote Downtown as a tourism and convention destination to the region and Canada.	DAA (CVB, TBID), MTEP, GFIA	Short	Program
c. Develop a comprehensive and coordinated Downtown marketing campaign utilizing print, radio, television and social media.	DAA (all), TA	Immediate	Program
2. Promote a broad range of family friendly entertainment and recreational opportunities and activities Downtown.			
a. Review existing Downtown events and add free or low cost activities that engage a variety of age groups including: families, teens, young adults and older adults.	CofGF (P&R), DGFA	Short	Program
b. Promote new and exciting events in Downtown's parks, pools and recreational facilities that attract families with young children.	CofGF (P&R), DGFA	Short	Program
c. Encourage Downtown organizations and facilities to establish programs for parents to drop children off while they utilize Downtown's shopping and amenities.	Private Business, DGFA, Museum Group	Short	Program

3. Ensure Downtown is active and vibrant during the evenings and weekends.			
a. Actively pursue the development of a Downtown boutique hotel to provide quality lodging and amenities for Downtown visitors.	DAA (GFDA, CofGF), Private Business	Medium	Site Specific
b. Develop programs and events that provide opportunities for people to remain in and visit Downtown in the evening and on the weekend.	DAA (DGFA), CofGF (P&R)	Short	Program
c. Actively recruit an already successful restaurant to relocate or expand into Downtown.	GFDA, BID, DGFA	Short	Program
d. Work with existing restaurant and bar/tavern owners to identify, develop and promote a Downtown Dining District.	DGFA, TA, DAA (all)	Medium	Program
e. Market Downtown's amenities and activities to current employers and employees to encourage the workforce to stay Downtown after business hours.	DAA (DGFA), TA, Restaurant owners	Immediate	Program
f. Create a year-round public market / food and arts incubator that would cater to residents, employees and visitors.	GFDA, DGFA, CofGF	Medium	Site Specific
4. Increase the utilization of the Convention Center and Mansfield Center for the Performing Arts (Mansfield).			
a. Develop public/private partnerships to package the facilities at the Civic Center and Mansfield with catering and dining services and lodging facilities to enhance the attractiveness of Downtown as a convention destination.	CVB, TBID, MCPA	Medium	Program
b. Enhance partnerships with entertainment promoters to utilize the Mansfield as a concert venue.	MCPA	Short	Program
c. Educate potential users of the Civic Center and Mansfield about the opportunities available at the facility, policies and prices.	MCPA	Immediate	Program
FLOURISHING:			
1. Identify and support an organization to lead and champion Downtown revitalization.			
a. Establish a formal Downtown Development Agency within the City of Great Falls, in partnership with public and private entities, to foster new development and redevelopment Downtown and implement the goals, objectives and strategies identified in the Plan.	CofGF, DAA (all), Private Business	Immediate	Regulatory Framework
b. Establish a Downtown TIF and associated Urban Renewal Plan district to fund Downtown projects, improvements and organizational management.	CofGF, GFPS, CC	Immediate	Regulatory Framework
c. Update zoning and land use regulations to support recommendations of the Plan.	CofGF (P&CD)	Short	Regulatory Framework
2. Improve the public realm to provide a safe, attractive and welcoming environment.			
a. Encourage a partnership between Downtown organizations and stakeholders and the City Police Department to ensure a clean and safe environment.	DAA (W&S), GFPD	Short	Program
b. Establish a volunteer based Downtown clean-up day and/or program.	DAA (W&S)	Short	Program
c. Increase street level vitality by encouraging the active use of ground floor space in the Downtown core.	CofGF (P&CD), BID, DGFA	Short	Regulatory Framework
3. Identify and attract high paying employers and jobs to Downtown.			
a. Develop a comprehensive Downtown business retention and development plan that focuses on successful and emerging business clusters Downtown.	GFDA, CofGF	Short	Program
b. Utilize GFDA's business attraction and retention resources to leverage Downtown business investment.	GFDA	Immediate	Program

Amended and Restated Downtown Urban Renewal District Plan

4. Support existing and attract new commercial and retail business Downtown.			
a. Establish a mentor program to pair new entrepreneurs with successful Downtown business owners.	DGFA, BID, GFDA	Short	Program
b. Utilize national research and trends to identify and attract “Downtown friendly” retailers.	GFDA, BID, NW	Short	Program
c. Conduct a Downtown market analysis to guide commercial and retail development.	GFDA, BID, DGFA	Medium	Program
d. Provide existing business owners with market research and technical and financial assistance.	CofGF, GFDA, DGFA, BID	Medium	Program
e. Conduct a Downtown business and building inventory to establish and maintain an accurate database of what is currently located Downtown and what opportunities exist for business expansion, attraction and relocation.	CofGF (P&CD), BID, DGFA	Immediate	Program
5. Attract a diverse mix of visual and performing artists to live and work Downtown.			
a. Revive and support the Great Falls Arts Council to develop and promote arts programs, events and education.	CofGF, DAA (all)	Short	Regulatory Framework
b. Encourage the development of lofts, studios and live/work spaces in vacant or underutilized buildings to attract artists to Downtown and increase arts and culture activity.	CofGF (P&CD), DAA (GFCC, GFDA)	Medium	Program
c. Develop a roster of visual and performing artists and craftspeople's living in and around Great Falls to utilize for Downtown programs and events.	DGFA	Short	Program
d. Capitalize on the success of Western Art Week by drawing visitors to Downtown galleries, shops and restaurants.	DAA (GFCC)	Immediate	Program
e. Continue to promote Downtown art galleries and artists through events such as the First Friday Art Walk.	DAA (DGFA)	Immediate	Program
LIVING:			
1. Promote a wide range of housing choices throughout Downtown.			
a. Ensure that the proposed City of Great Falls Downtown Development Agency is a champion of Downtown housing development.	NW, CofGF (P&CD)	Short	Regulatory Framework
b. Evaluate zoning and land use regulations to ensure policies allow for and encourage Downtown housing in the form of rehabilitation and preservation of existing buildings, infill development and new construction.	CofGF (P&CD)	Short	Regulatory Framework
c. Conduct a Downtown housing inventory to establish and maintain an accurate database of housing and property available for rent, ownership, and/or rehab.	NW, W&S, CofGF (P&CD)	Short	Program
2. Ensure existing housing is safe and attractive.			
a. Actively monitor the condition of existing housing and enforce the City's Property Maintenance Code.	CofGF (P&CD), W&S	On-going	Program
b. Promote and utilize the City of Great Falls Housing Rehab Loan program and Neighborworks Great Falls programs to enhance existing homes and rental properties.	CofGF, NWGF	On-going	Program
c. Develop a volunteer based residential improvement plan to ensure Downtown neighborhoods are clean and safe.	W&S, NC	Short	Program

3. Attract private investment and financing for Downtown housing.

a. Create new and promote existing incentive programs to encourage residential development.	NW, CofGF	Short	Program
b. Prepare a housing market study to assist developers, lending institutions and private property owners in developing Downtown housing.	Realtors, HBA, NW, GFDA	Short	Program
c. Establish a clearinghouse and/or database of residential financing options and incentives.	Realtors, HBA, NW, GFDA	Short	Program

4. Attract retailers and neighborhood services that cater to Downtown residents.

a. Survey Downtown residents and utilize national research to identify neighborhood based commercial, retail and services that are missing Downtown.	NW, NC	Immediate	Program
b. Encourage mixed-use development that places residents within close proximity to commercial activities.	CofGF (P&CD)	Short	Regulatory Framework

AESTHETICS:

1. Preserve, restore, and reuse Downtown’s historic buildings and sites.

a. Market Downtown’s historical resources to facilitate improvements and restoration of properties through tax incentives and preservation grants.	CofGF, HPAC	Immediate	Program
b. Educate current property owners and developers of the funding programs available to make improvements to the Downtown buildings.	HPAC, DAA (BID)	Immediate	Program
c. Establish a technical assistance and incentive program to encourage the adaptive re-use, rehabilitation and preservation of historic buildings and sites.	CofGF, HPAC	On-going	Program

2. Increase the number and diversity of public spaces Downtown.

a. Actively pursue the development of an indoor/outdoor community gathering space to host activities and events and attract residents, employees and visitors throughout the year.	CofGF, Private Business	Short	Site Specific
b. Encourage diversity in the form and function of Downtown parks, plazas and gathering spaces.	CofGF (P&CD, P&R)	Medium	Regulatory Framework
c. Explore the feasibility of developing rooftop green spaces.	CofGF (P&CD, PW), Private business	Medium	Regulatory Framework

3. Promote quality design and construction in Downtown’s built environment.

a. Develop design guidelines to enhance the character of Downtown through the quality design and construction of Downtown’s built environment.	CofGF, DAA (all)	Short	Regulatory Framework
b. Evaluate the function, authority and scope of the City’s Design Review Board to ensure aesthetic goals of the Plan are achieved.	CofGF	Short	Regulatory Framework

4. Create attractive gateway design features that welcome residents and visitors to downtown.

a. Identify priority entrances into Downtown to construct gateway design features.	CofGF (P&CD, P&R), GFDA	Short	Capital Improvements
b. Establish a program to encourage community and/or service groups, private businesses and other stakeholders to “sponsor” the construction of gateway features.	DAA (all)	Short	Capital Improvements

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5. Expand and enhance the existing downtown streetscape.

a. Develop a comprehensive Downtown streetscape plan that prioritizes future improvements and builds upon the existing streetscape.	CofGF (P&CD, PW)	Short	Regulatory Framework
b. Ensure streetscape improvements are implemented in coordination with the construction of gateway design features.	CofGF (P&CD)	Short	Regulatory Framework
c. Work with the City Forester to establish tree planting programs throughout Downtown.	DAA (BID), NC	Short	Program

6. Actively pursue the preservation and rehabilitation of the Rocky Mountain Building.

a. Identify an organization or partnership to lead restoration efforts including assisting in permitting process and requirements, identifying funding options, leading fundraising efforts and recruiting a mix of building tenants.	CofGF (P&CD), DAA (all)	On-going	Program
b. Encourage the current building owners to move forward with restoration improvements before weathering and damage continue to a point where rehabilitation is no longer feasible.	CofGF (P&CD), DAA (all)	On-going	Program

7. Actively pursue the preservation and rehabilitation of the Civic Center.

a. Fund and complete the Civic Center façade renovation project.	CofGF	Immediate	Capital Improvement
b. Identify and complete rehabilitation projects within the Civic Center property including, but not limited to, landscape and asphalt restoration.	CofGF	On-going	Capital Improvement
c. Determine and complete preservation projects within the Mansfield Center for the Performing Arts including, but not limited to, seat and architectural feature renovations.	CofGF	On-going	Capital Improvement
d. Identify and complete rehabilitation projects within the Convention Center including, but not limited to, upgrading lighting and architectural feature renovations.	CofGF	On-going	Capital Improvement

Funding and Administration:

Tax Increment Financing (TIF) is necessary to encourage private reinvestment within the District, create employment opportunities, implement the goals set forth in this plan and increase the tax base of the District. The Downtown Urban Renewal District is hereby established as a tax increment financing urban renewal area in accordance with 7-15-4282-4292 and 4301-4324 (MCA).

For the purpose of calculating the incremental taxable value each year for the life of the district, the base taxable value shall be calculated as current base taxable value of the district as of January 1, 2012.

Administration

The District will be administered in accordance with 7-15-4232 (MCA). The Great Falls City Commission has the authority to administer and manage the District and the implementation of the DURP. Under 7-15-4232 (MCA) the City Commission may authorize a City Department to manage the program and implement the recommendation of the DURP. It is envisioned that the Commission will receive recommendations and input from the Planning and Community Development Department in partnership with the Downtown Partnership of Great Falls (the Partnership).

Planning and Community Development Staff will work with the Partnership to prepare an annual District work plan and budget, which the Partnership will submit to the City Commission for consideration and adoption. The work plan will list the activities and cost of activities for the coming fiscal years and a method of financing those activities. The Partnership will enter into an Memorandum of Understanding (MOU) or other form of agreement that outlines the roles and responsibilities of this group in relation to the District.

The Planning and Community Development Department will provide initial staffing to assist the Partnership in preparing the annual District work plan and budget, preparing and presenting annual reports to the City Commission, and coordinating the review of proposed projects and development requesting TIF funding. It is anticipated that TIF moneys will be used in the future to fund a permanent staff position.

Planning and Community Development Staff will provide to the City Commission and the public an annual program evaluation as part of the annual report.

Conformity with the Growth Policy

The establishment of the Partnership and the Downtown TIF are both direct recommendations of the Downtown Master Plan. Additionally, specific themes, goals and policies of the City's Growth Policy (displayed below) are supported by recommendations contained within the DURP.

- Encourage livable, walkable, visually and functionally cohesive neighborhoods that incorporate traditional design concepts (Land Use pg. 20).
- Formulate and adopt modern, flexible land development regulations in order to preserve and enhance the scale, quality, and character of existing neighborhoods (Land Use pg. 21).
- Encourage mixed land uses in new and redeveloping areas to achieve a high degree of self-containment, reduce auto dependence, and foster a strong live-work-play pattern of activity within neighborhoods (Land Use pg. 22).
- Encourage preservation of corridors of land for non-motorized transportation routes/trails and provide public investment for non-motorized transportation facilities (Land Use pg. 22).
- Review existing zoning to ensure it is consistent with neighborhood objectives, and pursue rezoning of areas where conflicts are found (Land Use pg. 23).
- Increase code enforcement activity in order to help protect neighborhoods from decay, decline and disinvestment (Land Use pg. 23).
- Allow for compatible, small-scale commercial uses that support existing neighborhoods and reduce dependence on automobile travel (Land Use pg. 24).
- Encourage public investment in parks and schools that are neighborhood focal points, consistent with the Comprehensive Park and Recreation Master Plan (Land Use pg. 25).
- Proactively direct development through public investment in infrastructure (Land Use pg. 28).

Amendment of the DURP

The DURP may be modified at any time by the City Commission as necessary to eliminate and prevent the development or spread of blight and to encourage urban rehabilitation. The process for plan amendment shall be consistent with the procedures outlined in 7-15-4212 - 4219 (MCA).

Conclusion:

The City of Great Falls Downtown Master Plan recommends the establishment of an Urban Renewal District that utilizes TIF funding to revitalize and rehab downtown. The Plan provides an ambitious yet obtainable framework of goals, objectives and strategies that are intended to transition this area from its current condition to a vibrant and thriving destination. The Downtown Urban Renewal District has tremendous potential to re-emerge as the commercial, cultural and entertainment center of Great Falls.

Amended and Restated Downtown Urban Renewal District Plan



EXHIBIT B

NOTICE OF PUBLIC HEARING ON
AMENDMENT AND RESTATEMENT OF
CITY OF GREAT FALLS
DOWNTOWN URBAN RENEWAL PLAN AND
APPROVAL OF TWO STORM DRAINAGE PROJECTS
AS URBAN RENEWAL PROJECTS

NOTICE IS HEREBY GIVEN that Ordinance 3247 titled “Ordinance Approving the Amended and Restated Urban Renewal Plan for the Downtown Urban Renewal District and Approving two Storm Drainage Projects as Urban Renewal Projects” will be brought before the Great Falls City Commission for a public hearing on August 16, 2022 at 7:00 p.m. in the Commission Chambers Room 206, Civic Center Building, 2 Park Drive South, Great Falls, Montana. Any interested person may appear and speak for or against said Ordinance 3247 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.

