



**Super TIF Advisory Committee
April 7, 2026 Agenda
2 Park Drive South, Great Falls, MT
Planning and Community Development Conference Room,
Room 112, Civic Center
2:00 PM**

In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls and the Super TIF Advisory Committee are making every effort to meet the requirements of open meeting laws: • The agenda packet material is available on the City's website: <https://greatfallsmt.gov/agendacenter>. • Public participation is welcome in the following ways: • Attend in person. • Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, April 7, 2026, to: jnygard@greatfallsmt.gov. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the Super TIF Advisory Committee and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

OPENING MEETING

1. Call to Order - 2:00 P.M.
2. Roll Call - Board Introductions
Ed Brown
Luke Diekhans
Kellie Pierce
Don Ryan
Mitch Tropila
3. Staff Recognition
4. Super TIF Advisory Committee Basics
5. Election of Officers

CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

6. DDP TIF Request

COMMUNICATIONS

PUBLIC COMMENT

Public Comment on any matter and that is within the jurisdiction of the Super TIF Advisory Committee. Please keep your remarks to a maximum of five (5) minutes. State your name and address for the record.

ADJOURNMENT

City of Great Falls



Super TIF Advisory Committee Basics

Committee Formation Background:

During the 2025 Legislative Session, the Montana Legislature adopted Senate Bill 3, amending State Law regarding Tax Increment Financing, or TIF. The legislation requires that any municipality utilizing TIF establish a formally appointed Advisory Committee to advise the administration of urban renewal areas and targeted economic development districts.

At a minimum, each Advisory Committee must include members of the taxing bodies with boundaries that overlap with the TIF districts. This includes:

- One representative from the county with boundaries overlapping the district; and
- One representative from a school district with boundaries overlapping the district.

Accordingly, the City Commission adopted Resolution 10609, creating the Super TIF Advisory Committee.

Prior to the formation of this committee, the City of Great Falls relied on the Downtown Development Partnership (DDP) to recommend TIF expenditures within the Downtown Urban Renewal District, while the Planning Advisory Board served as the recommending body for TIF expenditures in all other districts. To comply with state law, both of those prior recommending bodies have now been replaced by this Committee.

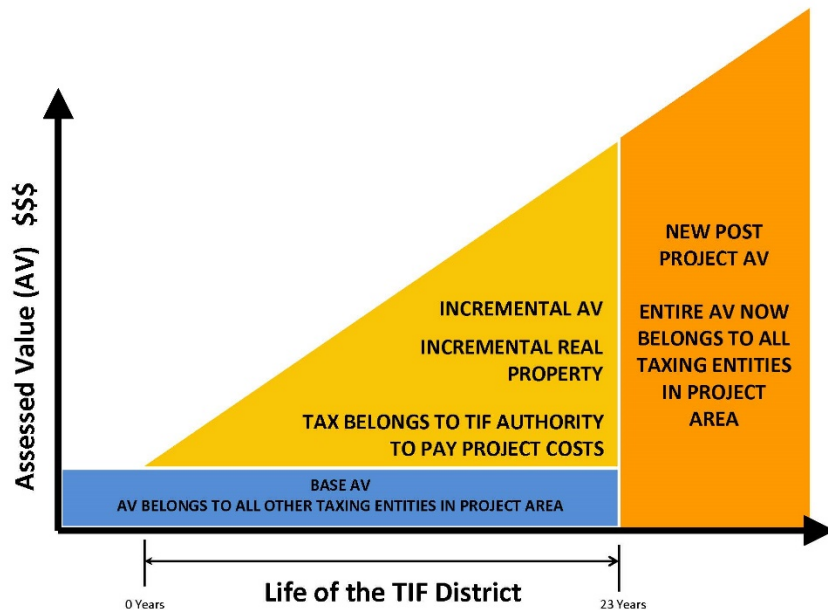
It is important to understand that the Committee serves an advisory role only. Its purpose is to review TIF policies and applications and provide recommendations that help inform decision-making. The City Commission remains the final decision-maker and approving body for all TIF requests.

Committee Roles:

- Make recommendations to the City Commission regarding the city's TIF Districts
- Allow for broad representation, including Cascade County, Great Falls Public Schools, and stakeholders from downtown, industrial parks, airport, business, and community interests

TIF Background:

A tax increment finance district identifies a specific area based on the need for stimulated economic development. At time of creation, the district establishes a base taxable value for all properties within that boundary. Property owners within a TIF district have their property taxes above this base valuation assigned to be used to finance public improvements in the designated area.



<https://www.waukeganil.gov/533/Tax-Increment-Financing-Graphically-Expl>

Each TIF district is created to provide local funds for redevelopment and revitalization, and the public improvements funded by a TIF should increase property values and expand the tax base within the district.

The City of Great Falls has two different types of TIF districts:

- **Industrial TIF Districts:** Industrial districts aim to attract and retain secondary value-adding industries. TIF funds that are granted within these industrial areas are used for improvements and infrastructure that support manufacturing developments.
- **Urban Renewal TIF Districts:** Urban Renewal districts aim to eliminate blight. They are areas that have been identified as needing revitalization. TIF funds are used to build and support public improvements that will spur the elimination of blight and help redevelopment within the TIF District.

Great Falls International Airport Industrial District

The [Great Falls International Airport Industrial TIF District Plan](#) was adopted in 2008 and identified the interest in developing secondary, value-adding industries to improve the area's employment opportunities and expand the tax base. The Airport TIF District generally encompasses the entirety of the Airport property.

Central Montana Agricultural & Technology Park Industrial District (Great Bear)

The [Central Montana Agri-Tech Park Industrial TIF District Plan](#) was adopted in 2005, and identified Great Falls' unique advantage in Agri-processing industries. Some of the developments existing within the District include ADF International, Malteurop, and Cargill.

East Industrial Park District (AgriTech & American AgriTech Park Addition)

The [East Industrial Park TIF District Plan](#) was adopted in 2005, and incentivizes the development of secondary, value-added industries, including manufacturing businesses that can take advantage of locating in a rail-served heavy industrial park. Current businesses located in this TIF District include Helena Chemical, Inc., Montana Specialty Mills, a FedEx distribution facility, Ponderosa Petroleum, and Admiral Beverage.

Downtown Urban Renewal District

In 2012, the City created the [Downtown Urban Renewal Plan](#) that outlined the presence of blight in the Downtown, and pinpointed strategies to revitalize and redevelop the area. Through the creation of the TIF and the continuous efforts of our Downtown partnerships, Great Falls has seen a vast improvement in our City's core.

On July 6, 2021, the City Commission adopted legislation to further increase redevelopment efforts in the Downtown TIF District. The Commission adopted three building programs annually, allocating up to \$500,000 in TIF funds to assist downtown property owners in making permanent improvements to building facades, life safety code compliance improvements to address fire protection and ADA accessibility, and improvements involving lighting and security cameras. Requests that meet the adopted criteria are administered and awarded by City staff.

West Bank Urban Renewal District

The West Bank of the Missouri River in Great Falls has had a long history of industrial use, but as those industries moved farther from the west bank and the City center, redevelopment is necessary. In 2007, the [West Bank Urban Renewal District Plan](#) was adopted to transition the area for mixed-use redevelopment. Despite challenges of contamination, clean-up, and blighted conditions, the West Bank has new vitality.



Meeting Date: April 7, 2026

**CITY OF GREAT FALLS
SUPER TIF ADVISORY COMMITTEE**

Item: Request from the Downtown Development Partnership (DDP) to use Downtown Urban Renewal District Tax Increment Financing (TIF) funds to assist with the cost of DDP operations for fiscal years 2026 and 2027

From: Kayla Kryzsko, Assistant City Planner, Planning and Community Development

Initiated By: Downtown Development Partnership (DDP)

Presented By: Brock Cherry, Director, Planning and Community Development Department

Action Requested: Recommendation to the City Commission to approve the use of up to \$131,075 in funds to assist DDP operating costs for fiscal year 2026, the use of up to \$131,075 in funds to assist DDP operating costs for fiscal year 2027, and approve the Tax Increment Contribution Agreement.

