

RESOLUTION 10584

A RESOLUTION LEVYING AN ASSESSMENT ON ALL PROPERTIES WITHIN THE GREAT FALLS TOURISM BUSINESS IMPROVEMENT DISTRICT (TBID) NO. 1307

WHEREAS, the City Commission, is authorized to create and administer a business improvement district as provided by § 7-12-1101 through § 7-12-1151 MCA; and,

WHEREAS, the City Commission is authorized, more specifically by § 7-12-1101 through § 7-12-1144 MCA, to create a Tourism Business Improvement District (TBID) to promote tourism, conventions, trade shows, and travel to the City of Great Falls; and,

WHEREAS, on December 2, 2008, the City Commission approved Resolution 9792 creating the Tourism Business Improvement District No. 1307 in Great Falls, Montana for a duration of ten (10) years; and,

WHEREAS, on February 6, 2018, the City Commission approved Resolution 10222, re-creating said Tourism Business Improvement District for a duration of ten (10) years; and

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

WHEREAS, the City Commission is required by § 7-12-1132(b) MCA to conduct a public hearing to hear objections to the work plan and budget, and may modify as it considers necessary and appropriate; and,

WHEREAS, the City Commission, is authorized to require all or any portion of the cost of funding all uses and projects for tourism promotion within Great Falls, as specified in the Great Falls Tourism Business Improvement District budget, be paid by the owners of the property embraced within the boundaries of such a district; and,

WHEREAS, the City Commission, 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 MCA.

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 15, 2025, the City Commission 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

All parcels with hotels, with six or more rooms, defined as any structure, or any portion of any structure, which is occupied or intended or designed for occupancy by transients for dwelling, lodging, or sleeping purposes and includes any hotel, inn, motel, or other similar structure or portion thereof, within the boundaries of the district are to be assessed for the costs of operating the Tourism Business Improvement District. Stays by persons who are otherwise exempt from paying a transient occupancy tax (a.k.a lodging facility use tax), as provided in § 15-65-101 through § 15-65-136 MCA, shall be exempt from the assessment.

The assessment will be a flat fee of two dollars (\$2.00) per occupied room night for establishments with 31-40 rooms (Land Use Code 154) and establishments with over 40 rooms (Land Use Code 155) and a flat fee of one dollar (\$1.00) per occupied room night for establishments with 1-10 rooms (Land Use Code 151), 11-20 rooms (Land Use Code 152) and for establishments with 21-30 rooms (Land Use Code 153) as prescribed in Mont. Code Ann. § 7-12-1133(f).

The assessment requested for Fiscal Year 2025/2026 is based on the above assessment formula and will generate SEVEN HUNDRED FORTY-THREE THOUSAND NINE HUNDRED FORTY-FOUR DOLLARS (\$743,944) in assessment revenue due to the assessment time frame.

Due to overwhelming support for a Tourism Business Improvement District and concurrence with the assessment formula, the City Commission 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, 2025 and May 31, 2026.

PASSED AND ADOPTED by the City Commission of the City of Great Falls, Montana,
this 16th day of September, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(Seal of the City)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney

**TOURISM BUSINESS IMPROVEMENT DISTRICT
ASSESSMENTS FOR TAX YEAR 2025, FISCAL YEAR 2026
RESOLUTION #10584 - EXHIBIT "A"**