The Amended Plan adds strategies that will provide policy guidance for transportation and utility infrastructure projects in the Downtown Urban Renewal Area and more specifically provide policy support for two City of Great Falls Storm Drainage Projects proposed for the Renewal Area. The Commission has preliminarily determined that tax increment revenues of the District may be used to finance costs of these Storm Drainage Projects.

/s/ Lisa Kunz, City Clerk

Publication Dates: August 7, 2022
August 14, 2022

EXHIBIT C

ORDINANCE

**City of Great Falls
Public Works/Engineering**

DATE: April 20, 2022
TO: Great Falls City Planning Board
FROM: Jesse Patton, P.E., Interim City Engineer
RE: Central Ave / 3rd St Drainage Improvements, O.F. 1779.0

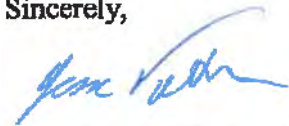
Enclosed is an Application for Tax Increment Funding to fund the engineering design, permit documentation, and construction of public storm drainage improvement costs associated with the referenced project.

There has been an increasing number of short duration high intensity rainfall events that have resulted in flooding within the City in recent years. One area that has been problematic from a flooding perspective is the Downtown Business District. The increase in flooding frequency triggered multiple complaints from downtown businesses. Business and building owners expressed concerns with damage caused by water flooding the basements and lower levels of their facilities.

The City has been working with Great West Engineering to complete the final design and contract documents for public storm drainage improvements that will serve the Downtown Urban Renewal District and other surrounding areas.

The next step of the project includes finalization of the plans, specifications, and bid documents. That will be immediately followed by the public bidding process. City Engineering Division will perform administrative duties and continue to coordinate the consultant's activities. The estimated cost for the project is \$6,322,200.

Sincerely,



Jesse Patton, PE, Interim City Engineer (406) 771-1258

Attachments: TIF Application
Great West Figure 16
Phased Improvement Map
Project Budget
Attachment A

CITY OF GREAT FALLS



**TAX INCREMENT FINANCING
(TIF)**

APPLICATION FOR FUNDS

**CITY OF GREAT FALLS
TAX INCREMENT FINANCING (TIF)
APPLICATION FOR FUNDS**

Project Name: Central Ave / 3rd St Drainage Improvements

Date Submitted: 4/20/2022

Name of TIF District: Downtown Urban Renewal District

APPLICANT INFORMATION

Name: City of Great Falls Public Works Department

Address: 1025 25th Avenue North East, P.O. Box 5021, Great Falls, MT 59403

Telephone: 406-771-1258 (Jesse Patton, P.E., Interim City Engineer)

DEVELOPMENT INFORMATION

1. Building Address: _____
2. Legal Description: The proposed project area encompasses the streets and avenues bordered by 2nd Avenue North, 2nd Street, 4th Avenue South, and 5th Street. Additionally, the proposed project would include work from the intersection of 4th Avenue South and 2nd Street South to the east bank of the Missouri River.

3. Ownership: : _____
Address: _____

4. If property is not owned by the Applicant, list leasehold interest: *(Attach evidentiary materials).*

Name: _____

Address: _____

5. Existing/Proposed Businesses: _____

Business Description: _____

6. Employment: Existing FTE Jobs: _____

New Permanent FTE Jobs created by project: _____ Construction FTE jobs: _____

7. Architectural/Engineering Firm: City Public Works Engineering Division will manage the project. Great West has been retained to complete the design and develop the construction plans.

Address: 1025 25th Avenue North East, P.O. Box 5021, Great Falls, Montana 59403

Representative: 406-771-1258 (Jesse Patton, P.E., Interim City Engineer)

**CITY OF GREAT FALLS
TAX INCREMENT FINANCING (TIF)
APPLICATION FOR FUNDS**

8. Please provide a description of the Total Project Development (attach a narrative explanation).

There has been an increasing number of short duration high intensity rainfall events that have resulted in flooding within the City in recent years. One area that has been problematic from a flooding perspective is the Downtown Business District. The increase in flooding frequency triggered multiple complaints from downtown businesses. Business and building owners expressed concerns with damage caused by water flooding the basements and lower levels of their facilities.

The City retained Great West Engineering to perform a basin study for the project area. The study included assessments of the existing storm drainage piping but only included limited inlet capacity at several key intersections where past flooding has been prevalent. The study helped to identify system deficiencies and make recommendations for improvements to the storm drainage network that will help reduce the duration and amount of future flooding.

The purpose of this project is to implement the improvements recommended in the zone identified as "Area 1" in the December 2020 9th Ave S and Central Ave/4th St Drainage Basin Study prepared by Great West Engineering. (See Attached Great West Figure 16). Area 1 is defined by 2nd Avenue North, Park Drive, the block between 6th and 7th Street, and the block between 3rd Avenue and 4th Avenue South. Just outside of Area 1, the project would also include drainage improvements at the 4th Avenue South and 2nd Street South intersection as well as a storm drain conveyance to the east bank of the Missouri River. The recommended improvements will involve selective conveyance pipe upsizing to reduce flooding of manholes and inlets above the grate/rim elevations. Increased capacity will be achieved through a combination of trunk line upsizing and the addition of more catch basins/inlets. In addition, a hydrodynamic separator will be installed at the intersection of 3rd Street S and 4th Avenue S to provide for removal of suspended solids and trash for the first ½ inch of rainfall. Surface patching of concrete and asphalt pavements is also included for the storm drain trenching areas. Roof drains from commercial buildings that currently connect to the sanitary sewer system will also be disconnected and reconnected to the storm drain system where they are encountered in areas where storm drains are being replaced under the project.

9. Please provide rehabilitation/construction plans (attach schematics, site and landscaping plans).

See Attached map for the proposed project phasing.

10. What is the development schedule or estimated completion date for the Total Project Development?
The Total Project Development is best defined as the entire development, not just the TIF improvements (please include project phasing if appropriate).

The City plans to split the overall project into four manageable phases over the next five years. The City has already initiated design for the first phase in 2021. Bidding for the first phase will be completed in spring 2022 and construction will be performed in summer/fall 2022. All of the proposed improvements within Area 1 are within the Downtown TIF District boundary. The improvements slated for Phase 4 at the intersection of 4th Avenue South and 2nd Street South are within the TIF as well. The proposed conveyance pipe will start within the TIF area and outfall outside the TIF boundary. See proposed schedule below:

Phase	Design	Bld	Construction
1	Spring 2022	Spring 2022	Summer /Fall 2022
2	Fall 2022	Spring 2023	Summer /Fall 2023
3	Fall 2023	Spring 2024	Summer /Fall 2024
4	Fall 2024	Spring 2026	Summer /Fall 2027

11. Do you plan on asking for any other tax abatements, grants, tax credits or other forms of relief? If so, what type?

The City has submitted an application for a competitive ARPA grant. The submitted application is currently ranked 20th out of 174 qualified applications. The City has requested \$1,864,600.00 in funding. The City is to provide an equivalent match in funds applied to the project.

12. Please describe your funding needs and the anticipated timing schedule for your identified Eligible TIF Activities (example: *I will be fronting the costs of all identified TIF improvements and would like to be reimbursed incrementally as TIF funds become available; I am interested in utilizing bond financing to complete the identified project improvements and would like to be reimbursed with TIF funds as they become available. I need TIF funds immediately to complete the identified TIF improvements, etc.*)

The City has fronted the costs for the engineering analysis and design utilizing Storm Sewer Funds. The City will continue to front the costs for Engineering and construction costs submitting requests for bi-annual reimbursement through the TIF.

13. Please indicate the amount of Public Infrastructure Need and the amount of Public Infrastructure being requested to be financed by the TIF District.