Suggested Motion:

1. Board Member moves:

“I move that the Super Tax Increment Financing Advisory Committee (approve/deny) the use of up to \$131,075 in Downtown Urban Renewal District Tax Increment Financing funds to assist DDP operating costs for fiscal year 2026, and (approve/deny) the use of up to \$131,075 in Downtown Urban Renewal District Tax Increment Financing funds to assist DDP operating costs for fiscal year 2027, and approve the Tax Increment Contribution Agreement.

2. Chairman calls for a second, public comment, board/commission discussion, and calls for the vote.

Summary: The Downtown Development Partnership of Great Falls (DDP) serves as the coordinating body for initiatives aimed at revitalizing and enhancing the downtown district. The DDP is a collaborative alliance composed of key stakeholders, including NeighborWorks Great Falls, the Great Falls Development Alliance (GFDA), the Great Falls Business Improvement District (BID), the Downtown Great Falls Association (DGFA), the City of Great Falls, Cascade County, Great Falls Public Schools, the Great Falls Area Chamber of Commerce, Neighborhood Council #7, the City of Great Falls Parking Advisory Commission (PAC) and Historic Preservation Advisory Commission (HPAC), and other downtown advocates. Together, these organizations work to align resources, strategies, and efforts to support a vibrant, economically strong, and welcoming downtown core.

Proposed DDP Requests:

Fiscal Year 2026 Request: \$131,075

The DDP requests a total of \$131,075 for fiscal year 2026. The request includes \$23,375 in operating support to assist with administrative costs, consistent with MCA 7-15-4288 (7) and the Downtown Urban Renewal Plan (DURP). This includes \$875 for membership in the International Downtown Association and National Main Street, \$2,500 for enhancements to the Explore Downtown Great Falls website, \$6,000 in advertising, \$14,000 for learning through participation in the National Main Street Center annual training event, the annual Montana Downtown Conference, and online webinars.

Additionally, the Downtown Development Partnership requests TIF funds to pay 50% of the direct costs of the Downtown Business Development Officer (DBDO), a GFDA full-time employee. This amounts to \$44,700 in salary and benefits. The BID and GFDA will pay the remaining 50% of direct costs, each paying 25%, and GFDA will pay 100% of the indirect costs. The DBDO's primary duties include visiting existing businesses to identify opportunities and challenges, identifying businesses and real estate developers that would be good targets to attract downtown, business development services, downtown investment marketing efforts, and coordination with downtown partners. This position is not an employee of the City of Great Falls but rather employed by the Great Falls Development Authority.

Lastly, the DDP requests \$63,000 in project support: \$60,000 for the ArtsFest Montana 2026 and \$3,000 for the Downtown Traffic Box Art Project.

The fiscal year 2026 request is summarized in the table below:

International Downtown Association & Main Street Memberships	\$875
Explore Downtown Great Falls Website	\$2,500
Advertising	\$6,000
Downtown Training and Conferences	\$14,000
Downtown Business Development Officer (DBDO)	\$44,700
ArtsFest Montana 2026	\$60,000
Traffic Box Art Project	\$3,000
Total	\$131,075

Fiscal Year 2027 Request: \$131,075

The DDP requests a total of \$131,075 for fiscal year 2027, which is the same amount and expenses as FY 2026. These include \$23,375 in DDP operating support to assist with administrative costs, consistent with MCA 7-15-4288 (7) and the Downtown Urban Renewal Plan (DURP). This includes \$875 for membership in the International Downtown Association and National Main Street, \$2,500 for enhancements to the Explore Downtown Great Falls website, \$6,000 in advertising, \$14,000 for learning through participation in the National Main Street Center annual training event, the annual Montana Downtown Conference, and online webinars.

Additionally, the Downtown Development Partnership requests TIF funds to pay 50% of the direct costs of the Downtown Business Development Officer (DBDO), a GFDA full-time employee. This amounts to \$44,700 in salary and benefits. The BID and GFDA will pay the remaining 50% of direct costs, each paying 25%, and GFDA will pay 100% of the indirect costs. The DBDO's primary duties include visiting

existing businesses to identify opportunities and challenges, identifying businesses and real estate developers that would be good targets to attract downtown, business development services, downtown investment marketing efforts, and coordination with downtown partners. This position is not an employee of the City of Great Falls but rather employed by the Great Falls Development Authority.

Lastly, the Downtown Development Partnership requests \$63,000 in DDP project support: \$60,000 Great Walls 2027; and \$3,000 for the Downtown Traffic Box Art Project.

The fiscal year 2027 request is summarized in the table below:

International Downtown Association & Main Street Memberships	\$875
Explore Downtown Great Falls Website	\$2,500
Advertising	\$6,000
Downtown Training and Conferences	\$14,000
Downtown Business Development Officer (DBDO)	\$44,700
ArtsFest Montana 2026	\$60,000
Traffic Box Art Project	\$3,000
Total	\$131,075

Prior Year DDP Requests & Approvals:

Fiscal Year 2025 Request: \$117,450

The City Commission approved \$117,450 for fiscal year 2025. The DDP requested \$20,250 in DDP operating support, which included \$500 for membership in the International Downtown Association, \$2,500 for enhancements to the Explore Downtown Great Falls website, \$5,000 in advertising, and \$12,000 for learning through participation in the National Main Street Center annual training event, the annual Montana Downtown Conference, and online webinars. The request included up to \$44,700 for 50% of the direct costs of the Downtown Business Development Officer, including salary and benefits. The BID and GFDA paid the remaining 50% of direct costs, each paying 25% and GFDA paid 100% of indirect costs. The DDP requested \$52,500 in DDP project support: \$50,000 for ArtsFest Montana 2024 and \$2,500 for the Downtown Traffic Box Art Project.

Fiscal Year 2024 Request: \$110,750

The City Commission approved \$110,750 for fiscal year 2024. The DDP requested \$18,250 in operating support, which included \$500 for membership in the Internal Downtown Association, \$2,500 for enhancements to the Explore Downtown Great Falls website, \$4,000 in advertising, and \$11,000 for learning through participation in the National Main Street Center annual training event, the annual Montana Downtown Conference, and online webinars. The request included up to \$40,000 for 50% of the direct costs of the Downtown Business Development Officer, including salary and benefits. The BID and GFDA paid the remaining 50% of direct costs, each paying 25%, and GFDA paid 100% of indirect costs. The DDP requested \$52,500 in DDP project support: \$50,000 for ArtsFest Montana 2023 and \$2,500 for the Downtown Box Art Project.

Fiscal Year 2023 Request: \$100,625

The City Commission approved \$100,625 for fiscal year 2023. Beginning in fiscal year 2023, the DDP requested \$47,475 for ArtsFest MONTANA 2022. The estimated cost associated with each artist

participating in ArtsFest is between \$7,550 and \$10,550. The DDP requested TIF funds to cover approximately 50% of the costs for all artists. The fiscal year 2023 application also included a request of \$34,000 to pay for 50% of the direct costs of the Downtown Business Development Officer (DBDO). The Business Improvement District (BID) and the Great Falls Development Authority (GFDA) split the remaining 50% of direct costs. The DDP also requested \$17,150 in operating support, which included \$500 for membership in the International Downtown Association, \$5,000 for enhancements to the Explore Downtown Great Falls website, \$2,850 in advertising, and \$8,200 for participation in the National Mainstreet Center trainings and webinars.

Consistency with State of Montana TIF Regulations: Creation and administration of Tax Increment Financing (TIF) Districts is governed by the Montana State Urban Renewal statutes. (MCA 7-15-42 and 43). The applicant has requested TIF funds under the following provisions:

7-15-4288. Costs that may be paid by the tax increment financing. The tax increments may be used by the local government to pay the following costs of or incurred in connection with an urban renewal area or targeted economic development district as identified in the urban renewal plan or targeted economic development district comprehensive development plan:

(7) Administrative costs associated with the management of the urban renewal area or targeted economic development district;

In 2012, the City Commission adopted Ordinance 3088 to adopt the Downtown Urban Renewal Plan (DURP), which provides guidance to identify projects that are eligible for the expenditure of TIF funds. The DURP references the Downtown Master Plan (DMP), which outlines 82 strategies to provide a comprehensive framework for the redevelopment of the downtown core. Of those strategies, the applicant's TIF funding request for operational costs fulfills the DURP goal to identify and support an organization to lead and champion Downtown revitalization. The DDP was created to fill this role and has been successful in fostering new development and redevelopment downtown and implementing the goals, objectives, and strategies identified in the DMP. Further, the DURP lists goals of identifying and attracting high-paying employers and jobs to Downtown and supporting existing and attracting new commercial and retail business downtown. These are the primary duties of the DBDO. As a result, the applicant's request is in compliance with MCA 7-15-4288 (7) - Administrative Costs.

