

RESOLUTION 10512

A RESOLUTION LEVYING AN ASSESSMENT ON ALL PROPERTIES WITHIN THE GREAT FALLS BUSINESS IMPROVEMENT DISTRICT

WHEREAS, the City Commission of the City of Great Falls, is authorized to create and administer a business improvement district as provided by 7-12-1101 through 7-12-1151 M.C.A.; and,

WHEREAS, the purpose of a Business Improvement District is to promote the health, safety, prosperity, security and the general welfare of the inhabitants thereof and the people of this state; and will be of special benefit to the property within the boundaries of the district created; and,

WHEREAS, on May 16, 1989, the City Commission approved Resolution 8279 creating a Business Improvement District in Great Falls, Montana for a duration of ten (10) years; and

WHEREAS, on June 15, 1999, the City Commission approved Resolution 9025, on July 7, 2009, approved Resolution 9833, and on February 19, 2019, approved Resolution 10279 re-creating said Business Improvement District for a duration of ten (10) years each; and

WHEREAS, a Board of Trustees for the Business Improvement District has been appointed and said Board has developed and submitted a Work Plan and Proposed Budget to the City Commission of the City of Great Falls; and,

WHEREAS, the City Commission of the City of Great Falls, is authorized to annually assess and collect the entire cost of the district against the entire district using a method, which best ensures that the assessment on each lot or parcel is equitable in proportion to the benefits to be received as provided by 7-12-1133 M.C.A.

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

Section 1 – Adoption of Work Plan and Budget

On July 18, 2023, the City Commission of the City of Great Falls held a public hearing on any objections to the Work Plan and Proposed Budget with the understanding that approval of the two documents would necessitate the levying of an assessment on all the property in the district.

Section 2 – Assessment Method

The assessment formula has been presented to the property owners and recommended to the City Commission as follows:

- a flat fee of \$200.00 for each lot or parcel 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 assessment requested for Fiscal Year 2023 is based on the above assessment formula and will generate THREE HUNDRED FIVE THOUSAND FOUR HUNDRED FIFTY AND 46/100 DOLLARS (\$305,450.46) in assessment revenue. Due to overwhelming support for a Business Improvement District and concurrence with the assessment formula, the City Commission of the City of Great Falls hereby approves the levying of the assessment as indicated on the assessment projection summary attached to this resolution as Exhibit "A".

Section 3 – Assessment Due Date

Assessments are payable in two payments and will become delinquent at 5:00 o'clock p.m. on November 30, 2023 and May 31, 2024.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, this 19th day of September, 2023.

Bob Kelly, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2024, TAX YEAR 2023
RESOLUTION #10512 - EXHIBIT "A"**