We are requesting that 2.5 million dollars in TIF funds be made available through 10 bi-annual payments. This application for tax increment funding requests approval to withdraw \$250,000.00 bi-annually on December 31st and June 30th of each year beginning December 31st, 2022 and continuing for 5 years ending on June 30th, 2027.

TOTAL PROJECT DEVELOPMENT COSTS

The total project development cost is the cost to develop the entire project/site, and should include the cost of the TIF improvements.

Land and Site Preparation Improvements (Itemized)

1. Value of Land	\$ _____	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
Subtotal		\$ _____

Construction/Rehabilitation Costs (Use general construction trade divisions)
(Total value of improvements)

1. Storm Drain	\$ 6,322,200 (See Attached Budget)	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
6. _____	\$ _____	
7. _____	\$ _____	
Subtotal		\$ _____

Equipment Costs
(Total value of equipment)

1. _____	\$ _____	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
Subtotal		\$ _____

Total Project Development Costs **\$ 6,322,200**

ELIGIBLE TIF ACTIVITIES

Land Acquisition

	Total	Amount Requested from TIF	Timing for Funds
1.	_____	_____	_____

Demolition & Removal of Structures

1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____
Subtotal	_____	_____	_____

Relocation of Occupants

1.	_____	_____	_____
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Public Improvements

(acquisitions, construction and improvement of infrastructure which includes streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, storm sewers, etc.)

1.	<u>Storm Drain</u>	<u>\$2,500,000</u>	<u>December 2027</u>
2.	_____	_____	_____
3.	_____	_____	_____
Subtotal	_____	_____	_____

Fees (associated with eligible activities)

(A&E design/supervision, permits & other fees)

1.	_____	_____	_____
2.	_____	_____	_____
3.	_____	_____	_____

CERTIFICATION

I (we), **Paul Skubinna and Jesse Patton** (please print),
certify that the statements and estimates within this Application as well as any and all documentation
submitted as attachments to this Application or under separate cover are true and correct to the best of
my (our) knowledge and belief.

Signature  _____

Title **Director of Public Works** _____

Address **City of Great Falls, P.O. Box 5021, Great Falls, MT 59403-5021** _____

Date **April 20, 2022** _____

Signature  _____

Title **Interim City Engineer** _____

Address **City of Great Falls, P.O. Box 5021, Great Falls, MT 59403-5021** _____

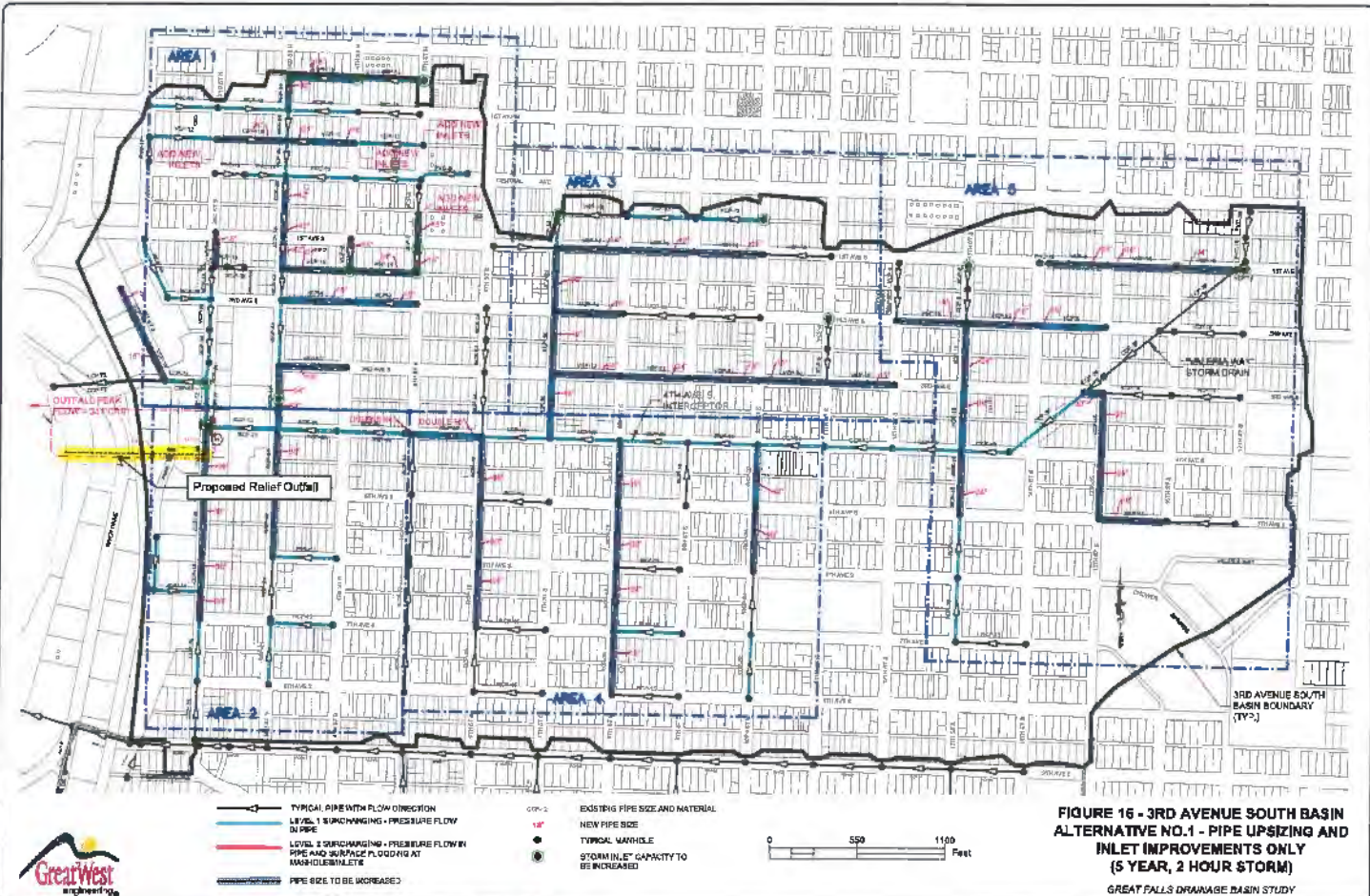
Date **April 20, 2022** _____

Prepared by the City Engineers Office

Russell Brewer

1779.0 Central Ave / 3rd St Drainage Improvments	
Administrative and Financial	
Personnel	
Office Costs	
Professional Services	\$10,000.00
Legal Costs	\$3,000.00
Audit Fees	
Travel and Training	
Loan Fees	
Loan Reserves	
Interim Interest	
Bond and Council Related Costs	
Total Administrative Costs	\$13,000.00
Activity Costs	
Easement Acquisition and Permitting	\$10,000.00
Engineering Design and Plan Preparation	\$370,000.00
Engineering Plan Review and Contract Administration	\$75,000.00
Construction Engineering and Inspection	\$125,000.00
Project Construction	\$5,729,200.00
Total Activity Costs	\$6,309,200.00
Total Project Cost	\$6,322,200.00

V:\18-0115-City of Great Falls Sewerage Dept. Study\GIS\18-0115-214.dwg 8/11/15 1:58 PM



**FIGURE 16 - 3RD AVENUE SOUTH BASIN
 ALTERNATIVE NO.1 - PIPE UPSIZING AND
 INLET IMPROVEMENTS ONLY
 (5 YEAR, 2 HOUR STORM)**
 GREAT FALLS DRAINAGE BASIN STUDY

- TYPICAL PIPE WITH FLOW DIRECTION
- LEVEL 1 SURCHARGING - PRESSURE FLOW IN PIPE
- LEVEL 2 SURCHARGING - PRESSURE FLOW IN PIPE AND SURFACE FLOODING AT MANHOLE/INLET
- PIPE SIZE TO BE INCREASED
- EXISTING PIPE SIZE AND MATERIAL
- NEW PIPE SIZE
- TYPICAL MANHOLE
- STORM INLET CAPACITY TO BE INCREASED