Consistency with City of Great Falls Local Criteria: To aid in the local evaluation of TIF funding requests, the City's Application and Process for Tax Increment Financing Funds establishes twelve specific criteria to be considered in assessing the merits of a project in relation to the Downtown Urban Renewal Plan. Staff finds that the applicant's request fulfills Criteria 6 and 8 outlined in the City of Great Falls Application and Process for Tax Increment Financing Funds.

Criteria for Review:

6. Special or Unique Opportunities – The extent to which the district's development represents a unique opportunity, meets a special need, or addresses specific district or community goals. The restoration of a historic property or the provision of an unmet community need is an example of special and unique opportunities.

Staff Commentary: Unlike in the City's other TIF districts, the DDP provides invaluable partner assistance to the City in implementing the goals and projects contained within the adopted Downtown Urban Renewal Plan. Providing annual funding to the DDP is a unique opportunity not found in other TIF districts to support a partner organization to implement revitalization efforts that clearly benefit

the downtown district as well as the larger community as a whole. In addition, the DBDO fulfills multiple specific goals and objectives of the DURP related to job and business recruitment and retention.

8. Financial Assistance – Other forms of financing available to the Applicant. Lender participation, industrial development revenue bonds, and state and federal grant monies, for example, are examined to assess the need for TIF assistance.

Staff Commentary: As noted in the applicant’s request, the DDP has very limited funding options to support the organization’s operational expenses. The DDP prefers to use grant funding for projects that have an impact on the physical development of downtown. As a result, it is beneficial to augment member dues with TIF funding to cover organizational expenses such as memberships, training, and advertising outreach.

Conclusion and Determination of Appropriateness: As outlined in the sections above, the proposed request from DDP is eligible for TIF funding according to MCA 7-15-4288(7). Additionally, the request aligns with the strategies listed within the Downtown Urban Renewal Plan (DURP) and Downtown Master Plan (DMP), and fulfills Criteria 6 and 8 set forth in the City of Great Falls Application and Process for Tax Increment Financing Funds. Covering the requested expenses with the requested TIF funds allows the DDP to invest most of its partner contributions towards downtown revitalization projects identified within their application and within the DURP.

Concurrences: Representatives from the City’s Planning and Community Development Department and outside Legal Counsel have reviewed the request and determined it to be eligible for TIF funding. In addition, the Planning and Community Development and Finance Departments track the Downtown TIF fund to determine whether funds are available.

Fiscal Impact: Staff has provided a Downtown TIF Cash Flow Projection Estimate as an attachment to this report. The report shows the City’s Downtown TIF has a current cash balance of \$5,381,711.00, approximately \$2,100,000.00 of annual tax increment revenue, an expense of \$1,080,985.00 fixed annual obligations, \$2,008,497.43 of projects that have been paid out year to date, and outstanding project obligations of \$1,520,966.91 that remain to be paid.

As a result, the Downtown TIF has \$2,871,351.66 in available TIF funds and has adequate funding available to fulfill the request.

Alternatives: The Super TIF Advisory Committee could vote to deny the TIF expenditures or recommend a lesser amount.

Attachments/Exhibits:

- Tax Increment Contribution Agreement
- Attachment A – DDP FY 2026 & 2027 TIF Application
- Attachment B – Downtown TIF Map
- Attachment C – TIF Cash Flow Estimate

TAX INCREMENT CONTRIBUTION AGREEMENT

THIS TAX INCREMENT CONTRIBUTION AGREEMENT dated _____, 2026 (hereinafter known as the “**Agreement**”), between the CITY OF GREAT FALLS, a municipal corporation of the State of Montana (the “**City**”), and the DOWNTOWN DEVELOPMENT PARTNERSHIP OF GREAT FALLS, INC., a Montana non-profit corporation (the “**Partnership**”).

WITNESSETH:

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, pursuant to Resolution No. 9961, duly adopted on March 6, 2012, created an urban renewal area as the Downtown Urban Renewal District (the “**District**”) and pursuant to Ordinance No. 3088, duly adopted on May 15, 2012 after a duly called and noticed public hearing thereon adopted the Downtown Urban Renewal Plan (the “**Plan**”) containing a tax increment financing provision; and

WHEREAS, the Partnership is a non-profit corporation created for the purpose of revitalizing Downtown Great Falls, with the specific mission to promote, stimulate and effect community and economic development; forge alliances that recruit new businesses and development; provide access to financing to support development; support the implementation of the City’s Downtown Master Plan; and cooperate with other organizations to support Downtown development in Great Falls and throughout the State of Montana.

WHEREAS, the Partnership has requested that the City contribute funds toward the annual operating costs of the Partnership (the “**Contribution**”) for fiscal year 2026 and 2027; and

WHEREAS, the Partnership submitted an application with respect to the Contribution; and

WHEREAS, the City has determined that it is appropriate to make the Contribution from tax increment generated from the District, subject to the terms and conditions set forth in this Agreement; and

WHEREAS, the City Commission, after a duly called and noticed public hearing on **DATE**, thereon approved the Project as an urban renewal project and authorized the City to enter into this Agreement, which sets forth the obligations and commitments of the City and the Developer with respect to the Project and the tax increment generated from the District.

WHEREAS, the City Commission has authorized the expenditure of \$131,075.00 for fiscal year 2026 and \$131,075.00 for fiscal year 2027 to finance operating costs, subject to the terms and conditions set forth therein, and has also authorized this Agreement; and

NOW THEREFORE, the City and the Partnership, each in consideration of the representations, covenants, and agreements of the other, as set forth herein, mutually represent, covenant, and agree as follows:

Section 1. Definitions; Rules of Interpretation; Exhibits.

1.1. Definitions. For all purposes of this Agreement, except as otherwise expressly provided or unless the context clearly requires otherwise, the following terms have the meanings assigned to them, respectively:

“**Act**” has the meaning given to it in the recitals.

“**Agreement**” means this Tax Increment Contribution Agreement, including any amendment hereof or supplement hereto entered into in accordance with the provisions hereof.

“**City**” means the City of Great Falls, Montana, or any successors to its functions under this Agreement.

“**Commission**” means the City Commission or any successor governing body of the City, however denominated by statute.

“**Contribution**” has the meaning given to it in the recitals.

“**Department of Revenue**” means the State of Montana Department of Revenue.

“**District**” has the meaning given to it in the recitals.

“**Fiscal Year**” means the period commencing on the first day of July of any year and ending on the last day of June of the next calendar year, or any other twelve-month period authorized by law and specified by the Commission as the City’s fiscal year.

“**Incremental Taxable Value**” means the amount, if any, by which the Actual Taxable Value, as of the date of reference, exceeds the Base Taxable Value.

“Indemnified Parties” has the meaning given to it in Section 7 hereof.

“Ordinance” means Ordinance No. 3088 adopted on May 15, 2012 (as it may be amended and supplemented from time to time).

“Partnership” has the meaning given to it in the preamble.

“Plan” has the meaning given to it in the recitals.

“State” means the State of Montana.

“Tax Increment” means the amount received by the City pursuant to the Act from the extension of levies of Taxes against the Incremental Taxable Value of the Taxable Property and will include all payments in lieu of Taxes or beneficial use taxes attributable to the Incremental Taxable Value.

“Taxable Property” means all real and personal property located in the District and subject to Taxes.