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
1	156750 CHS INC	GFO		\$ 200	15,000	\$ 225.00	116,250	619,630	735,880	\$ 1,214.20	\$ 1,639.20
2	156950 COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	37,500	\$ 562.50	155,250	613,650	768,900	\$ 1,268.69	\$ 2,031.19
3	157400 COX DOUGLAS J & KENT D	GFO		\$ 200	7,500	\$ 112.50	77,250	172,650	249,900	\$ 412.34	\$ 724.84
4	157450 517 LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	529,870	626,620	\$ 1,033.92	\$ 1,458.92
5	157500 RYSTED PETER L LIVING TRUST	GFO		\$ 200	11,250	\$ 168.75	87,000	208,900	295,900	\$ 488.24	\$ 856.99
6	157600 KUNZ JASON R	GFO		\$ 200	3,750	\$ 56.25	67,500	281,100	348,600	\$ 575.19	\$ 831.44
7	157650 BRANDENBERGER NED R & JENNIFER	GFO		\$ 200	3,750	\$ 56.25	67,500	22,300	89,800	\$ 148.17	\$ 404.42
8	157750 EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	22,500	\$ 337.50	174,750	2,808,450	2,983,200	\$ 4,922.28	\$ 5,459.78
9	157810 EASTER SEALS GOODWILL N ROCKY MTN INC	GFO		\$ 200	7,500	\$ 112.50	77,250	205,250	282,500	\$ 466.13	\$ 778.63
10	158100 THE PENNANT BUILDING LLC	GFO		\$ 200	7,509	\$ 112.64	77,250	662,750	740,000	\$ 1,221.00	\$ 1,533.64
11	158150 HANSON MICHAEL	GFO		\$ 200	7,507	\$ 112.61	77,250	361,710	438,960	\$ 724.28	\$ 1,036.89
12	158250 DESCHENES GARY S ETAL	GFO		\$ 200	4,200	\$ 63.00	68,670	495,830	564,500	\$ 931.43	\$ 1,194.43
13	158300 DSB TOWER LLC	GFO		\$ 200	15,037	\$ 225.56	96,750	21,480	118,230	\$ 195.08	\$ 620.63
14	158950 BIG SKY SELECT PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	2,387,750	2,484,500	\$ 4,099.43	\$ 4,524.43
15	159150 CAMBRIDGE INVESTORS ONE LP	GFO		\$ 200	37,546	\$ 563.19	155,250	1,186,650	1,341,900	\$ 2,214.14	\$ 2,977.33
16	159225 BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	22,500	\$ 337.50	116,250	1,280,150	1,396,400	\$ 2,304.06	\$ 2,841.56
17	159450 CENTRAL MONTANA PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	160,850	238,100	\$ 392.87	\$ 705.37
18	159500 RAMSEY ANN C	GFO		\$ 200	11,250	\$ 168.75	87,000	279,700	366,700	\$ 605.06	\$ 973.81
19	159550 BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	67,500	37,000	104,500	\$ 172.43	\$ 428.68
20	159600 BENSLEY MARJORIE M	GFO		\$ 200	3,750	\$ 56.25	67,500	91,700	159,200	\$ 262.68	\$ 518.93
21	159650 BECKER HOMES LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	238,530	306,030	\$ 504.95	\$ 761.20
22	159700 CONTEXT LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	177,350	244,850	\$ 404.00	\$ 660.25
23	159725 BUCHANAN-BYRNE BUILDING PARTNERSHIP	GFO		\$ 200	11,295	\$ 169.43	87,000	14,490	101,490	\$ 167.46	\$ 536.88
24	159735 CONTEXT LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	219,050	296,300	\$ 488.90	\$ 801.40
25	159800 RELIGIOUS CONGRATATION OF BERLINER CONG	GFO		\$ 200	52,490	\$ 787.35	194,250	1,652,410	1,846,660	\$ 3,046.99	\$ 4,034.34
26	159850 DAVIDSON INVESTMENTS LLC	GFO		\$ 200	67,500	\$ 1,012.50	291,000	10,822,100	11,113,100	\$ 18,336.62	\$ 19,549.12
27	160300 PASSION & GRIT LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	696,620	793,370	\$ 1,309.06	\$ 1,734.06
28	160450 POBLANO PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	535,150	631,900	\$ 1,042.64	\$ 1,467.64
29	160500 321 CENTRAL LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	506,780	603,530	\$ 995.82	\$ 1,420.82
30	160550 LERAY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	350,750	428,000	\$ 706.20	\$ 1,018.70
31	160600 METROPOLITAN LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	338,940	416,190	\$ 686.71	\$ 999.21
32	160650 BECKMANS BUILDING LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	410,370	487,620	\$ 804.57	\$ 1,117.07
33	160900 STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	96,750	119,700	216,450	\$ 357.14	\$ 782.14
34	160950 BALTHAZAR ENTERPRISES LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	550,550	647,300	\$ 1,068.05	\$ 1,493.05
35	161050 HACKETT GARRY L & CHERYL D	GFO		\$ 200	7,500	\$ 112.50	77,250	909,320	986,570	\$ 1,627.84	\$ 1,940.34
36	161100 KAUFMAN MARY ANN & IRA M JR	GFO		\$ 200	7,500	\$ 112.50	77,250	437,450	514,700	\$ 849.26	\$ 1,161.76
37	161150 LEE ALAN B	GFO		\$ 200	3,750	\$ 56.25	67,500	94,600	162,100	\$ 267.47	\$ 523.72
38	161200 BIG BROTHERS HOLDING COMPANY LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	63,200	130,700	\$ 215.66	\$ 471.91
39	161250 BIG BROTHERS HOLDING COMPANY LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	348,150	425,400	\$ 701.91	\$ 1,014.41
40	161300 STOCKMAN BANK OF MONTANA	GFO		\$ 200	15,000	\$ 225.00	96,750	2,077,450	2,174,200	\$ 3,587.43	\$ 4,012.43
41	161450 KELMAN DAVID & ZACHARY	GFO		\$ 200	3,750	\$ 56.25	67,500	111,900	179,400	\$ 296.01	\$ 552.26
42	161600 LITTLE WILLIAM L & SHONNA L	GFO		\$ 200	22,500	\$ 337.50	116,250	303,750	420,000	\$ 693.00	\$ 1,230.50
43	161650 SILVER STATE PARTNERS LLC	GFO		\$ 200	11,250	\$ 168.75	87,000	475,200	562,200	\$ 927.63	\$ 1,296.38

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2024, TAX YEAR 2023
RESOLUTION #10512 - EXHIBIT "A"**