	PARCEL NO.	PROPERTY OWNER	BUSINESS NAME	SUB DIV	LOT	BLOCK	PROPERTY ADDRESS	TBID ASSESSMENT
1	1734800	3 HIGH INC	AIRWAY MOTEL	UNA	1	8	1800 14TH ST SW	EXEMPT
2	314000	FORBES PROPERTIES INC.	ALBERTA MOTEL & ANNEX COURT	GF5	LOT 8 - E15' & E15' OF W35' OF N80' LOT 9	607	1101 CENTRAL AVE W	\$ 1,118.00
3	716000	BRGF ENTERPRISES LLC	BEST RESTING GREAT FALLS INN	COW	1	1	5001 RIVER DR N	\$ 418.00
4	1083100	HERITAGE INN INC	BEST WESTERN HERITAGE INN	MNT	2-7	1	1700 FOX FARM RD	\$ 56,102.00
5	311500	MEHTA MARK ETAL	CENTRAL MOTEL	GF5	11-14	603	715 CENTAL AVE	\$ 894.00
6	898070	I15 HOTELS LLC	COMFORT INN & SUITES	GMP	8	1	1801 MARKET PLACE DR	\$ 32,020.00
7	1894100	VOLK ROY D & DIANE N	CRESTVIEW INN & SUITES				500 13TH AVE S	EXEMPT
8	1900110	GREAT FALLS CRYSTAL INN LLC	CRYSTAL INN	FJT	1	1	3701 31ST ST SW	\$ 28,572.00
9	1861800	COOPERS TROOPERS LIMITED PARTNERSHIP	DAYS INN	WW4	1	1	101 14TH AVE NW	\$ 25,730.00
10	191500	CYRUS INVESTMENTS LLC	TRAVELDOGE	GFO	4-7	366	220 CENTRAL AVE	\$ 30,348.00
11	526020	BRE ESA PROPERTIES LLC	EXTENDED STAY AMERICA	BBP	3	1	800 RIVER DR S	\$ 25,624.00
12	824600	OZZY LLC	GREAT FALLS COMFORT INN	G15	10	2	1120 9TH ST S	\$ 25,146.00
13	278000	KRYSTAL LLC A MONTANA LIMITED LIABILITY	WINGATE GREAT FALLS	GF1	1- 7	513	1000 9TH AVE S	\$ 24,502.00
14	898060	GREAT FALLS HOSPITALITY LLC	GREAT FALLS HOLIDAY INN					
15	722415	GREAT FALLS INN	EXPRESS HOTEL & SUITES	GMP	7AA	1	1625 MARKET PLACE DR	\$ 46,058.00
16	162050	STARRY NIGHT HOSPITALITY	GREAT FALLS INN	DE2	2	1	1400 28TH ST S	\$ 25,052.00
			GIBSON HOTEL		8 - 9	317	621 CENTRAL AVE	\$ 15,734.00
17	1897650	GREAT FALLS LODGING INVESTORS	HAMPTON INN		SEC 15, TWNSHP			
18	972810	RUSSELL COUNTRY INVESTORS LLC	HILTON GARDEN INN	HGI	20, RANGE 3E		2301 14TH ST SW	\$ 36,962.00
19	821600	DHILLON HOTELS INC	HOLIDAY INN	G15	15	1	2520 14TH ST SW	\$ 46,114.00
					E1/2 LOT 4 - ALL		400 10TH AVE S	\$ 56,948.00
20	192200	ARVON BLOCK DEVELOPMENT VENTURE LLC	HOTEL ARVON	GFO	OF LOT 5	368	116 1ST AVE S	\$ 14,458.00
21	122950	MEHTA PROPERTIES LLP	IMPERIAL INN	GFO	13-14	255	601 2ND AVE N	\$ 1,095.00
22	526040	GREAT FALLS INN-VESTMENTS LLC	BEST WESTERN PLUS					
23	NA	MALMSTROM INN & SUITES	RIVERFRONT HOTEL & SUITES	BBP	5	1	600 RIVER DR S	\$ 43,702.00
24	157350	TWEDT SURVIVORS TRUST ETAL	MALMSTROM INN & SUITES				7028 4TH AVE N	EXEMPT
25	1083400	VOLK ROY D & DIANE N	MID-TOWN MOTEL	GFO	5-6	307	526 2ND AVE N	\$ 970.00
			MOTEL 6	MNT	1	2	2 TREASURE STATE DR	\$ 9,938.00
26	189075	BIG SKY DEVELOPMENT ENT	O'HAIRE MOTOR INN	GFO	W/2 LOT 10 & LOTS 11-14	361	17 7TH ST S	\$ 15,398.00
27	979200	MEHTA MUKESH N	PLAZA INN	HL1	5, 6, 7	1	1224 10TH AVE S	\$ 1,211.00
28	185550	MEHTA PROPERTIES PARTNERSHIP ETAL	ROYAL MOTEL	GF1	1-3	355	1300 CENTRAL AVE	\$ 1,233.00
29	1832800	1521 LLC	STARLIT MOTEL	WGF	W40' 4 & 5-12	34	1521 1ST AVE NW	EXEMPT
30	1881302	RIVERSIDE HOTEL PARTNERS LLC	SPRINGHILL SUITES		IN NWSWSE SC, T20N,R3E		421 3RD ST NW	\$ 67,532.00
					PAR 2 COS 4516 IN SESW & IN GOV 7			
31	1888950	VIRK HOSPITALITY GREAT FALLS LLC	STAYBRIDGE SUITES				201 3RD ST NW	\$ 44,750.00
32	979300	REESE VALENTINE HOMES LLC	SUPER 8	HL1	8-14	3	1214 13TH ST S	\$ 19,538.00
33	1047100	MEHTA MUKESH N	WESTERN MOTEL a.k.a. SKI'S	LIN	11-19	2	2420 10TH AVE S	\$ 1,079.00
34	2018007	GREAT FALLS HOTEL RE LLC	SLEEP INN & MAINSTAY SUITES	COU		3	520 COUNTRY CLUB BLVD	\$ 45,698.00
34		TOTALS						\$ 743,944.00