“Taxes” means all taxes levied on an ad valorem basis by any Taxing Jurisdiction against the Taxable Property and includes all payments in lieu of taxes or beneficial use taxes received by the City with respect to the Incremental Taxable Value of the Taxable Property.

“Taxing Jurisdiction” means the State, the City, any school district, local government, municipal corporation, political subdivision or other government entity that levies, during any Fiscal Year during which the tax increment provision of the District is effective under the Act, ad valorem taxes against real or personal property in the District.

1.2. Rules of Interpretation.

(a) The words “herein,” “hereof” and words of similar import, without reference to any particular section or subdivision, refer to this Agreement as a whole rather than to any particular section or subdivision hereof.

(b) References herein to any particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed unless otherwise indicated.

(c) “Or” is not exclusive but is intended to contemplate or encompass one, more or all of the alternatives conjoined.

Section 2. Representations.

2.1. City Representations. The City hereby represents as follows:

(a) Pursuant to the Act, and after public hearing duly called and held, the City by the Ordinance has duly created the District.

(b) The City is authorized by law to enter into this Agreement and to carry out its obligations hereunder.

(c) Pursuant to the Act and the Ordinance, the City approved this use of Tax Increment to pay the Contribution, subject to the terms and conditions set forth in this Agreement.

(d) The State Department of Revenue has advised the City that as of January 1, 2012 the Base Taxable Value of the District was \$3,643,698.

2.2. Partnership Representations. The Partnership hereby represents as follows:

(a) The Partnership is a Montana non-profit corporation, duly formed, validly existing and in good standing under the laws of the State and is duly qualified to do business in the State. The Partnership has the power to enter into this Agreement and by all necessary corporate action has duly authorized the execution and delivery of this Agreement.

(b) The representations and warranties of the Partnership in its Application for City of Great Falls Tax Increment Financing (TIF) funds dated March 26, 2026, are true and correct as of the date hereof.

(d) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prohibited or limited by, conflicts with or results in a breach of the terms, conditions or provisions of the certificate of formation or operating agreement of the Partnership or any evidence of indebtedness, agreement or instrument of whatever nature to which the Partnership is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(e) There is no action, suit, investigation or proceeding now pending or, to the knowledge of the Partnership, threatened against or affecting the Partnership or its business, operations, properties or condition (financial or otherwise) before or by any governmental department, commission, board, authority or agency, or any court, arbitrator, mediator or grand jury, that could, individually or in the aggregate, materially and adversely affect the ability of the Partnership to enter into this Agreement.

Section 3. Partnership's Undertakings.

3.1. Use of Contribution Funds. The Partnership hereby agrees and commits to the City that it will apply the Contribution funds toward the operating costs of the Partnership in accordance with the mission of the Partnership. Such funds will not be used for costs of liability and board insurance.

3.2. Nondiscrimination. The Partnership agrees that all hiring by the Partnership and its contractors and persons performing this Agreement will be on the basis of merit and qualification and will not discriminate on the basis of race, color, religion, creed, political ideas, sex, age, marital status, physical or mental disability, national origin, or other class protected by State and/or federal law.

Section 4. Release, Indemnification and Insurance.

4.1. Release and Indemnification. The Partnership releases the City and all Commission members, officers, agents, servants and employees thereof (the “**Indemnified Parties**”) from, and covenants and agrees to indemnify, defend and hold harmless the Indemnified Parties against, any loss, damage, cost (including reasonable attorneys’ fees), claim, demand, suit, action or other proceeding whatsoever (i) arising or purportedly arising out of, or resulting or purportedly resulting from, the operations of the Partnership or the use of the Contribution in connection therewith.

5.2 Insurance. Partnership shall purchase and maintain insurance coverage as set forth below. The insurance policy must name the City, (including its elected or appointed officers, officials, employees, or volunteers), as an additional insured and be written on a “primary—noncontributory basis, and on an occurrence, not a claims made basis.” Partnership will provide the City with applicable additional insured endorsement documentation substantially similar or identical to the example set forth below. Each coverage shall be obtained from an insurance company that is duly licensed and authorized to transact insurance business and write insurance within the State of Montana, with a minimum of “A.M. Best Rating” of A-, VI, as will protect the Partnership, the City and its officers, employees, agents, and representatives from claims for bodily injury and/or property damage which may arise from operations of the Partnership. All insurance documentation shall be in a form acceptable to the City.

Insurance Coverage at least in the following amounts is required:

1.	Commercial General Liability (bodily injury and property damage)	\$1,000,000 per occurrence \$2,000,000 aggregate
2.	Products and Completed Operations	\$2,000,000
3.	Automobile Liability	\$1,000,000 combined single limit
4.	Workers’ Compensation	Not less than statutory limits
5.	Employers’ Liability	\$1,000,000

The Partnership may provide applicable excess or umbrella coverage to supplement the Partnership’s existing insurance coverage, if the Partnership’s existing policy limits do not satisfy the coverage requirements as set forth above.

Additional Insured Endorsement Example:

Section 5. General Provisions.

5.1. Conflicts of Interest; City's Representatives Not Individually Liable. No member, officer, agent, servant or employee of the City shall have any personal interest, direct or indirect, in this Agreement or the Contribution, nor shall any such member, officer or employee participate in any decision relating to this Agreement that affects his or her personal interests or the interests of any corporation, partnership or association in which he or she is, directly or indirectly, interested. No member, officer or employee of the City shall be personally liable to Partnership in the event of any default under or breach of this Agreement by the City, or for any amount that may become due to Partnership for any obligation issued under or arising from the terms of this Agreement.

5.2. Rights Cumulative. The rights and remedies of the parties hereto, whether provided by law or by this Agreement, shall be cumulative, and the exercise by any party hereto of any one or more of such remedies shall not preclude the exercise by such party, at the same or different times, of any other remedy for the same default or breach or of any of its remedies for any other default or breach of the party subject to the limitation of remedies provided herein. No waiver made by such party with respect to the performance or the manner or time thereof, of any obligation under this Agreement, shall be considered a waiver with respect to the particular obligation of the other party or a condition to its own obligation beyond those expressly waived in writing and to the extent thereof, or a waiver in any respect in regard to any other rights of the party making the waiver of any obligations of the other party. Delay by a party hereto instituting or prosecuting any cause of action or claim hereunder shall not be deemed a waiver of any rights hereunder.

5.3. Injunction; Specific Performance. The parties hereto agree that, in the event of a breach of this Agreement by any party or its successors or assigns, the non-breaching party would suffer irreparable harm. Therefore, in the event any party or its successors or assigns fails to comply with the provisions of this Agreement, the parties expressly agree that the non-breaching party may pursue any remedy at law or in equity, including without limitation, the remedies of injunction and specific performance.

5.4. Limitation on City Liability. No agreements or provisions contained in this Agreement will give rise to any pecuniary liability of the City or a charge against its general credit or taxing powers, or will obligate the City financially in any way except with respect to the Tax Increment. No failure of the City to comply with any term, condition, covenant or agreement herein will subject the City to liability for any claim for damages, costs or other financial or pecuniary charge except to the extent that the same can be paid or recovered from the Tax Increment; and no execution on any claim, demand, cause of action or judgment will be levied upon or collected from the general credit, general funds or taxing powers of the City (except as such constitute Tax Increment). Nothing herein will preclude a proper party in interest from seeking and obtaining specific performance against the City for any failure to comply with any term, condition, covenant or agreement herein; provided that no costs, expenses or other monetary relief will be recoverable from the City except as may be payable from the Tax Increment.

5.13. Captions. The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope of intent of any provisions or Sections of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed as of the ____ day of _____, 2026.

CITY OF GREAT FALLS, MONTANA

By _____
City Manager

Attest:

[CITY SEAL]

City Clerk

APPROVED FOR LEGAL CONTENT:

City Attorney

DOWNTOWN DEVELOPMENT PARTNERSHIP
OF GREAT FALLS, INC.

Name:
Title:

STATE OF MONTANA)
 : ss.
County of Cascade)

This instrument was acknowledged before me on _____, 2026 by
_____ of Downtown Development Partnership of Great Falls, Inc., on
behalf of said entity.