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
44	161700 MONTANA TIMES SQUARE LLC	GFO		\$ 200	22,500	\$ 337.50	116,250	844,450	960,700	\$ 1,585.16	\$ 2,122.66
45	161750 SHEVA LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	144,970	222,220	\$ 366.66	\$ 679.16
46	161800 HACKETT GARRY L & CHERYL D	GFO		\$ 200	15,000	\$ 225.00	96,750	385,260	482,010	\$ 795.32	\$ 1,220.32
47	162050 STARRY NIGHT HOSPITALITY LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	668,040	764,790	\$ 1,261.90	\$ 1,686.90
48	162100 TLMF INC	GFO		\$ 200	7,500	\$ 112.50	77,250	247,350	324,600	\$ 535.59	\$ 848.09
49	162150 LARSON EDWARD L	GFO		\$ 200	4,500	\$ 67.50	69,450	55,150	124,600	\$ 205.59	\$ 473.09
50	162200 LARSON EDWARD L	GFO		\$ 200	3,000	\$ 45.00	65,550	46,050	111,600	\$ 184.14	\$ 429.14
51	162250 HACKETT GARRY L & CHERYL D	GFO		\$ 200	7,500	\$ 112.50	77,250	1,136,190	1,213,440	\$ 2,002.18	\$ 2,314.68
52	162300 COMMUNITY HEALTH CARE CENTER INC	GFO		\$ 200	15,000	\$ 225.00	96,750	240,470	337,220	\$ 556.41	\$ 981.41
53	162350 H & H APARTMENTS LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	460,950	538,200	\$ 888.03	\$ 1,200.53
54	162400 MYERS & MYERS RENTALS	GFO		\$ 200	7,500	\$ 112.50	77,250	215,050	292,300	\$ 482.30	\$ 794.80
55	162450 SPECIAL OLYMPICS MONTANA INC	GFO		\$ 200	7,500	\$ 112.50	77,250	450,450	527,700	\$ 870.71	\$ 1,183.21
56	162500 JOSEPH SANTANA PROPERTIES LLC	GFO		\$ 200	29,969	\$ 449.54	135,750	738,550	874,300	\$ 1,442.60	\$ 2,092.13
57	162700 THE PRACTICE HOLDING LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	332,350	409,600	\$ 675.84	\$ 988.34
58	162750 MTC LIFESTYLE LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	1,166,550	1,243,800	\$ 2,052.27	\$ 2,364.77
59	162900 CITY BAR INC	GFO		\$ 200	22,477	\$ 337.16	116,250	318,350	434,600	\$ 717.09	\$ 1,254.25
60	162950 CITY BAR INC	GFO		\$ 200	7,500	\$ 112.50	77,250	83,750	161,000	\$ 265.65	\$ 578.15
61	163000 L & E DEVELOPMENT INC	GFO		\$ 200	7,500	\$ 112.50	77,250	9,840	87,090	\$ 143.70	\$ 456.20
62	188500 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO		\$ 200	7,500	\$ 112.50	77,250	61,550	138,800	\$ 229.02	\$ 541.52
63	188550 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO		\$ 200	7,500	\$ 112.50	77,250	7,140	84,390	\$ 139.24	\$ 451.74
64	188600 KERMITZ LLC	GFO		\$ 200	11,238	\$ 168.57	87,000	409,400	496,400	\$ 819.06	\$ 1,187.63
65	188650 LERAY PROPERTIES LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	86,500	154,000	\$ 254.10	\$ 510.35
66	188700 ROBERTSON KIRBI KAE	GFO		\$ 200	1,780	\$ 26.70	62,430	73,070	135,500	\$ 223.58	\$ 450.28
67	188750 MY VIOLA PROPERTIES LLC	GFO		\$ 200	3,668	\$ 55.02	67,110	156,590	223,700	\$ 369.11	\$ 624.13
68	188800 KAPPHAN BRIAN R & LINDA S	GFO		\$ 200	352	\$ 5.28	63,210	53,580	116,790	\$ 192.70	\$ 397.98
69	188850 SHIMA DOUGLAS	GFO		\$ 200	3,750	\$ 56.25	67,500	10,800	78,300	\$ 129.20	\$ 385.45
70	188900 MTC LIFESTYLE LLC	GFO		\$ 200	11,250	\$ 168.75	87,000	14,490	101,490	\$ 167.46	\$ 536.21
71	189050 BIG SKY DEVELOPMENT ENTERPRISES INC	GFO		\$ 200	18,750	\$ 281.25	106,500	25,300	131,800	\$ 217.47	\$ 698.72
72	189075 BIG SKY DEVELOPEMENT ENT	GFO		\$ 200	33,739	\$ 506.09	145,500	2,841,500	2,987,000	\$ 4,928.55	\$ 5,634.64
73	189100 STROMBERG ROBERT C & MARY D	GFO		\$ 200	45,000	\$ 675.00	174,750	2,943,250	3,118,000	\$ 5,144.70	\$ 6,019.70
74	189150 TUNGSTEN PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	969,410	1,046,660	\$ 1,726.99	\$ 2,039.49
75	189200 BEBBINGTON MICHELLE	GFO		\$ 200	7,500	\$ 112.50	77,250	177,550	254,800	\$ 420.42	\$ 732.92
76	189250 SPENCER TIMOTHY W	GFO		\$ 200	3,750	\$ 56.25	67,500	159,400	226,900	\$ 374.39	\$ 630.64
77	189300 NORDRUM ORVILLE M & JOSEPHINE A	GFO		\$ 200	3,750	\$ 56.25	67,500	58,200	125,700	\$ 207.41	\$ 463.66
78	189350 HARRIS DAVID ALLAN	GFO		\$ 200	3,750	\$ 56.25	67,500	160,800	228,300	\$ 376.70	\$ 632.95
79	189400 DEVLIN LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	70,800	138,300	\$ 228.20	\$ 484.45
80	189450 SPENCER TIMOTHY	GFO		\$ 200	7,500	\$ 112.50	77,250	292,650	369,900	\$ 610.34	\$ 922.84
81	189500 CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	15,000	\$ 225.00	96,750	810,450	907,200	\$ 1,496.88	\$ 1,921.88
82	189550 CENTER FOR MENTAL HEALTH INC OF GF MT	GFO		\$ 200	7,500	\$ 112.50	77,250	577,950	655,200	\$ 1,081.08	\$ 1,393.58
83	189700 FLY AWAY LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	672,450	769,200	\$ 1,269.18	\$ 1,694.18
84	189750 SCHUBARTH SANDRA	GFO		\$ 200	7,500	\$ 112.50	77,250	380,250	457,500	\$ 754.88	\$ 1,067.38
85	189800 NOISHT PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	314,850	392,100	\$ 646.97	\$ 959.47
86	189850 WEST HOLLYWOOD COWBOY HOTEL LLC ETAL	GFO		\$ 200	7,500	\$ 112.50	77,250	368,580	445,830	\$ 735.62	\$ 1,048.12