PHASE 2
 WORK INCLUDES THE FOLLOWING:
 -PIPE UPSIZING
 -NEW MANHOLES
 -INLET IMPROVEMENTS

PHASE 4
 WORK INCLUDES THE FOLLOWING:
 -PIPE UPSIZING
 -INLET IMPROVEMENTS
 -NEW MANHOLES
 -OUTFALL MODIFICATION

PHASE 3
 WORK INCLUDES THE FOLLOWING:
 -PIPE UPSIZING
 -NEW MANHOLES
 -INLET IMPROVEMENTS

PHASE 1
 WORK INCLUDES THE FOLLOWING:
 -PIPE UPSIZING
 -INLET IMPROVEMENTS
 -NEW MANHOLES

HYDRODYNAMIC SEPARATOR



PROJECT PH 1	CITY OF GREAT FALLS - PUBLIC WORKS DEPARTMENT OF 17700	DESIGNED BY: A&J DRAWN BY: A&J	CHECKED BY: A&J APPROVED BY: A&J	SCALE: AS SHOWN DATE: 04-08-2022	REVISION: 00-00-00 10-0-00
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ATTACHMENT A – FLOOD DOCUMENTATION

FLOODING PHOTOS



Central Ave Flooding (8-9-16)



Builders Exchange Flooding (8-9-16)



Flooding Inside Builders Exchange (8-9-16)



Looking South from Builders Exchange Entry (8-9-16)

Russell Brewer

From: Krista Smith <krista@greatfallsplans.com>
Sent: Friday, September 2, 2016 11:04 AM
To: Russell Brewer; Jim Rearden; Greg Doyon; David Dobbs
Subject: Re: Flash Flood 8-9-2016. Information
Attachments: IMG_5866.JPG; IMG_5871.JPG; IMG_5876.JPG; IMG_5880.JPG; IMG_5894.JPG; IMG_5897.JPG; IMG_6156.JPG; IMG_6157.JPG; IMG_6158.JPG; IMG_6161.mov; Resized_20160810_080529.jpg

All-

I know some of you were requesting this information regarding our recent water damage. Hopefully this will give you a better idea of what we were dealing with after the storm subsided.

I am attaching some of the photos/video that were taken on the evening of August 9th at the Great Falls Builders Exchange (or as we are calling it- "Ground Zero"). I will send a another video in a separate email.

For reference, the round planter in front of our building stands at 24" tall.

I do have some additional video and photos that you may be interested in as well, but I felt that these were the ones that reflected what you were looking for most.

Please be sure to note, in the photo called "Resized_20160810_080529", the photo was taken the following morning. The water is actually flowing UP and out of that drain. We had just shy of 9 feet of water in our basement (yes, that is 9 FEET, like a swimming pool, deep), around 14,000 gallons. It was actually possible for someone to have drowned in our office.

I hope that you are able to put this information to good use. We literally cannot afford another incident like this. Our total financial loss to the building and contents, once we are all said and done, will likely exceed a value of over \$100,000. Our insurance is only covering \$5,000 of that. Insurance companies now exclude water damage from their policies, and while some people find this shocking, this incident would also not have qualified for a claim on flood insurance. There is nothing more that we could have done to protect ourselves.

The Great Falls Builders Exchange has been a part of our community for almost 60 years, we run on a budget that if you saw it would make you wonder how we keep our doors open. It will take us at least 5-10 years to recover from this financial blow. Another incident will not only put myself and my 3 employees out of jobs, but all of the contractors in our community will be left without a resource that I honestly don't know how they will find work without. Please, find a way to get this fixed!

Let me know if you have questions.

Thank you,

Krista

Krista Smith, Manager

Great Falls Builders Exchange
Great Falls Society of Architects
325 2nd St. S.
Great Falls, MT 59405
(406)453-2513
(406)899-3030 cell

CITY FLOODING NOTES (8-9-16)

Bob

- 16th Ave So & Verde Dr. - It was drained down when I got there, lots of debris on the inlets.
- 2nd & 3rd from 3rd to 4th Ave So. - Debris on inlets, system took the water once the inlets were cleared,
- Meadowgold had water in their building.

Don

- 821 1st Ave N.W. System full/ no surcharging
- 1524 5th Ave N.W. System full/ no surcharging
- 10th St & 8th Ave N.W. System full/ no surcharging
- R.R. under pass & 6th Ave No. System full/ no surcharging
- 14th St & 20th Ave So. Gravel covered/ plugged the inlet

Jake

- Bison Ford - When I got there all the water was coming out of the stage/ grass area behind the Sting, the streets were drained down so I could not tell where the water was coming from.

Bruce

- 3rd St & N.W. Bypass – Manholes surcharging, ponding behind Johnson Distributing
- Chowen Springs
- 9th Ave So.
- 44th St N and 4th Ave N – Water backs up into street.

Builders Exchange

- Water 15" deep inside building
- Water 2-feet deep outside building. Estimated WSE 3308.21
- Inlets plugged with Debris.

Courtney L

- 2-3 inches of rain in 45 minutes
- 13th Ave. So. 20th St. So. Intersection Flooded
- 20th St. So. Lids blown off manholes.
-



Posted: Aug. 19, 2016 10:15 AM MDT
 Updated: Aug. 19, 2016 2:30 PM MDT

Great Falls assessing the impact of flash-flooding

By: David Sherman - MTN News

GREAT FALLS - Flash-flooding hit Great Falls and some surrounding areas on Tuesday evening, and the National Weather Service has provided some details about how much rain fell.

The storm moved through the Great Falls area just after 6 p.m., and lasted less than an hour.

The NWS says that more than three inches of rain fell in some areas of Great Falls, and up to 1.25 inches of hail were reported in some places.

What triggered the flash-flooding is that so much rain fell in such a short period of time.

The NWS notes that rainfall rates in Great Falls "were on the order of 2.5 to 3.5 inches per hour, causing short-term flooding."

The agency also noted that the greatest one-hour amount of rain ever recorded in Great Falls was 1.13 inches; that happened on June 20, 1991. The greatest 24-hour rainfall recorded in Great Falls was 3.42 inches, in May 1980.

The NWS says that on an hourly basis, Tuesday's rainfall exceeded both of those records.

The NWS also says that: "For other periods, the record highest amount in 30 minutes was 1.04 inches on July 14, 2012. On this date, 0.66" fell in a 15 minute period. This is likely the last occurrence of rainfall rates of the intensity seen on Aug 9 at Great Falls."

The flash-flooding affected many parts of Great Falls, including 10th Avenue South, particularly near 5th Street; the Parkdale neighborhood near 15th Street South; and the underpass along 1st Avenue North between Park Drive and River Drive.

Dozens of cars stalled during the downpour, and several people had to be rescued from the flooded vehicles.

Kathryn Elizabeth Dawson posted on Facebook: "I just wanted to thank the Dairy Queen crew at Fox Farm again for rescuing my 5 kids during the flash flood. My car was literally stuck in the water the water was coming in the car. The crew at DQ came running out, grabbed kids, and got us and eventually the car safety. It seriously meant everything to us. Thank you thank you for your selfless acts."

There have been reports of homes and buildings damaged due to the storms, primarily roofs and siding, as well as some flooding of basements and ground-level floors.

The C.M. Russell Museum is temporarily closed due to flooding from the storm. A spokesperson says that the artwork, buildings, and grounds were kept safe after the museum's storm drain system experienced a failure and caused portions of the museum's public spaces to flood. The museum will remain closed until the building undergoes humidity reduction.