(NOTARIAL SEAL)



CITY OF GREAT FALLS APPLICATION AND PROCESS FOR TAX INCREMENT FINANCING FUNDS

IMPORTANT: The material included below outlines the Tax Increment Financing application process and the responsibilities of the Applicant and the City of Great Falls. The Planning and Community Development Department is charged with processing all applications and accomplishing the plans established with creation of each district. Private projects requesting Tax Increment financial assistance will be evaluated by the Great Falls Super Tax Increment Financing Advisory Committee. The Committee will prepare a recommendation to the City Commission concerning each individual request using the criteria outlined in this document. Please review this information carefully before submitting the application forms or finalizing your development plans.

Failure to receive approval of a completed application BEFORE construction begins may affect the Applicant's eligibility for Tax Increment Financing assistance from the City of Great Falls.

INTRODUCTION

The City of Great Falls is responsible for administering the urban renewal program in Great Falls, pursuant to Montana Urban Renewal Law (Title 7 Chapter 15 parts 42 and 43, Montana Code Annotated). Tax Increment Financing (TIF) is an important element of the program as it provides the City with a means to finance urban renewal, industrial, technology or aerospace activities. The TIF program operates by first establishing a base year taxable value for all properties within the appropriate district. All increases in property taxes in the district above this base valuation, due to new development or reappraisals, are assigned to the City to be used to finance eligible activities within the district.

The City has adopted four TIF districts:

Central Montana Agri-Tech Park

Boundaries Amended – May 7, 2013 (Ord. 3106)
Boundaries Amended – December 4, 2007 (Ord. 2996)
Original Adoption Date – May 17, 2005 (Ord. 2911)
Base Year – January 1, 2005

West Bank Urban Renewal District

Adopted – March 20, 2007 (Ord. 2967)
Base Year – January 1, 2007

Great Falls International Airport Tax Increment Industrial District

Boundaries Amended - September 1, 2009 (Ord. 3043)

Original Adoption Date – November 5, 2008 (Ord. 3022) and boundaries were amended

Base Year – January 1, 2008

Downtown Urban Renewal District

Adopted – May 15, 2012 (Ord. 3088)

Base Year – January 1, 2012

East Industrial Park Tax Increment Financing

Adopted – May 7, 2013 (Ord. 3105)

Base year: January 1, 2013

Applicants for TIF assistance are subject to program eligibility analysis and project review criteria listed below. In addition, project applications will be accepted and processed in the order in which they are received and approved based on the availability of funds in consideration of goals of the plan for the appropriate district.

ELIGIBLE TIF ACTIVITIES

7-15-4288, M.C.A defines how tax increments can be used by the municipality to pay costs of or incurred in connection with an urban renewal project, industrial infrastructure development project, technology infrastructure development project or aerospace transportation and technology infrastructure development project and includes:

1. Land acquisition, including acquisition of infrastructure-deficient areas and assemblage of land for development by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself at fair value.
2. Demolition and removal of structures.
3. Relocation of occupants.
4. Public improvements such as the acquisition, construction and improvement of infrastructure which includes streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, storm sewers, waterlines, waterways, sewage and water treatment facilities, natural gas lines, electrical lines, telecommunication lines, rail lines, rail spurs, bridges, publicly owned buildings and other public improvements.
5. Costs incurred in the exercise of urban renewal powers allowed under 7-15-4233, M.C.A.

APPLICATION PROCESS

Applicants seeking TIF assistance from the City must submit a written application for each TIF-assisted project.

The following procedure has been developed to allow for a thorough and public review of TIF funding requests.

1. Initial Contact. Contact the Planning and Community Development Department, Room 112 in the Civic Center, to discuss the project and determine eligibility for TIF assistance.
2. Prepare a Written Application. The Applicant must submit a complete written application for each funding request. Additional information may be required of Applicants by staff when deemed necessary for the evaluation process. City of Great Falls initiated and administered projects are required to complete an application. (City projects should complete the following sections of the application—Application for Funds, Eligible Activities and the Certification Page.)
3. Staff Review. Upon submittal of all necessary information, a staff group consisting of Fiscal Services, Planning and Community Development, Park & Recreation, and Public Works department heads and the Deputy City Manager will review the merits of the project and the need for funding. The Planning and Community Development Department staff will prepare a staff report and recommendation for the Super Tax Increment Financing Advisory Committee.
4. Super TIF Advisory Committee. The staff recommendation will be considered by the Super Tax Increment Financing Advisory Committee. The advisory committee will in turn prepare a recommendation to the City Commission for final approval. At any point in the review process the staff, the Super Tax Increment Financing Advisory Committee, or the City Commission may request more information of the Applicant or solicit comments on the project from other public agencies.
5. City Commission Review and Approval. The City Commission will review the project, will consider the recommendation from the Super Tax Increment Financing Advisory Committee and will approve or reject the funding request or any part thereof along with any special terms of TIF assistance.
6. Development Agreement. If TIF assistance is approved, the City and the Applicant must execute a legally binding Development Agreement which establishes the terms and conditions of the TIF assistance. Among the terms and conditions, the Agreement shall specify the schedule for the start and completion of the project, may require the Applicant to guarantee repayment of TIF assistance

if the terms of the Agreement are violated by the Applicant and may require an agreement for payment of an annual tax deficiency fee pursuant to §7-15-4294, MCA. The Development Agreement shall also specify whether the Applicant or City will be responsible for bidding or obtaining cost estimates and selecting contractors for funded activities. If receiving TIF dollars, the applicant is required to follow requirements for public construction contracts as pertains to payment and performance bonding and standard prevailing rate of wages. The Development Agreement must be approved by the City Commission. Projects initiated and/or administered by the City of Great Falls are not required to complete a Development Agreement.

IMPORTANT NOTE: Costs to be paid with TIF monies may not be incurred by the Applicant prior to funding approval and the satisfaction of any conditions of such approval.

CRITERIA FOR REVIEW

Materials contained in TIF applications are used to assess the merits of projects in relation to the goals and objectives of the appropriate district plan. To measure the public benefit derived from the project, the City evaluates projects based on the following criteria. Each district development is judged on its own merit; therefore, no weight is given to any of the criteria. The City Commission may establish additional criteria per district that would provide specific funding priorities.

1. Public Infrastructure Improvements – Public infrastructure improvements have the benefit of improving and impacting an entire district. Each district may have its own Capital Improvement Plan, which may include things such as roadway improvements, storm drains, sewer and water lines, railroads, etc.
2. Economic Stimulus – The amount of economic activity to be generated within the district through the development is assessed, as well as the leverage ratio of public to private investment. In general, the maximum limit of participation in any one development is 10% of the construction/rehabilitation costs, exclusive of acquisition cost. Development projects clearly demonstrating extraordinary benefit to districts or the community may, at the discretion of the City Commission, receive additional TIF assistance for eligible items. All applications should contain credible, measurable information substantiating the project’s economic stimulus in the district and the community.
3. Tax Generation – The increase in taxable value due to new district development, including construction/rehabilitation, as estimated by the County Assessor’s office to determine tax increment generation.
4. Employment Generation – Total employment generated by the district development as assessed in terms of new permanent and part-time jobs, and

construction jobs.

5. Elimination of Blight (applies to Urban Renewal Districts) – The development’s direct and indirect impact on the physical and fiscal deterioration within the appropriate district and the community, as identified in the appropriate district plan.
6. Special or Unique Opportunities – The extent to which the district’s development represents a unique opportunity, meets a special need, or addresses specific district or community goals. The restoration of a historic property or the provision of an unmet community need is an example of special and unique opportunities.
7. Impact Assessment – The extent of both positive and negative environmental impacts, appropriateness of the development’s project design, and impact on existing businesses or residents.
8. Financial Assistance – Other forms of financing available to the Applicant. Lender participation, industrial development revenue bonds, and state and federal grant monies, for example, are examined to assess the need for TIF assistance.
9. Development’s Feasibility – A determination of feasibility is made based on the strength of the Applicant’s demonstration of market demand for the development in the district as contained primarily on the pro forma and financing commitments.
10. Developer Ability to Perform – An assessment of the Applicant’s capability to undertake the relative complexities of the development based on past performance on similar projects.
11. Timely Completion – The feasibility of completing the development according to the Applicant’s development schedule.
12. Payment of Taxes – All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date.