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2024, TAX YEAR 2023
RESOLUTION #10512 - EXHIBIT "A"**

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
87	189900 ELMORE ROBERTS LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	2,670,770	2,767,520	\$ 4,566.41	\$ 4,991.41
88	190000 WVH ENTERPRISES LLC	GFO		\$ 200	566	\$ 8.49	58,920	2,430	61,350	\$ 101.23	\$ 309.72
89	190050 KEILMAN & TRUNKLE ENTERPRISES LLC	GFO		\$ 200	5,535	\$ 83.03	72,180	276,720	348,900	\$ 575.69	\$ 858.71
90	190150 ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	8,640	85,890	\$ 141.72	\$ 454.22
91	190200 ELMORE ROBERTS LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	8,640	85,890	\$ 141.72	\$ 454.22
92	190250 CENTER FOR MENTAL HEALTH	GFO		\$ 200	7,500	\$ 112.50	77,250	698,550	775,800	\$ 1,280.07	\$ 1,592.57
93	190350 MADILL JASON C & TAMARA L	GFO		\$ 200	67,500	\$ 1,012.50	241,050	4,644,650	4,885,700	\$ 8,061.41	\$ 9,273.91
94	190450 BIG SKY SELECT MIGHT MO LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	1,111,350	1,188,600	\$ 1,961.19	\$ 2,273.69
95	190500 GREAT FALLS CENTRAL LLC	GFO		\$ 200	3,750	\$ 56.25	67,500	354,100	421,600	\$ 695.64	\$ 951.89
96	190600 M & L RENTALS LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	1,412,780	1,490,030	\$ 2,458.55	\$ 2,771.05
97	190650 SEMANSKY JOHN S & LISA SWAN	GFO		\$ 200	3,750	\$ 56.25	67,500	284,110	351,610	\$ 580.16	\$ 836.41
98	190700 WONG MING & SU	GFO		\$ 200	3,750	\$ 56.25	67,500	232,600	300,100	\$ 495.17	\$ 751.42
99	190800 FIRST BUILDING CORPORATION	GFO		\$ 200	22,500	\$ 337.50	116,250	-	116,250	\$ 191.81	\$ 729.31
100	190950 ATLANTIC FINANCIAL GROUP LTD	GFO		\$ 200	-	\$ -	-	7,076,400	7,076,400	\$ 11,676.06	\$ 11,876.06
101	191050 ALLEY STEPHEN J	GFO		\$ 200	15,000	\$ 225.00	96,750	1,184,200	1,280,950	\$ 2,113.57	\$ 2,538.57
102	191100 WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,492	\$ 112.38	77,250	779,550	856,800	\$ 1,413.72	\$ 1,726.10
103	191150 JOVICK LEPARD LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	748,650	825,900	\$ 1,362.74	\$ 1,675.24
104	191300 FIRST NATIONAL BANK	GFO		\$ 200	15,000	\$ 225.00	96,750	17,710	114,460	\$ 188.86	\$ 613.86
105	191400 RICHARDS PHILLIP	GFO		\$ 200	15,000	\$ 225.00	96,750	678,650	775,400	\$ 1,279.41	\$ 1,704.41
106	191450 TOVSON LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	332,090	409,340	\$ 675.41	\$ 987.91
107	191500 CYRUS INVESTMENTS LLC	GFO		\$ 200	30,000	\$ 450.00	135,750	2,048,530	2,184,280	\$ 3,604.06	\$ 4,254.06
