

RESOLUTION 10603

A RESOLUTION BY THE CITY COMMISSION OF THE CITY OF GREAT FALLS, MONTANA, APPROVING A REQUEST TO EXPEND AN ADDITIONAL \$382,690.00 IN FUNDS FROM THE DOWNTOWN URBAN RENEWAL TAX INCREMENT FINANCING (TIF) DISTRICT TOWARDS THE CIVIC CENTER THEATER CEILING REPAIR, THEATER SEAT REPLACEMENT, AND ELEVATOR REPAIR PROJECTS.

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WHEREAS, under the provisions of the Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended, 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, pursuant to Resolution No. 9961, duly adopted on March 6, 2012, created an urban renewal area as the Downtown Urban Renewal District; and

WHEREAS, the City Commission, pursuant to Ordinance No. 3088, duly adopted the Downtown Urban Renewal Plan containing a tax increment provision on May 15, 2012 after a duly called and noticed public hearing, and pursuant to Ordinance 3222, adopted a revision to the Downtown Urban Renewal Plan on October 6, 2020; and

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

WHEREAS, the purpose of the Downtown Tax Increment Financing District is to stimulate revitalization and redevelopment of the Central Business Core; and

WHEREAS, the Civic Center is the “Crown Jewel” of the Downtown Urban Renewal Tax Increment Financing District; and

WHEREAS, there is a need for the renovations of the Civic Center to remedy deficiencies, that includes the theater ceiling repair, theater seat replacement, and elevator repairs; and

WHEREAS, the Mansfield Theater Seat Replacement Project was estimated to cost \$611,500.00, the Mansfield Theater Ceiling \$397,300.00, and the Civic Center Elevator \$120,000.00; and

WHEREAS, the City of Great Falls was awarded a State Local Infrastructure Partnership Act (SLIPA) award of \$487,500.00 for the Mansfield Theater Seat Replacement Project, a \$250,000.00 Montana Historic Preservation Grant for the Mansfield Theater Ceiling Project, and \$90,000.00 in SLIPA funds for the Civic Center Theater Project; and

WHEREAS, on August 6th, 2024, the City Commission of the City of Great Falls adopted Resolution 10561 approving \$400,000.00 in funds from the Downtown TIF to be expended on the Civic Center Theater Repair, Theater Seating, and Elevator Repairs projects; and

WHEREAS, the City of Great Falls had collected a total \$1,227,500.00 for the Civic Center projects; and

WHEREAS, after conducting a bid process, a \$1,007,190.00 contract was awarded to replace the Mansfield Seats, a \$445,000.00 contract to repair the Mansfield Ceiling, and \$158,000.00 contract to repair the Civic Center Elevator; and

WHEREAS, the final commitment to complete the Civic Center projects equaled \$1,610,190.00; and

WHEREAS, the City of Great Falls submitted a request to the Downtown Development Partnership for an increase of \$382,690.00 to the original TIF authorization; and

WHEREAS, on August 25th, 2025, the Downtown Development Partnership voted in support and recommended approval of the City of Great Falls request for additional funding, in accordance with the City Commission approved process; and

WHEREAS, City Staff has assessed the merits of the projects in relation to the goals and objectives of the Amended and Restated Downtown Urban Renewal Plan, evaluated the project based on the evaluation criteria, and determined that expenditure of additional TIF funds in the total amount of \$382,690.00 for the proposed project is eligible and appropriate.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of Great Falls, Montana, that the City of Great Falls Finance Department Application for use of Downtown Urban Renewal Tax Increment Financing District funds is approved in the amount of \$382,690.00 for the purpose of paying for the above-referenced Civic Center repair projects.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana, October 7, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney