

RESOLUTION 10609

A RESOLUTION ESTABLISHING A CONSOLIDATED SUPER TAX
INCREMENT FINANCING (TIF) ADVISORY COMMITTEE FOR ALL
CITY TIF DISTRICTS

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WHEREAS, the City of Great Falls has established five Tax Increment Financing (TIF) Districts: the Downtown Urban Renewal District, the West Bank Urban Renewal District, the East Industrial Park District, the Central Montana Agri-Tech Park Industrial District, and the Great Falls International Airport Industrial District; and

WHEREAS, since 2014 the Downtown Development Partnership (DDP) has served in an advisory role to the City Commission on the use of Downtown Urban Renewal District TIF funds, and since 2008 the Planning Advisory Board (PAB) has served as the recommending body for TIF expenditures in the City's other districts; and

WHEREAS, during the 2025 Legislative Session, the Montana Legislature adopted Senate Bill 3, amending MCA §§ 7-15-4234 and 7-15-4282, requiring that any municipality utilizing Tax Increment Financing establish a formally appointed Advisory Committee to provide guidance on the administration of an urban renewal area or targeted economic development district; and

WHEREAS, Senate Bill 3 requires that each Tax Increment Finance Advisory Committee include, at a minimum, one member appointed by the governing body from the county in which the district is located and one member appointed by the governing body from a school district that overlaps the district; and

WHEREAS, Senate Bill 3 further provides that advisory committee members shall serve four-year staggered terms, unless otherwise serving by virtue of office, and must be formally appointed by the governing body; and

WHEREAS, the City Commission finds that establishing a consolidated Super TIF Advisory Committee for all five City TIF districts will ensure compliance with state law, provide consistency across districts, and allow for broad representation including Cascade County, Great Falls Public Schools, and stakeholders from downtown, industrial park, airport, business, and community interests.

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

Section 1. Establishment. The City Commission hereby establishes a consolidated “Super” Tax Increment Financing (TIF) Advisory Committee to serve as the advisory and recommending body for all five City TIF Districts, including the Downtown Urban Renewal District, the West Bank Urban Renewal District, the East Industrial Park District, the Central Montana Agri-Tech Park Industrial District, and the Great Falls International Airport Industrial District.

Section 2. Membership. The Super TIF Advisory Committee shall consist of five (5) to seven (7) voting members formally appointed by the City Commission, with staggered terms of four (4) years. The initial membership must consist, at a minimum, of one commissioner appointed for one (1) year, one for two (2) years, one for three (3) years, and two for four (4) years. Each subsequent appointment must be for four (4) years. Except as provided by state law or Commission resolution, members shall be residents of the City and qualified electors, but not City employees or City elected officials. At least one (1) representative must be from Cascade County government, whose boundaries overlap the districts, as required by SB 3; and one (1) other representative must be from Great Falls Public Schools, School District No. 1 whose boundaries overlap the districts, as required by SB 3.

If a position becomes vacant before the end of the term, the position shall be filled by the City Commission for the unexpired term. A member may be removed pursuant to OCCGF Title 2. Each member may be reappointed when his or her term expires as set by Commission resolution.

Additional advisory input may be provided by community partners, including the Downtown Development Partnership (DDP), the Great Falls Airport Advisory Board, or other similar interest or affiliated groups pertaining to the City’s TIF districts. Such participation is expressly limited to input only and shall not constitute voting membership.

Section 3. Downtown Development Partnership Participation. The Great Falls Downtown Development Partnership shall be notified of all TIF requests and proposed expenditures within the Downtown Urban Renewal District. The Partnership may receive information, provide informal input, or host applicant presentations strictly for informational purposes. This participation is not intended to serve as a forum for the entity to take a formal vote of support or denial. However, the Partnership, as an entity, may present a formal stance during the public meetings of the Super TIF Advisory Committee and at City Commission hearings.

Section 4. Airport Advisory Board Participation. The Great Falls Airport Advisory Board shall be notified of all TIF requests and proposed expenditures within the Great Falls International Airport Industrial District. The Board may receive information, provide informal input, or host applicant presentations strictly for informational purposes. This participation is not intended to serve as a forum for the entity to take a formal vote of support or denial.

However, the Board, as an entity, may present a formal stance during the public meetings of the Super TIF Advisory Committee and at City Commission hearings.

Section 5. Board procedures. Unless otherwise specified by state law or Commission resolution, the Super TIF Advisory Committee shall be governed by the rules contained in the most recent edition of "Robert's Rules of Order, Revised," in all applicable parliamentary procedures, as applicable.

Section 6. Officers. At its first regular meeting in each calendar year, the Super TIF Advisory Committee shall elect from its members a Chairperson and Vice-Chairperson to serve for a period of one (1) year. If there is more than one (1) nominee for any office, voting shall be conducted in open session, and each member's vote shall be recorded in the minutes and made available for public inspection. An officer whose term has expired shall hold office until a successor is elected. No Officer shall serve in the same position for more than two (2) consecutive terms, consistent with City Commission Resolution 10524. After completing two consecutive terms in the same position, the individual shall step down for at least one (1) full term before being eligible to serve again in that position. Any exception to this limit must be approved by the City Commission in accordance with Resolution 10524. In the event of a vacancy in any office, the Chairperson shall designate a member to fill the unexpired term of the office with approval by a majority of the Board.

Section 7. Other. The City Commission finds that this structure ensures compliance with Senate Bill 3, creates consistent and efficient advisement across all districts, and provides balanced representation of county, school, district-specific stakeholders, and property owners.

Section 8. Conflict with Other Ordinances and Resolutions. All parts of previously approved or adopted processes, ordinances and/or resolutions in conflict herewith are hereby repealed.

PASSED AND ADOPTED by the City Commission of the City of Great Falls,
Montana, October 21, 2025.

Cory Reeves, Mayor

ATTEST:

Lisa Kunz, City Clerk

(CITY SEAL)

APPROVED FOR LEGAL CONTENT:

David Dennis, City Attorney