108	191550 FIRST NATIONAL BANK	GFO		\$ 200	52,500	\$ 787.50	194,250	490,190	684,440	\$ 1,129.33	\$ 2,116.83
109	191600 MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	22,500	\$ 337.50	116,250	4,888,500	5,004,750	\$ 8,257.84	\$ 8,795.34
110	191700 MURPHY REAL ESTATE LLC	GFO		\$ 200	18,750	\$ 281.25	106,500	725,900	832,400	\$ 1,373.46	\$ 1,854.71
111	191750 MURPHY TIMOTHY M & DEBORAH S	GFO		\$ 200	11,250	\$ 168.75	87,000	84,900	171,900	\$ 283.64	\$ 652.39
112	191950 MONTANA INSTITUTE OF FAMILY LIVING	GFO		\$ 200	15,000	\$ 225.00	96,750	6,310	103,060	\$ 170.05	\$ 595.05
113	192100 BLANKENSHIP BOBBI	GFO		\$ 200	15,333	\$ 230.00	103,422	1,883,778	1,987,200	\$ 3,278.88	\$ 3,708.88
114	192150 GAELIC PROPERTIES INC	GFO		\$ 200	11,250	\$ 168.75	87,000	605,800	692,800	\$ 1,143.12	\$ 1,511.87
115	192200 ARVON BLOCK DEVELOPMENT VENTURE LLC	GFO		\$ 200	11,237	\$ 168.56	87,000	2,659,600	2,746,600	\$ 4,531.89	\$ 4,900.45
116	192300 MURPHY REAL ESTATE LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	3,578,950	3,675,700	\$ 6,064.91	\$ 6,489.91
117	192350 WEIGAND JOHN W & PEGGY LOU ETAL	GFO		\$ 200	15,000	\$ 225.00	96,750	824,850	921,600	\$ 1,520.64	\$ 1,945.64
118	192450 JENNINGS LAND LIMITED PARTNERSHIP	GFO		\$ 200	7,500	\$ 112.50	77,250	137,650	214,900	\$ 354.59	\$ 667.09
119	192500 OIDHREACTH PROPERTIES LLC	GFO		\$ 200	20,016	\$ 300.24	107,842	325,658	433,500	\$ 715.28	\$ 1,215.52
120	192700 MURPHY REAL ESTATE LLC	GFO		\$ 200	46,237	\$ 693.56	178,026	49,850	227,876	\$ 376.00	\$ 1,269.55
121	192850 MURPHY REAL ESTATE LLC	GFO		\$ 200	6,229	\$ 93.44	73,974	399,426	473,400	\$ 781.11	\$ 1,074.55
122	192950 LAWYERS GUNS & MONEY LLC	GFO		\$ 200	9,017	\$ 135.26	81,150	1,296,750	1,377,900	\$ 2,273.54	\$ 2,608.79
123	193050 CTA BUILDING LLP	GFO		\$ 200	12,606	\$ 189.09	90,510	3,085,290	3,175,800	\$ 5,240.07	\$ 5,629.16
124	193100 CTA BUILDING LLP ETAL	GFO		\$ 200	1,800	\$ 27.00	62,430	-	62,430	\$ 103.01	\$ 330.01
125	193150 KELMAN ZOLLIE ETAL	GFO		\$ 200	14,100	\$ 211.50	94,410	239,490	333,900	\$ 550.94	\$ 962.44
126	193200 KELMAN ZOLLIE ETAL	GFO		\$ 200	15,000	\$ 225.00	96,750	792,650	889,400	\$ 1,467.51	\$ 1,892.51
127	193250 WHITE BELLY PROPERTIES LLC	GFO		\$ 200	7,500	\$ 112.50	77,250	284,850	362,100	\$ 597.47	\$ 909.97
128	193300 MARZETTA MICHAEL	GFO		\$ 200	7,500	\$ 112.50	77,250	401,650	478,900	\$ 790.19	\$ 1,102.69
129	193350 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	77,250	361,450	438,700	\$ 723.86	\$ 1,036.36

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2024, TAX YEAR 2023
RESOLUTION #10512 - EXHIBIT "A"**

