

RESOLUTION 10547

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, APPROVING A REQUEST TO EXPEND GREAT FALLS DOWNTOWN URBAN RENEWAL TAX INCREMENT FINANCING (TIF) DISTRICT FUNDS

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**WHEREAS**, under the provisions of the Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the “Act”), an urban renewal district may be established so that a municipality may undertake urban renewal projects therein, provide for the segregation and collection of tax increment with respect to taxes collected in such district, and apply all or a portion of the tax increment derived from such district to the payment of costs of such urban renewal projects; and

**WHEREAS**, the City Commission of the City (the “Commission”), pursuant to the Act and Ordinance No. 3088, duly adopted on May 15, 2012, as amended and restated by Ordinance No. 3222, duly adopted on October 6, 2020 (the “Ordinance”), created an urban renewal area known as the Downtown Urban Renewal District (the “District”) and adopted the Amended and Restated Downtown Urban Renewal Plan (the “Plan”) containing a tax increment financing provision; and

**WHEREAS**, in April 2013, the City Commission approved the revised Tax Increment Application and Forms that outline eligible activities under the Act, the application process to be followed, and criteria to be used when evaluating applications; and,

**WHEREAS**, the purpose of the District is to stimulate revitalization and redevelopment of the central business district; and

**WHEREAS**, Elmore Roberts Community Partners, LP (the “Developer”) has proposed to substantially rehabilitate and renovate the historic Elmore Roberts Building (the “Roberts Building”) in the District, which serves as a 60-unit affordable housing community with ground floor commercial space (the “Project”); and

**WHEREAS**, the Developer has requested tax increment financing assistance with respect to certain qualified improvements associated with the Project, consisting of façade improvements, including restoration of exterior brick façade and installation of new windows on the public facing sides of the Roberts Building (the “Infrastructure Improvements”); and

**WHEREAS**, City Staff has assessed the Project in relation to the goals and objectives of the Plan, evaluated the Project based on the evaluation criteria, and determined that expenditure of TIF funds in the amount of \$430,000 is warranted for the purpose of paying for the Infrastructure Improvements will further support economic development in the District.

**NOW, THEREFORE, BE IT RESOLVED** by the City Commission of the City of Great Falls, Montana, that the Project is contemplated by and within the scope of the Plan, the Infrastructure Improvements are eligible for tax increment financing under the Act and based on representations from the Developer all persons displaced from their housing by the Project will be provided temporary housing; and

**RESOLVED, FURTHER**, that the request to expend Great Falls Downtown Urban Renewal Tax Increment (TIF) District Funds for the purpose of paying or reimbursing the Developer for costs of the Infrastructure Improvements is hereby approved pursuant to the terms and conditions set forth in a Development Agreement to be entered into by the City and the Developer; and

**RESOLVED, FURTHER**, that the City Manager and City Clerk are hereby authorized to execute and deliver the Development Agreement, substantially in the form presented to the Commission, with such changes (including to the exhibits attached thereto) as may be approved by the City Manager, which approval shall be deemed made by the execution thereof. The execution of the Development Agreement shall be a condition precedent to the reimbursement of the Infrastructure Improvements.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana,  
May 21, 2024.

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Cory Reeves, Mayor

ATTEST:

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Lisa Kunz, City Clerk  
(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

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David Dennis, City Attorney