CITY OF GREAT FALLS



**TAX INCREMENT FINANCING
(TIF)**

APPLICATION FOR FUNDS

**CITY OF GREAT FALLS
TAX INCREMENT FINANCING (TIF)
APPLICATION FOR FUNDS**

Project Name: Downtown Development Partnership of Great Falls Support

Date submitted: October 7, 2025; revised 3/23/26

Name of TIF District: Downtown Urban Renewal District

APPLICANT INFORMATION

Name: Downtown Development Partnership of Great Falls

Address: 318 Central Avenue, Great Falls MT 59401

Telephone: (406) 727-5430

DEVELOPMENT INFORMATION

1. Building Address: Not applicable
2. Legal Description: Not applicable
3. Ownership: Not applicable
Address: Not applicable
4. If property is not owned by the Applicant, list leasehold interest: *(Attach evidentiary materials)*.
Name: Not applicable
Address: Not applicable
5. Existing/Proposed Businesses: Downtown Development Partnership of Great Falls

Business Description:

The Downtown Development Partnership of Great Falls (DDP) serves as the coordinating body for downtown development, including employment and physical construction. The DDP was created as a result of an objective listed within the Downtown Urban Renewal Plan to “foster new development and redevelopment Downtown and implement the goals, objectives, and strategies within the plan.” DDP members include NeighborWorks Great Falls, the Great Falls Development Authority, the Great Falls Business Improvement District, the Downtown Great Falls Association, the City of Great Falls, Great Falls Public Schools, the Great Falls Area Chamber of Commerce, Neighborhood Council #7, the City of Great Falls Parking Advisory Commission and Historic Preservation Advisory Commission, Cascade County, and downtown advocates. Each of these organizations and leaders plays a role in the development of downtown. Together, they form the DDP, where the whole is greater than the sum of its parts, meaning that their combined influence and planning capacity is better than would be expected from the individual parts, because the way they combine adds a different quality.

The mission of the DDP is to be the catalyst bringing together our community to revitalize Downtown Great Falls. Formed as a Montana non-profit with 501 (c) (3) status, the DDP works to:

- Implement the goals, objectives, and strategies within the DURP;
- Promote, stimulate, and effect community and economic development;
- Forge alliances that recruit new businesses and development;
- Provide access to financing to support development;
- Support the implementation of the City's Downtown Master Plan; and,
- Cooperate with other organizations to support Downtown development in Great Falls and throughout the State of Montana.

The DDP is organized around the principles of the National Main Street Program and has been designated as a fully accredited member, the highest level of membership in this national program. The Main Street Approach is a time-tested framework for community-driven, comprehensive revitalization. It is built on four points: Economic Vitality; Design; Promotion; and, Organization. The DDP has cost-effectively organized around these four points by utilizing the strengths of its members.

Economic Vitality

Build a diverse economic base. Catalyze smart new investment. Cultivate a strong entrepreneurship ecosystem.

The Great Falls Development Authority (GFDA) takes the lead on Economic Vitality. The GFDA leads economic development efforts downtown, including its Brownfield redevelopment program, the Downtown revolving loan fund, business and entrepreneur coaching and training, and downtown business development efforts. In addition, GFDA invests \$2,500/year in the DDP and pays 25% of the direct costs of the Downtown Business Development Officer position, as well as 100% of the associated costs. The Business Improvement District pays 25% of the direct costs of the Downtown Business Development Officer and provides downtown office space.

Design

Create an inviting, inclusive atmosphere. Celebrate historic character. Foster accessible, people-centered public spaces.

The Great Falls Business Improvement District (BID) takes the lead on Design. The BID leads streetscape, façade improvements, safety, banners, sidewalks, trash receptacles, pedlets, flowers and many other efforts to enhance the downtown design. In addition, the BID invests \$1,500/year in the DDP.

Promotion

Market the district's defining assets. Communicate unique features through storytelling. Support the buy-local experience.

The Downtown Great Falls Association (DGFA) takes the lead on Promotion. The DGFA hosts numerous downtown promotional events throughout the year, maintains the downtown promotion website and social media sites, and many other efforts to promote Downtown Great Falls. In addition, the DGFA invests \$1,000/year in the DDP.

Organization

Build leadership and strong organizational capacity. Ensure broad community engagement. Forge partnerships across sectors.

The BID, DGFA, and GFDA are joined by City of Great Falls, NeighborWorks Great Falls (NWGF), and the Great Falls Area Chamber of Commerce as the key Organization leaders of the DDP. NWGF and the Chamber also each invest \$1,000/year in the DDP.

All of the efforts above are approached in partnership with many additional public, private and nonprofit partners, as well as thousands of hours of volunteer time.

The cost-effective organizational structure has enabled the DDP collectively to achieve many downtown revitalization successes without the need for DDP staff. The DDP has earned recognition as one of the leading downtown revitalization efforts in Montana.

As a partnership, most of the investments in downtown revitalization are made directly by DDP partners. The DDP itself runs on a very lean budget. Up until fiscal year 2018, the DDP relied solely on member partner contributions, benefiting from its one-time hosting of the statewide downtown conference.

City TIF Funding Impact

City support of the DDP with a modest amount of TIF dollars has had, and will continue to have, a transformative impact on DDP’s downtown revitalization efforts and further implement the goals, objectives, and strategies within the DURP.

One measure of success is reflected in the tax increment revenue of the Downtown Urban Renewal District which has increased from \$268,871 in FY 2019 to \$2,039,762 in FY 2025, and the downtown investment momentum continues to build.

Attached please find a summary of TIF funding of the DDP in past years and the DDP’s press release detailing downtown successes in calendar year 2025.

In addition to the pedlets, wayfinding, traffic box art, promotional website, and Livability project, and learnings from participating in national conferences, the City’s demonstrated support of the DDP has had a major impact on the DDP’s primary partners. In particular, the City’s two year’s of TIF funds motivated and supported NeighborWorks Great Falls to dedicate significant funds and staff time to downtown mural and community work. And, to the Great Falls Development Authority’s Board to invest in creating a Downtown Business Development Officer in partnership with the BID. Due to the City’s TIF support, Great Falls downtown revitalization efforts, and consequent successes, are stronger than ever.

City TIF support has also enabled the downtown partners to continue to learn from downtown leaders across the state and country through participation in the Montana Main Street Program, the National Main Street Center, and the International Downtown Association. The DDP is proud to have maintained its fully accredited status from the National Main Street Center, the highest level that a community can reach.

New investment downtown has generated TIF funds that have made it possible for our city to reinvest in downtown infrastructure, parking facilities, and the Civic Center renovations.

Downtown Urban Renewal Plan Connection

The FY2026 and FY2027 TIF requested activities tie directly to implementation of the Downtown Master Plan and Urban Renewal Plan.

GFDA, the City, and the DDP partners worked together to commission and complete a market assessment for Downtown Great Falls that we are now using to attract new business and real estate investment.

- 6. Employment: Existing FTE Jobs: None directly by Partnership
New Permanent FTE Jobs created by project: None Construction FTE jobs: None

- 7. Architectural/Engineering Firm: Not applicable
Address: Not applicable

Representative:

Not applicable

8. Please provide a description of the Total Project Development (attach a narrative explanation).

To continue positive momentum in Downtown Great Falls, which is growing the revenue of the TIF district and creating significant economic impact and excitement citywide, the DDP seeks \$131,075 in TIF funds for FY 2026 and \$131,075 for FY 2027. City support of the DDP utilizing just a small portion of the tax increment generated by our hard work over the past decade and more will enable the DDP and its many partners to continue to increase our downtown revitalization efforts, resulting in new investment in Downtown Great Falls.