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
130	193450 GREAT FALLS TRANSIT DISTRICT	GFO		\$ 200	15,000	\$ 225.00	96,750	330,910	427,660	\$ 705.64	\$ 1,130.64
131	193550 GREAT FALLS RESCUE MISSION	GFO		\$ 200	15,000	\$ 225.00	96,750	744,390	841,140	\$ 1,387.88	\$ 1,812.88
132	193650 FERRIN WILLIAM E & MARY SUZANNE TRUST	GFO		\$ 200	7,500	\$ 112.50	77,250	349,250	426,500	\$ 703.73	\$ 1,016.23
133	193700 WHITE BELLY PROPERTIES LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	23,770	120,520	\$ 198.86	\$ 623.86
134	193900 NEIGHBORHOOD HOUSING SERVICES INC	GFO		\$ 200	7,500	\$ 112.50	77,250	21,810	99,060	\$ 163.45	\$ 475.95
135	193950 PLACID RENTALS LLC	GFO		\$ 200	15,000	\$ 225.00	96,750	214,950	311,700	\$ 514.31	\$ 939.31
136	224650 PORTNEY ABBY KELMAN	GFO		\$ 200	19,483	\$ 292.25	110,494	518,406	628,900	\$ 1,037.69	\$ 1,529.93
137	616205 WHITCOMB BRENDAN	503		\$ 200	574	\$ 8.61	4,437	178,863	183,300	\$ 302.45	\$ 511.06
138	616210 FRANK PLUMLEE FAMILY TRUST	503	125	\$ 50	450	\$ 6.75	3,480	213,720	217,200	\$ 358.38	\$ 415.13
139	616215 HAGAN ROGER A	503	125	\$ 50	308	\$ 4.62	2,384	162,516	164,900	\$ 272.09	\$ 326.71
140	616220 FINLAYSON JAMES D	503	125	\$ 50	291	\$ 4.37	2,253	164,747	167,000	\$ 275.55	\$ 329.92
141	616225 HALVERSON TERRI S	503	125	\$ 50	500	\$ 7.50	3,863	224,837	228,700	\$ 377.36	\$ 434.86
142	616230 SAVAGE JEFFREY J ETAL	503	125	\$ 50	476	\$ 7.14	3,680	219,520	223,200	\$ 368.28	\$ 425.42
143	616235 WHITCOMB BRENDAN	503	125	\$ 50	469	\$ 7.04	3,628	217,972	221,600	\$ 365.64	\$ 422.68
144	616240 BENNETTS MARJORIE	503	125	\$ 50	268	\$ 4.02	2,071	152,929	155,000	\$ 255.75	\$ 309.77
145	616245 KUBAS HEATHER	503	125	\$ 50	416	\$ 6.24	3,219	181,581	184,800	\$ 304.92	\$ 361.16
146	616250 WHITCOMB BRENDAN	503		\$ 200	608	\$ 9.12	4,698	258,602	263,300	\$ 434.45	\$ 643.57
147	616255 WHITCOMB BRENDAN	503		\$ 200	311	\$ 4.67	2,401	92,299	94,700	\$ 156.26	\$ 360.92
148	616260 WHITCOMB BRENDAN	503		\$ 200	441	\$ 6.62	3,410	186,690	190,100	\$ 313.67	\$ 520.28
149	616265 WHITCOMB BRENDAN	503		\$ 200	444	\$ 6.66	3,436	191,164	194,600	\$ 321.09	\$ 527.75
150	616270 COMMUNITY HEALTH CARE CENTER INC	503		\$ 200	574	\$ 8.61	4,437	164,063	168,500	\$ 278.03	\$ 486.64