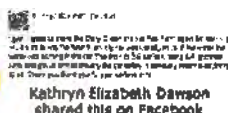
Another fast-moving powerful storm moved through the area just before midnight, bringing more brief heavy rain, lots of lightning, gusty winds, and hail.

We will have more information on the flooding and the impact during this evening's newscast.

RELATED: [Viewer photos and videos of flash flooding in Great Falls](#)



PHOTO CREDIT - AMBER RINEE THUMM



Kathryn Elizabeth Dawson shared this on Facebook

GF Tribune 8-11-2016:

A storm of the magnitude of Tuesday's intense rain event, which caused flash flooding in the city, is extremely rare, according to the National Weather Service in Great Falls. Roger Martin, a meteorologist with the National Weather Service in Great Falls, said a 2 ½-inch rainfall over six hours in northcentral Montana has a 100-year return period, meaning it occurs about once a century on average, at least on paper.

Between 1 and 3 inches of rain fell in an hour over central and west Great Falls. That said, no records were set, at least officially.

Official climate data is collected at the Great Falls International Airport, and the airport falls outside of the areas with the heaviest rainfall. Officially, the record one-hour rainfall amount in Great Falls is 1.13 inches. It was set June 20, 1991. At the airport Tuesday, .78 inches was recorded. However, rainfall rates in some locations in Great Falls were on the order of 2.5 to 3.5 inches per hour, causing short-term flooding. And those locations exceeded the 100-year return rate for rainfall in a six-hour period in northcentral Montana, Martin said.

GF Tribune 8-18-2016:

The C.M. Russell Museum will reopen Tuesday, Aug. 23, after being closed to the public since Aug. 10 after the damaging storms and flooding in Great Falls, according to a news release. After the storm on Aug. 9 that dropped 3 inches of rain in parts of Great Falls in one hour, the museum's storm drain system experienced a failure that caused portions of the public spaces to flood. The museum has been closed to the public as the building underwent humidity reduction. The collections were kept safe from the flooding thanks to the quick response from museum staff and the community.

The galleries containing the "The Bison: American Icon, Heart of Plains Indian Culture" will remain closed as repair work is continued. The remaining 10 galleries will be open to the public, in addition to the sculpture garden and Russell home.

The museum is preparing to upgrade its climate control systems this year and will work to combine any remaining building repairs with the temperature and humidity upgrades in an effort to minimize disruptions for members and guests.

To support the C.M. Russell Museum, the community is encouraged to visit the Going-to-the-Sun exhibition, become a member, shop the museum gift store, or make a donation.

<http://www.greatfallstribune.com/story/news/local/2016/08/10/inches-fell-hour-great-falls-locations/88516328/>

Central Ave Damage
8/13/19

Jim Rearden

From: Joan Redeen <info@greatfallsbid.com>
Sent: Friday, September 13, 2019 3:10 PM
To: Jim Rearden
Subject: RE: Downtown

Hi Jim,

The Board asked me to follow up on the storm drain topic...to see if the City had any plans to make any changes/additions at 4th and Central. If you can keep me posted as time progresses on this topic, I'd appreciate it and I'll relay as you share. Thank you.

Thank you,

Joan Redeen

Community Director

Great Falls Business Improvement District

318 Central Avenue
Great Falls MT 59401
(406) 727-5430
(406) 727-5431 FAX

www.GreatFallsBID.com

Facebook: Destination Downtown Great Falls

Twitter: DowntownGF

Become our fan on Facebook and receive updates!

The Business Improvement District (BID) is the focal point of regional commerce for social, cultural, governmental, business and residential activity in downtown Great Falls. The goal of the BID is to maintain, beautify, and stimulate development in Great Falls' historic downtown district.



As a Main Street America™ Accredited program, Great Falls is a recognized leading program among the national network of more than 1,200 neighborhoods and communities who share both a commitment to creating high-quality places and to building stronger communities through preservation-based economic development. All Main Street America™ Accredited programs meet a set of National Accreditation Standards of Performance as outlined by the National Main Street Center.

From: Jim Rearden <jrearden@greatfallsmt.net>
Sent: Tuesday, July 16, 2019 9:35 AM
To: 'Joan Redeen' <info@greatfallsbid.com>
Subject: RE: Downtown

Joan,
We would be happy to. We are looking for some additional info about which areas were affected by the July 6th storm. If you have some more info, that would be helpful.

Jim

From: Joan Redeen <info@greatfallsbid.com>
Sent: Sunday, July 14, 2019 5:35 PM
To: Jim Rearden <rearden@greatfallsmt.net>; Jesse Patton <jpatton@greatfallsmt.net>
Subject: Downtown

Jim & Jesse,

Would either of you be available to join the BID board at our next board meeting on Thursday, August 8th at 9am to bring the BID board up to date on the storm drain project? The board discussed the fact that downtown had extreme flooding in 2016, when the storm drain project commenced. Downtown, again, experience flooding last week and the Board would like to know what the status is with the storm drains, both those completed and those yet to be done. Would either, or both, of you be available for 15 to 20 minutes (or so) to bring the board up to date at our August board meeting?

Thank you,

Joan Redeen

Community Director

Great Falls Business Improvement District

318 Central Avenue

Great Falls MT 59401

(406) 727-5430

(406) 727-5431 FAX

www.GreatFallsBID.com

Facebook: [Destination Downtown Great Falls](#)

Twitter: [DowntownGF](#)

Become our fan on Facebook and receive updates!

The Business Improvement District (BID) is the focal point of regional commerce for social, cultural, governmental, business and residential activity in downtown Great Falls. The goal of the BID is to maintain, beautify, and stimulate development in Great Falls' historic downtown district.



As a Main Street America™ Accredited program, Great Falls is a recognized leading program among the national network of more than 1,200 neighborhoods and communities who share both a commitment to creating high-quality places and to building stronger communities through preservation-based economic development. All Main Street America™ Accredited programs meet a set of National Accreditation Standards of Performance as outlined by the National Main Street Center.

City of Great Falls e-mails may be subject to Montana's Right To Know law (Article II Sec 9, Montana Constitution) and may be a Public Record (2-6-1002, M.C.A.) and available for public inspection.















**City of Great Falls
Public Works/Engineering**

DATE: June 8, 2022
TO: Great Falls City Planning Board
FROM: Jesse Patton, P.E., Interim City Engineer
RE: 2022 – Misc. Storm Drain Improvements – 2nd Alley S., O.F. 1793.0

Enclosed is an Application for Tax Increment Financing (TIF) to fund the construction of public storm drainage improvements associated with the referenced project.

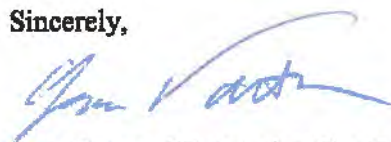
There have been complaints about the poor drainage of 2nd Alley S. between Park Dr. and 2nd St. S. The lack of proper drainage in the alley results in numerous puddles after rain events along with ice buildup that occurs throughout the winter, causing problems for pedestrians, customers (such as hotel guests), and delivery vehicles.

The alley currently drains stormwater from Park Dr. S. east to 2nd St. S. There are many issues that contribute to poor drainage including: minimal grade throughout the alley, existing buildings and alley parking spaces that hinder proper alley drainage, lack of sunlight to melt ice buildup, and lack of any storm drain inlets in the alley. Business owners adjacent to the alley would like to see storm drainage improvements that include storm drain inlets and complete regrading and repaving of the alley to help alleviate the unique drainage issues of this alley.

This construction project is expected to take a total of 4 weeks and start as soon as September 2022. The project will be broken into 2 construction phases. The 1st phase will consist of a private contractor installing approximately 220' of 8" PVC storm drain pipe, 3 new storm drain inlets, and replacement of the existing valley gutter in the alley. The 2nd phase will consist of the City Street Division regrading and repaving the alley utilizing the new storm drain inlets and valley gutter.