FY 2026 Request: \$131,075

We request \$23,375 in DDP operating support. The funding request helps cover the administrative costs of DDP's management of the Downtown TIF, as listed in State law. In addition, it fulfills the goal of supporting the DDP to lead and champion downtown revitalization, as identified in Flourishing Goal 1 of the DURP. The operating support request includes \$875 for membership in the International Downtown Association and National Main Street. These memberships serve as invaluable resources for downtown revitalization. The request includes \$2,500 for enhancements to the Explore Downtown Great Falls website, \$6,000 in advertising, which is a cost-effective strategy to boost downtown economic growth, and is listed within Destination Goal 1C within the Downtown Urban Renewal Plan. The request includes \$14,000 for learning through participation in the National Main Street Center annual training event, the annual Montana Downtown Conference, and online webinars. These training opportunities provide essential tools and strategies for revitalizing the Downtown TIF District and allow the DDP to remain informed of current trends and successes across the country.

We request TIF funds to pay for 50% of the direct costs of Downtown Business Development Officer, a GFDA full time employee. This amounts to \$44,700 in salary and benefits. The BID and GFDA will pay the remaining 50% of direct costs, each paying 25%, and GFDA will pay 100% of the associated costs.

We request \$63,000 in DDP project support: \$60,000 for the ArtsFest Montana 2025, and \$3,000 for the Downtown Traffic Box Art Project.

Downtown Business Development Officer

The Downtown Business Development Officer (DBDO) is a GFDA employee dedicated full-time to retaining and attracting business and real estate investment in the Downtown Urban Renewal District which is listed as an objective within the DURP.

Here are some examples of recent activity of the DBDO and how this work relates directly to goals in the Downtown Urban Renewal Plan (DURP):

DURP Destination Goal 3c – Actively recruit an already successful restaurant to relocate or expand Downtown.

- Restaurant attraction deal, in lease negotiations.

DURP Flourishing Goal 3 – Identify and attract high paying employers and jobs to Downtown.

- Project Charlie attraction deal for a large major employer targeting a downtown space, in progress. This work connects specifically with Flourishing Goal 3b. – Utilize GFDA's business attraction and retention resources to leverage Downtown business investment.

DURP Flourishing Goal 4 – Support existing and attract new commercial and retail business Downtown.

- Broke Axe TIF application support for their new location downtown opening soon.

DURP Flourishing Goal 4b – Utilize national research and trends to identify and attract “Downtown friendly” retailers.

- Identified and contacted target companies in the Bozeman market, including a visit to meet with several of them in November 2025.

DURP Aesthetics Goal 1b – Educate current property owners and developers of the funding programs available to make improvements to the Downtown buildings.

- Times Square TIF application support, enabling the new owner to invest in key building systems to support new tenants.

DURP Flourishing Goal 4d – Provide existing business owners with market research and technical and financial assistance.

- Hometana new building purchase and plan to lease out the new space in the short term.

The five primary duties of the DBDO are directly connected with DURP goals, as detailed below.

1) Existing Businesses & Property Owners

The DBDO reaches out to and visits with existing business owners and managers and property owners to determine if they have opportunities or challenges, and if so connect them with the appropriate resources. In economic development, this is fundamental Business Retention & Expansion (BRE) work. Visits to businesses are augmented by training and workshops about various resources as needed. The DBDO coordinates with the GFDA team and many partners to connect businesses and property owners with resources and support services. BRE targets and all interactions are recorded in GFDA's CRM.

We are currently working with 12 property owners on projects for their downtown real estate.

We are working on one brownfield catalyst project downtown and one active brownfield clean-up project – a downtown apartment complex that is cleaning up hazardous materials and renovating.

We have hosted two full downtown business cohorts and are currently hosting a second round for both in a combined downtown business cohort.

GFDA team members, in coordination with the DBDO, have worked with 89 unique businesses/owners since 2024.

These activities relate directly to several DURP Goals, specifically:

Flourishing Goal 3b – Utilize GFDA's business attraction and retention resources to leverage Downtown business investment.

Flourishing Goal 4 – Support existing and attract new commercial and retail business Downtown.

Flourishing Goal 4d – Provide existing business owners with market research and technical and financial assistance.

Aesthetics Goal 1b – Educate current property owners and developers of the funding programs available to make improvements to the Downtown buildings.

2) Targeted Investment Attraction

The DBDO identifies businesses and real estate developers that would be good targets to attract to downtown Great Falls. The DBDO visits other Montana downtowns, connects virtually with businesses and downtown partners, and monitors online websites and publications to identify targets. Existing businesses, property owners, brokers, residents, and visitors in Great Falls are asked about potential targets. The DBDO reaches out to and visits targets to attempt to get them interested in our downtown, then tries to get interested parties to visit. Attraction targets and all interactions are recorded in GFDA's CRM.

We are working with one new construction on a prime corner of downtown.

We are working with a large employer who is currently negotiating a lease for a vacant downtown location.

We are working with a six additional business that are not currently in the Great Falls Market who are looking at downtown locations.

Our Brownfield Catalyst Site Project is underway and a prime downtown location is one of the sites. This project undertakes a market study and profitability assessment that we can use to pitch to developers. The downtown site was chosen because this particular half block design could be replicated on several other downtown sites.

These activities relate directly to several DURP Goals, specifically:

Flourishing Goal 3b – Utilize GFDA’s business attraction and retention resources to leverage Downtown business investment.

Flourishing Goal 4 – Support existing and attract new commercial and retail business Downtown.

Living Goal 3 – Attract private investment and financing for Downtown housing.

Living Goal 4 – Attract retailers and neighborhood services that cater to Downtown residents.

Living Goal 4b – Encourage mixed-use development that places residents within close proximity to commercial activities.

3) Pipeline Servicing

The DBDO provides business development services, which we refer to as concierge work, to active downtown leads, prospects, clients, and projects. Our goal is to thank and celebrate downtown investments that are moving forward, and to concentrate the DBDO’s services on those that are stuck for some reason, working with partners to try to get the deal moving forward to fruition. All interactions are recorded in GFDA’s CRM.

We continue to use our Client Relationship Management program Salesforce to move deals forward. We are tracking 195 businesses and properties located in the Downtown Urban Renewal District.

These activities relate directly to several DURP Goals, specifically:

Flourishing Goal 3b – Utilize GFDA’s business attraction and retention resources to leverage Downtown business investment.

Flourishing Goal 4 – Support existing and attract new commercial and retail business Downtown.

Living Goal 3 – Attract private investment and financing for Downtown housing.

Living Goal 4 – Attract retailers and neighborhood services that cater to Downtown residents.

Living Goal 4b – Encourage mixed-use development that places residents within close proximity to commercial activities.

4) Investment Promotion

The DBDO leads downtown investment marketing efforts including websites, email, social media, materials, and special events including the annual Invest Downtown Great Falls event.

We are currently working on increasing our downtown tools, resources and success story in our website presence and with downtown specific one-pager we can update quarterly. DBDO leads efforts to recognize new downtown business investments annually at IGNITE, female entrepreneurs from

Downtown Great Falls at the Fire Within, and new entrepreneurs downtown at the Entrepreneur event each year.

These activities relate directly to several DURP Goals, specifically:

Flourishing Goal 3b – Utilize GFDA’s business attraction and retention resources to leverage Downtown business investment.

Aesthetics Goal 1a – Market Downtown’s historical resources to facilitate improvements and restoration of properties through tax incentives and preservation grants.

5) Coordination with Downtown Partners

The DBDO provides regular reports to downtown partners and works daily to coordinate downtown revitalization efforts as it involves the economic vitality pillar of the National Main Street strategy. The DBDO participates in professional development focused on downtown business development and shares learnings with downtown partners.

The DBDO has been actively involved in Montana and National Mainstreet events and trainings including the National Mainstreet Now conference.

These activities relate directly to several DURP Goals, specifically:

Flourishing Goal 1 – Identify and support an organization to lead and champion Downtown revitalization.

ArtsFest MONTANA: Great Walls, Great Falls

ArtsFest MONTANA was created in 2019, since rebranded Great Walls, Great Falls. One of the original goals of creating our mural festival was to work toward eliminating graffiti and blight. According to the Project for Public Spaces, “Research suggests that painting multi-colored designs or murals on surfaces will discourage graffiti, since tagging is more difficult.” With Great Walls, Great Falls we specifically look at buildings that are known for targets of graffiti or being areas where individuals have been involved in illicit activity. We are actively attracting artists to work downtown, from all over Great Falls and the surrounding area. We have established a program that provides artists with education and has allowed artists to generate income from their art. We educate and employ local artists, alongside artists with international followings in order to promote Downtown Great Falls to audiences far and wide.