151	616275 UNDERWOOD JASON M	503	125	\$ 50	450	\$ 6.75	3,480	198,320	201,800	\$ 332.97	\$ 389.72
152	616280 GREEN BROOKS ETAL	503	125	\$ 50	549	\$ 8.24	4,246	245,054	249,300	\$ 411.35	\$ 469.58
153	616285 BISTODEAU JUDY K & GARY	503	125	\$ 50	444	\$ 6.66	3,436	217,364	220,800	\$ 364.32	\$ 420.98
154	616290 YEON JENEE S	503	125	\$ 50	417	\$ 6.26	3,228	201,172	204,400	\$ 337.26	\$ 393.52
155	616295 ROBERTS DUSTIN E	503	125	\$ 50	509	\$ 7.64	3,932	235,768	239,700	\$ 395.51	\$ 453.14
156	616300 JOHNSON CAROLINE B	503	125	\$ 50	416	\$ 6.24	3,219	199,981	203,200	\$ 335.28	\$ 391.52
157	616305 QUINN SUSAN E	503	125	\$ 50	549	\$ 8.24	4,246	244,054	248,300	\$ 409.70	\$ 467.93
158	616310 EULTGEN DARREN & CINDY	503	125	\$ 50	444	\$ 6.66	3,436	216,464	219,900	\$ 362.84	\$ 419.50
159	616315 EULTGEN DARREN & CINDY	503	125	\$ 50	417	\$ 6.26	3,228	199,772	203,000	\$ 334.95	\$ 391.21
160	616320 BURGAN VALERIE G	503	125	\$ 50	509	\$ 7.64	3,932	235,568	239,500	\$ 395.18	\$ 452.81
161	616325 WAKEMAN NORMAN S JR & MELYNN K	503	125	\$ 50	416	\$ 6.24	3,219	199,181	202,400	\$ 333.96	\$ 390.20
162	617100 WILLIAMS DONALD E TRUST ETAL	FP1		\$ 200	6,665	\$ 99.98	68,521	958,079	1,026,600	\$ 1,693.89	\$ 1,993.87
163	617150 WARD KRAIG ALLAN	FP1		\$ 200	871	\$ 13.07	8,729	232,171	240,900	\$ 397.49	\$ 610.55
164	620650 ROGERS DARYL D	CAP		\$ 200	3,615	\$ 54.23	23,249	126,851	150,100	\$ 247.67	\$ 501.89
165	620660 WILSON THOMAS M JR & KATHLEEN A	CAP		\$ 200	4,574	\$ 68.61	29,460	198,140	227,600	\$ 375.54	\$ 644.15
166	620670 MEADOWLARK HOME CARE LLC	CAP		\$ 200	6,839	\$ 102.59	44,041	192,059	236,100	\$ 389.57	\$ 692.15
167	628625 SEIDLITZ JOHN E JR ETAL	HBC		\$ 200	713	\$ 10.70	30,760	58,740	89,500	\$ 147.68	\$ 358.37
168	628630 CORDEIRO CHRIS A	HBC		\$ 200	713	\$ 10.70	30,760	58,740	89,500	\$ 147.68	\$ 358.37
169	647400 A&E RENTALS LLC	EBC		\$ 200	10,336	\$ 155.04	74,555	598,045	672,600	\$ 1,109.79	\$ 1,464.83
170	647402 UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,386	\$ 65.79	36,122	311,478	347,600	\$ 573.54	\$ 839.33
171	647404 RAILROAD SQUARE LLC	EBC		\$ 200	11,903	\$ 178.55	81,487	524,113	605,600	\$ 999.24	\$ 1,377.79
172	647406 UAZ BUILDING PARTNERSHIP	EBC		\$ 200	4,699	\$ 70.49	36,603	316,997	353,600	\$ 583.44	\$ 853.93