The City Engineering Division is currently finalizing the plans and contract documents in order to put this storm drainage improvements project out to bid. The estimated cost for both phases of construction is \$90,225. This is the amount of TIF eligible funding being requested. The City also estimates that it will spend \$8,000 in the design and bidding phase that is currently on-going. This amount is not eligible for TIF funding as it is being done before any TIF application approvals.

Sincerely,



Jesse Patton, PE, Interim City Engineer (406) 771-1258

Attachments: TIF Application

CITY OF GREAT FALLS



**TAX INCREMENT FINANCING
(TIF)**

APPLICATION FOR FUNDS

**CITY OF GREAT FALLS
TAX INCREMENT FINANCING (TIF)
APPLICATION FOR FUNDS**

Project Name: 2022 Misc. Storm Drain Improvements - 2nd Alley S.

Date Submitted: 6/8/2022

Name of TIF District: Downtown Urban Renewal District

APPLICANT INFORMATION

Name: City of Great Falls Public Works Department - Engineering

Address: 1025 25th Ave NE, P.O. Box 5021, Great Falls, MT 59403

Telephone: 406-771-1258 (Jesse Patton, P.E., Interim Cit. Engineer)

DEVELOPMENT INFORMATION

1. Building Address: N/A

2. Legal Description: The proposed project is located in 2nd alley S. between
Park Dr. S. and 2nd St. S

3. Ownership: City owns public right of way in alley

Address: Public Works Department 1025 25th Ave NE Great Falls, MT 59403

4. If property is not owned by the Applicant, list leasehold interest: *(Attach evidentiary materials).*

Name: N/A

Address: _____

5. Existing/Proposed Businesses: N/A

Business Description: N/A

6. Employment: Existing FTE Jobs: N/A

New Permanent FTE Jobs created by project: N/A Construction FTE jobs: N/A

7. Architectural/Engineering Firm: City of Great Falls Public Works Engineering Division

Address: 1025 25th Ave NE, PO Box 5021, Great Falls, MT 59403

Representative: Jesse Patton, P E., Interim City Engineer

**CITY OF GREAT FALLS
TAX INCREMENT FINANCING (TIF)
APPLICATION FOR FUNDS**

8. Please provide a description of the Total Project Development (attach a narrative explanation).

See Appendix A

9. Please provide rehabilitation/construction plans (attach schematics, site and landscaping plans).

See Appendix B for storm drain plans. Note that grading and paving of the alley will be constructed by the City Street Division.

10. What is the development schedule or estimated completion date for the Total Project Development? The Total Project Development is best defined as the entire development, not just the TIF improvements (please include project phasing if appropriate).

The project is planned to be done in September and October 2022. The project will be done in 2 phases. The first phase will be done by a private contractor to extend the storm drain system down the alley installing approx. 220 ft of storm main, 3 storm inlets, and a valley gutter. This phase is expected to take 2 weeks. Once the 1st phase is complete, the City Street Division will complete phase 2 of the project. Phase 2 consists of regrading and repaving the alley. This 2nd and final phase is expected to take 2 weeks. The entire project including phase 1 and 2 is expected to take 4 weeks.

11. Do you plan on asking for any other tax abatements, grants, tax credits or other forms of relief? If so, what type?

N/A

12. Please describe your funding needs and the anticipated timing schedule for your identified Eligible TIF Activities (example: *I will be fronting the costs of all identified TIF improvements and would like to be reimbursed incrementally as TIF funds become available; I am interested in utilizing bond financing to complete the identified project improvements and would like to be reimbursed with TIF funds as they become available, I need TIF funds immediately to complete the identified TIF improvements, etc.*)

The City Public Works Department will be fronting the costs of all identified TIF improvements and would like to be reimbursed in a lump sum as TIF funds become available.

13. Please indicate the amount of Public Infrastructure Need and the amount of Public Infrastructure being requested to be financed by the TIF District.

The total cost of the project is projected to be \$98,225. Of this \$98,225, \$8,000 is projected to be spent on the design prior to any approval and thus is not eligible for reimbursement. The City is therefore requesting \$90,225 be financed by the TIF district.

TOTAL PROJECT DEVELOPMENT COSTS

The total project development cost is the cost to develop the entire project/site, and should include the cost of the TIF improvements.

Land and Site Preparation Improvements (Itemized)

1. <u>Value of Land</u>	\$ _____	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
Subtotal		\$ <u> -</u>

Construction/Rehabilitation Costs (Use general construction trade divisions)

(Total value of improvements)

Storm Drain Design and		
1. <u>Bidding by City Eng. Div.</u>	\$ <u>8,000</u>	
Storm Drain Construction		
2. <u>by Private Contractor</u>	\$ <u>60,225</u>	
Alley Regrade & Repave.		
3. <u>Construction by Cit Street Div.</u>	\$ <u>30,000</u>	
4. _____	\$ _____	
5. _____	\$ _____	
6. _____	\$ _____	
7. _____	\$ _____	
Subtotal		\$ <u>98,225</u>

Equipment Costs

(Total value of equipment)

1. <u>N/A</u>	\$ _____	
2. _____	\$ _____	
3. _____	\$ _____	
4. _____	\$ _____	
5. _____	\$ _____	
Subtotal		\$ <u> -</u>

Total Project Development Costs \$ 98,225

ELIGIBLE TIF ACTIVITIES

Land Acquisition

	Total	Amount Requested from TIF	Timing for Funds
1.	<u>N/A</u>	<u> </u>	<u> </u>

Demolition & Removal of Structures

1.	<u>N/A</u>	<u> </u>	<u> </u>
2.	<u> </u>	<u> </u>	<u> </u>
3.	<u> </u>	<u> </u>	<u> </u>
Subtotal	<u> </u>	<u> </u>	<u> </u>

Relocation of Occupants

1.	<u>N/A</u>	<u> </u>	<u> </u>
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Public Improvements

(acquisitions, construction and improvement of infrastructure which includes streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, storm sewers, etc.)

1.	<u>\$60,225 Storm Drain (Construction Only)</u>	<u>\$60,225 Storm Drain (Construction Only)</u>	<u>Oct. 2022 or as available</u>
2.	<u>\$30,000 Regrade & Repave (Construction)</u>	<u>\$30,000 Regrade & Repave (Construction)</u>	<u>Oct. 2022 or as available</u>
3.	<u> </u>	<u> </u>	<u> </u>
Subtotal	<u>\$90,225</u>	<u>\$90,225</u>	<u>Oct. 2022 or as available</u>

Fees (associated with eligible activities)

(A&E design/supervision, permits & other fees)

1.	<u>N/A</u>	<u> </u>	<u> </u>
2.	<u> </u>	<u> </u>	<u> </u>
3.	<u> </u>	<u> </u>	<u> </u>

CERTIFICATION

I (we), Paul Skubinna and Jesse Patton (please print),
certify that the statements and estimates within this Application as well as any and all documentation
submitted as attachments to this Application or under separate cover are true and correct to the best of
my (our) knowledge and belief.

Signature Pat Skubinna

Title Director of Public Works

Address City of Great Falls, P.O. Box 5021 Great Falls, MT 59403-5021

Date 6/10/22

Signature Jesse Patton

Title Interim City Engineer

Address City of Great Falls, P.O. Box 5021 Great Falls, MT 59403-5021

Date 6-9-2022

Appendix A

8. Please provide a description of the Total Project Development (attach a narrative explanation).

The alley between 1st Ave S. and 2nd Ave S. herein referred to as 2nd Alley S. has experienced drainage issues between Park Drive S. and 2nd St. S. This section of alley has two large low spots that don't drain storm water. These low spots are located approximately 220 ft and 270 ft west of 2nd St. S. These low spots hold water and also hold ice in the winter time causing problems for pedestrians, customers, and delivery vehicles. See attached picture on page 2 of this Appendix. In addition to these large low spots, the entire alley has many small depressions that cause water to puddle and winter ice to build up.