To date, the Great Walls, Great Falls events have produced 68 exciting downtown murals. The 2025 festival was held August 17-23 and produced eight new murals installed behind the Times Square building. These installations completed work done further down the alley in 2024, making the entire alley block a walkable art display. In 2025 the BID hosted an artist workshop that gave local artists the opportunity to learn the spray can method for large-scale installations. The 2026 festival is scheduled for August 16-22 and will produce 5-6 new downtown murals.

With ArtsFest MONTANA: Great Walls we are working on some of the goals mentioned under Flourishing, on Page 10, Item 5 of the Downtown Urban Renewal Plan that was formally adopted by the City Commission in May 2012.

Page 10, Goal 5 under Flourishing, Attract a diverse mix of visual and performing artists to live and work Downtown.

Revive and support the Great Falls Arts Council to develop and promote arts programs, events and education. ArtsFest was created by the BID, which works under the guidelines of the Discovery Gallery in City Code. ArtsFest promotes art; ArtsFest is an event that draws artists, residents and visitors to view the many murals in Downtown Great Falls; and ArtsFest has established an educational component whereby we educate artists in how to create large scale projects in a short time period.

Develop a roster of visual and performing artists and craftsperson's living in and around Great Falls to utilize for Downtown program and events.

Total FY2026 Request: \$131,075

FY2027 Request: \$131, 075

We request \$23,375 in DDP operating support. The funding request helps cover the administrative costs of DDP's management of the Downtown TIF, as listed in State law. In addition, it fulfills the goal of supporting the DDP to lead and champion downtown revitalization, as identified in Flourishing Goal 1 of the DURP. The operating support request includes \$875 for membership in the International Downtown Association and National Main Street. These memberships serve as invaluable resources for downtown revitalization. The request includes \$2,500 for enhancements to the Explore Downtown Great Falls website, \$6,000 in advertising, which is a cost-effective strategy to boost downtown economic growth, and is listed within Destination Goal 1C within the Downtown Urban Renewal Plan. The request includes \$14,000 for learning through participation in the National Main Street Center annual training event, the annual Montana Downtown Conference, and online webinars. These training opportunities provide essential tools and strategies for revitalizing the Downtown TIF District and allow the DDP to remain informed of current trends and successes across the country.

We request TIF funds to pay for 50% of the direct costs of Downtown Business Development Officer, a GFDA full time employee. This amounts to \$44,700 in salary and benefits. The BID and GFDA will pay the remaining 50% of direct costs, each paying 25%, and GFDA will pay 100% of the associated costs.

We request \$63,000 in DDP project support: \$60,000 for the ArtsFest Montana: Great Walls 2026, and \$3,000 for the Downtown Traffic Box Art Project.

Total FY2027 Request: \$131,075

9. Please provide rehabilitation/construction plans (attach schematics, site and landscaping plans).

Not applicable

10. What is the development schedule or estimated completion date for the Total Project Development? The Total Project Development is best defined as the entire development, not just the TIF improvement (please include project phasing if appropriate).

Funds will be expended as the expenses occur. Estimated completion by June 30, 2027.

11. Do you plan on asking for any other tax abatement, grants, tax credits or other forms of relief? If so, what type?

No, not for this project

12. Please describe your funding needs and the anticipated timing schedule for your identified Eligible TIF Activities.

The Downtown Development Partnership seeks \$131,075 in TIF funds for FY 2026 and \$131,075 for FY2027. The expenses will be paid by the Partnership, then reimbursed by the TIF funds. The current TIF fund balance is adequate to cover this cost.

13. Please indicate the amount of Public Infrastructure Need and the amount of Public Infrastructure being requested to be financed by the TIF District.

Not applicable

TOTAL PROJECT DEVELOPMENT COSTS

The total project development cost is the cost to develop the entire project/site, and should include the cost of the TIF improvements.

Land and Site Preparation Improvements	\$ 0
Construction/Rehabilitation Costs	\$ 0
Equipment Costs	\$ 0
Total Project Development Costs	\$ 0

Land Acquisition

Total	Amount requested from TIF	Timing for Funds
\$0	\$0	Not applicable

Demolition and Removal of Structure

Total	Amount requested from TIF	Timing for Funds
\$0	\$0	Not applicable

Relocation of Occupants

Total	Amount requested from TIF	Timing for Funds
\$0	\$0	Not applicable

Public Improvements

Total	Amount requested from TIF	Timing for Funds
\$0	\$0	Not applicable

Fees (associated with eligible activities)

Total	Amount requested from TIF	Timing for Funds
\$262,150	\$262,150	As expenses occur

CERTIFICATION

I (we), Brett Doney, certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge.

Signature  _____

Title Brett Doney
 Treasurer, Downtown Development Partnership Board of Directors

Address 318 Central Avenue, Great Falls MT 59401

Date October 7, 2025 -- Revised 3/23/26

Downtown TIF Cash Flow Projection Estimate		FY 26
Beginning Cash	Starting TIF Funds	7/1/25 - 6/30/26 \$ 5,381,711.00
Increment Revenue	Projected Annual Increment	\$ 2,100,000.00
Debt Service, ISCs, build programs	Fixed Annual Obligations	\$ (1,080,895.00)
YTD actuals	Projects Paid Out Year to Date	\$ (2,008,497.43)
Awards not Paid yet	Outstanding Project Obligations	\$ (1,520,966.91)
Projected ending cash	Available TIF funds	\$ 2,871,351.66
DDP FY 2026 & 2027 Request		\$ (262,150.00)
Projected ending cash if approved		\$ 2,609,201.66

4/2/2026

*See Estimated Fixed Annual Obligations chart below

*See Outstanding Project Obligations chart below

Estimated Fixed Annual Obligations	FY 2026	FY 2027
	7/1/25 - 6/30/26	7/1/26 - 6/30/27
Debt Service (Civic Center Façade bond)	\$412,725.00	\$412,725.00
Internal Service Charges (ISCs)	\$168,170.00	\$168,170.00
Building Program	\$500,000.00	\$500,000.00
Total Fixed Annual Obligations	\$ 1,080,895.00	\$ 1,080,895.00

Outstanding Project Obligations (City Commission Approved)		Expiration	FY 2026	FY 2027
Parking Garage Improvements	Res. 10288 (4/16/2019)	n/a	\$ 183,785.00	
Storm Drain Project	Ord. 3247 (9/15/2022)		\$ 250,000.00	\$ 500,000.00
BID mural lighting	No resolution (10/18/2022)		\$ 13,731.50	
111 Central Ave (Kellergeist Theatre)	Res. 10523 (8/1/2023)	12/31/2025	\$ 66,554.86	
7th Street South Streetscape	Res. 10526 (9/5/2023), 10566 (6/3/2023)	n/a	\$ 24,085.13	
ADA ramp project - 13% match for Federal funds	Res. 10527 (9/5/2023)	n/a	\$ 31,052.00	
DDP Operating Costs (FY 2025)	Res. 10542 (5/7/2024)	6/30/2025	\$ 35,308.42	
North Parking Garage Signage	Res. 10576 (4/15/2025)	n/a	\$ 21,195.00	
Trash Receptacles	Res. 10589 (6/3/2025)	n/a	\$ 130,000.00	
BID Tree Maintenance	Res. 10590 (6/3/2025)	6/30/2026	\$ 35,000.00	
Total			\$ 790,711.91	\$ 500,000.00

Building Program Project Obligations from Prior Years		
FY 2024		
400 2nd Ave S (Baatz)	7/20/2023	\$ 130,000.00
FY 2025		
208 Central Ave (Clug Cigar)	5/1/2025	\$ 100,255.00
Total		\$ 230,255.00

Total Outstanding Project Obligations	\$ 1,520,966.91
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