**GREAT FALLS BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR FISCAL YEAR 2024, TAX YEAR 2023
RESOLUTION #10512 - EXHIBIT "A"**

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
173	650100 MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	45,250	397,160	442,410	\$ 729.98	\$ 1,079.98
174	650200 MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	45,250	397,160	442,410	\$ 729.98	\$ 1,079.98
175	650300 MARTIN SCHULKE & ST JOHN LLP	HBB		\$ 200	10,000	\$ 150.00	45,250	397,160	442,410	\$ 729.98	\$ 1,079.98
176	651010 MEYER KATTIE & KIRKLEN A	JHC		\$ 200	936	\$ 14.04	9,641	278,059	287,700	\$ 474.71	\$ 688.75
177	651020 MONTCARE INC	JHC		\$ 200	588	\$ 8.82	6,056	43,087	49,143	\$ 81.09	\$ 289.91
178	651030 CONNER DENNIS & JANIS	JHC		\$ 200	542	\$ 8.13	6,056	164,944	171,000	\$ 282.15	\$ 490.28
179	651040 OT ENTERPRISES LLC	JHC		\$ 200	560	\$ 8.40	5,763	211,837	217,600	\$ 359.04	\$ 567.44
180	651050 GARDNER JAMES F	JHC		\$ 200	596	\$ 8.94	6,134	225,466	231,600	\$ 382.14	\$ 591.08
181	651090 NORTH DATA CENTER LLC	JHC		\$ 200	1,430	\$ 21.45	14,732	416,568	431,300	\$ 711.65	\$ 933.10
182	651100 OLSON KENNETH R & ILINDA M ETAL	JHC		\$ 200	2,770	\$ 41.55	6,458	237,342	243,800	\$ 402.27	\$ 643.82
183	651115 MARR LIVING TRUST	LJC	125	\$ 50	474	\$ 7.11	4,944	361,856	366,800	\$ 605.22	\$ 662.33
184	651120 MCCURRY BEATRICE C	LJC	125	\$ 50	474	\$ 7.11	4,944	247,656	252,600	\$ 416.79	\$ 473.90
185	651125 SALONEN WILLIAM W & SUSAN L	LJC	125	\$ 50	474	\$ 7.11	4,944	212,456	217,400	\$ 358.71	\$ 415.82
186	651501 L'HEUREUX PAGE WERNER PC	KAT		\$ 200	7,601	\$ 114.02	42,152	800,948	843,100	\$ 1,391.12	\$ 1,705.13
187	651502 MONTANA HOMEOWNERSHIP NETWORK INC	KAT		\$ 200	1,668	\$ 25.02	6,603	180,397	187,000	\$ 308.55	\$ 533.57
188	651503 SILVERTIP LLC	KAT		\$ 200	2,224	\$ 33.36	12,555	238,545	251,100	\$ 414.32	\$ 647.68
189	651504 NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	1,112	\$ 16.68	4,369	139,150	143,519	\$ 236.81	\$ 453.49
190	651505 NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49	11,621	317,479	329,100	\$ 543.02	\$ 787.51
191	651506 NEIGHBORHOOD HOUSING SERVICES INC	KAT		\$ 200	2,966	\$ 44.49	20,884	570,516	591,400	\$ 975.81	\$ 1,220.30
192	1888310 MCMANUS PROPERTIES LLC	R3E		\$ 200	31,363	\$ 470.45	139,294	922,606	1,061,900	\$ 1,752.14	\$ 2,422.58
193	2019175 ENERGY WEST MONTANA INC	GF		\$ 200	91,000	\$ 1,365.00	-	4,196,967	4,196,967	\$ 6,925.00	\$ 8,490.00
194	2020119 DSB TOWER LLC	DSB		\$ 200	15,000	\$ 225.00	20,228	429,960	450,188	\$ 742.81	\$ 1,167.81
195	2020120 DSB TOWER LLC	DSB		\$ 200	5,944	\$ 89.16	8,138	406,678	414,816	\$ 684.45	\$ 973.61
196	2020121 FRANCIS MARIE PSALM 27:17 LLC	DSB		\$ 200	9,056	\$ 135.84	12,788	552,612	565,400	\$ 932.91	\$ 1,268.75
197	2020122 SCHULTE DIRK AGENCY	DSB		\$ 200	5,483	\$ 82.25	8,138	405,162	413,300	\$ 681.95	\$ 964.19
198	2020123 DSB TOWER LLC	DSB		\$ 200	2,831	\$ 42.47	4,185	149,190	153,375	\$ 253.07	\$ 495.53
199	2020124 DSB TOWER LLC	DSB		\$ 200	2,797	\$ 41.96	3,604	140,050	143,654	\$ 237.03	\$ 478.98
200	2020125 DSB TOWER LLC	DSB		\$ 200	1,862	\$ 27.93	2,790	73,970	76,760	\$ 126.65	\$ 354.58
201	2020126 KSJ PROPERTIES LLC	DSB		\$ 200	6,083	\$ 91.25	8,138	559,562	567,700	\$ 936.71	\$ 1,227.95
202	2020127 DSB TOWER LLC	DSB		\$ 200	1,914	\$ 28.71	2,674	134,126	136,800	\$ 225.72	\$ 454.43
203	2020128 DSB TOWER LLC	DSB		\$ 200	2,153	\$ 32.30	3,022	93,840	96,862	\$ 159.82	\$ 392.12
204	2020129 DSB TOWER LLC	DSB		\$ 200	2,491	\$ 37.37	3,488	125,140	128,628	\$ 212.24	\$ 449.60
205	2020130 GILLEON RESERVATION LLC	DSB		\$ 200	5,618	\$ 84.27	8,138	352,728	360,866	\$ 595.43	\$ 879.70
206	2020131 DSB TOWER LLC	DSB		\$ 200	11,221	\$ 168.32	2,325	112,670	114,995	\$ 189.74	\$ 558.06
207	2020134 DSB TOWER LLC	DSB		\$ 200	7,023	\$ 105.35	15,694	286,006	301,700	\$ 497.81	\$ 803.15
208	2020190 HANSERJAC LLC	JHC		\$ 200	938	\$ 14.07	2,194	80,306	82,500	\$ 136.13	\$ 350.20
209	2020196 STSA PARTNERS LLC	FBC		\$ 200	8,455	\$ 126.83	69,847	1,638,180	1,708,027	\$ 2,818.24	\$ 3,145.07
210	2020197 HICKS ENDEAVORS LLC	FBC		\$ 200	2,165	\$ 32.48	17,462	378,238	395,700	\$ 652.91	\$ 885.38
211	2023025 STREIT HOLDINGS LLC	JHC		\$ 200	2,586	\$ 38.79	-	176,500	176,500	\$ 291.23	\$ 530.02
212	2023073 GSF HOLDINGS LLC	DSB		\$ 200	1,075	\$ 16.13	3,255	175,445	178,700	\$ 294.86	\$ 510.98
213	2023074 GSF HOLDINGS LLC	DSB		\$ 200	1,585	\$ 23.78	349	16,251	16,600	\$ 27.39	\$ 251.17
213	TOTALS			\$ 39,300	2,071,046	\$ 31,065.69	\$ 13,634,471	\$ 128,841,145	142,475,616	\$ 235,084.77	\$ 305,450.46