The purpose of this project is to reduce standing water and ice buildup in the alley. The City Engineering office developed plans included in Appendix B. These plans show how the City's storm drain system will be extended down the alley to the two large low spots where a storm drain inlet will be installed along with a new valley gutter to drain this area of the alley. This new and extended storm drain system will also have 2 other inlets installed within the alley to address the multiple small depressions causing puddles. A private contractor will be hired to install this new storm drain and valley gutter through a bidding process by the City Engineering office. Once this first construction phase is complete, the City Street Division will regrade and repave the alley utilizing the newly installed storm drain inlets as part of a 2nd and final phase.

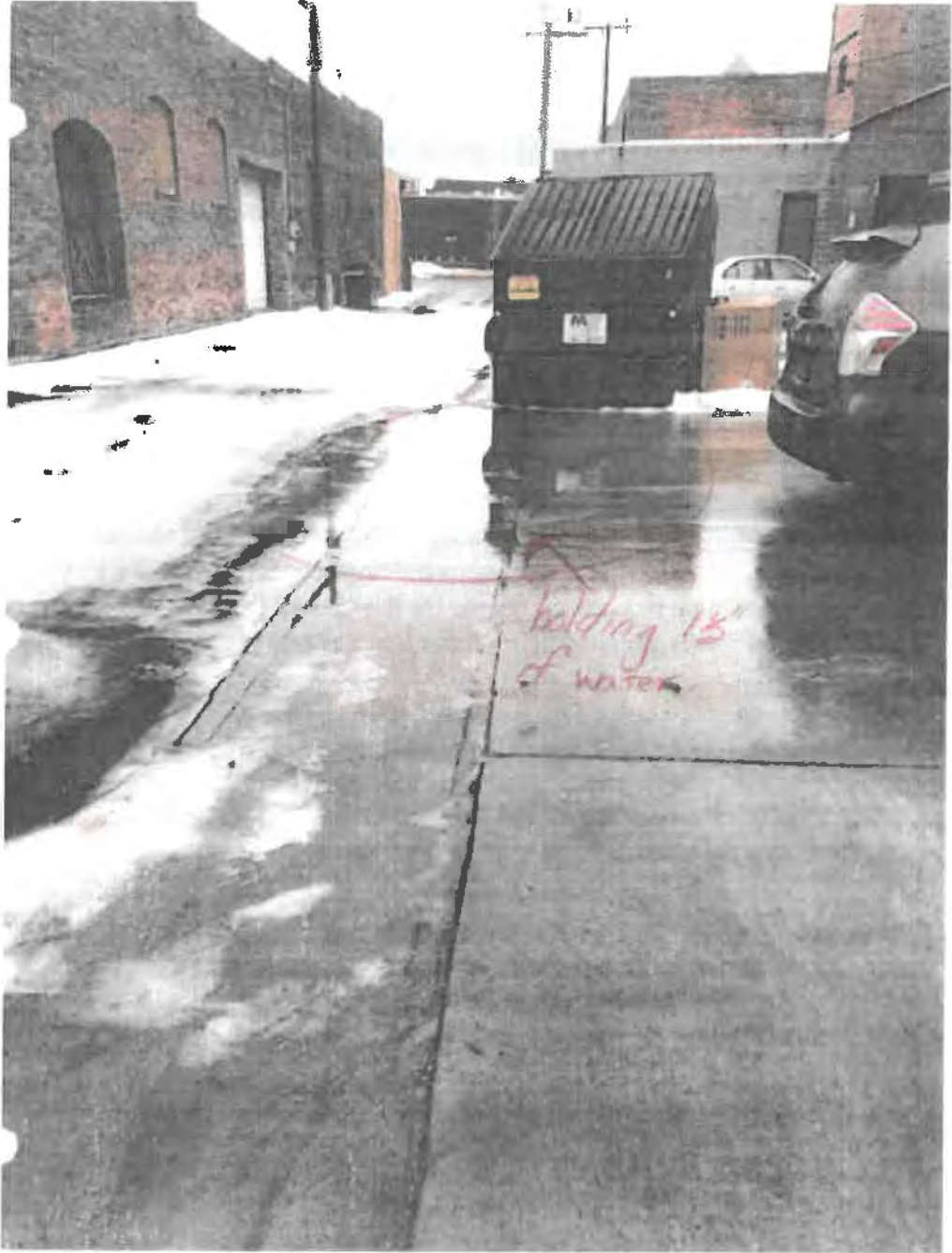
The City is requesting reimbursement for both the storm drain construction phase of this project and the alley regrading/repaving phase. The total request for reimbursement is \$90,225.

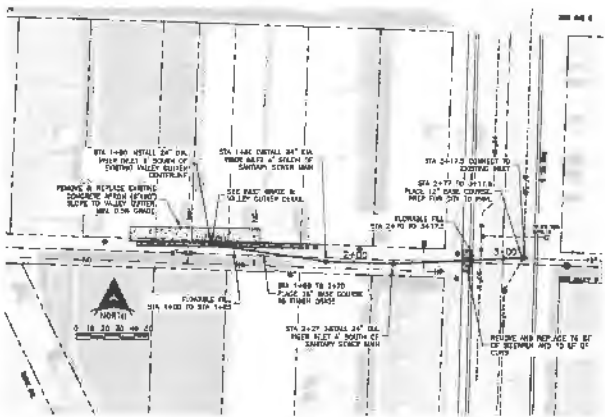
The storm drain phase of this work is estimated to cost \$60,225. This includes \$54,225 to a private contractor for construction, \$5,000 to City Engineering for construction inspection, and \$1,000 to City Engineering for construction administration. The City is not requesting reimbursement for the \$8,000 spent on designing and bidding the project.

The regrading/repaving phase of this work is estimated to be \$30,000. This includes the complete cost for the City Street Division to regrade and repave the alley.

This alley has had drainage and ice issues for many reasons including; lack of adequate grades, lack of sunlight reaching the alley, existing buildings and parking spaces that hinder drainage, and lack of storm drain inlets. This project will greatly improve the drainage of the alley and limit the excessive ice that builds up in the winter months.

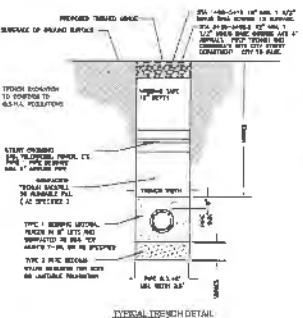
Appendix A





REVISIONS:
 SHOWING PER TO THE CITY OF GREAT FALLS WHICH WITH AND WITH
 PER TO CORRECT TO APPROXIMATE.

NO.	DATE	DESCRIPTION
1	10/15/11	FOR APPROXIMATE TOP OF EXISTING MANHOLE SEE SECTION OF JOB ST. AND SEE ALSO EXIST. BLUEPRINT



LEGEND

EXISTING	NEW
WATER MAIN	---
SEWER MAIN	---
STREET	---
PROPERTY LINE	---
...	...

- GENERAL NOTES:**
- 1) SPECIAL NOTES APPLY TO ALL WORK SHOWN ON THIS DRAWING.
 - 2) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.
 - 3) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.
 - 4) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.
 - 5) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.
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 - 7) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.
 - 8) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.
 - 9) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.
 - 10) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.

- CONSTRUCTION NOTES:**
- 1) CONTRACTOR TO VERIFY THE SERVICE AND WATER MAIN LOCATIONS BY EXISTING RECORDS, INCLUDING SURVEY MAPS.
 - 2) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.
 - 3) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.
 - 4) CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM CITY ENGINEER'S OFFICE.

