



**Work Session Meeting Agenda
2 Park Drive South, Great Falls, MT
Gibson Room, Civic Center
February 03, 2026
5:30 PM**

The agenda packet material is available on the City's website: <https://greatfallsmt.gov/AgendaCenter>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.gov/344/Live-Meetings>.

Public participation is welcome in the following ways:

- Attend in person.
- Provide public comments in writing by 12:00 PM the day of the meeting: Mail to City Clerk, PO Box 5021, Great Falls, MT 59403, or via email to: commission@greatfallsmt.net. 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 City Commission and appropriate City staff for consideration during the agenda item, and, will be so noted in the official record of the meeting.

CALL TO ORDER

PUBLIC COMMENT

(Public comment on agenda items or any matter that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and either your address or whether you are a city resident for the record.)

WORK SESSION ITEMS

1. Downtown Drainage Improvements - Phase 3 - Presented by Jesse Patton (estimated 20 minutes)
2. Great Falls AgriTech Park Update - Presented by Brett Doney (estimated 40 minutes)

DISCUSSION POTENTIAL UPCOMING WORK SESSION TOPICS

ADJOURNMENT

City Commission Work Sessions are televised on cable channel 190 and streamed live at <https://greatfallsmt.gov/344/Live-Meetings>. Work Session meetings are re-aired on cable channel 190 the following Thursday morning at 10 a.m. and the following Tuesday evening at 5:30 p.m.

Wi-Fi is available during the meetings for viewing of the online meeting documents.

UPCOMING MEETING SCHEDULE

City Commission Work Session - February 17, 2026 5:30 p.m.

City Commission Meeting - February 17, 2026 7:00 p.m.

www.greatwesteng.com See What's Possible.

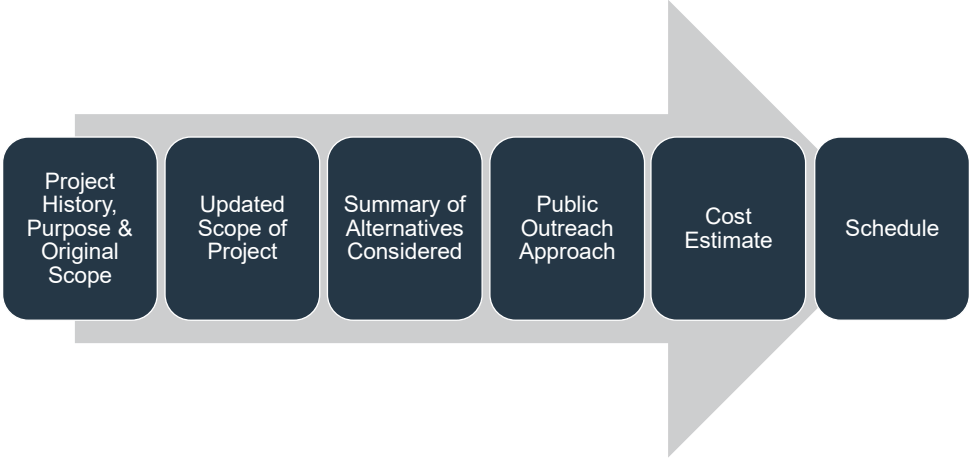


City of Great Falls
Downtown Drainage Improvements – Phase 3
City Commission Work Session Presentation
February 3, 2026



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Presentation Outline



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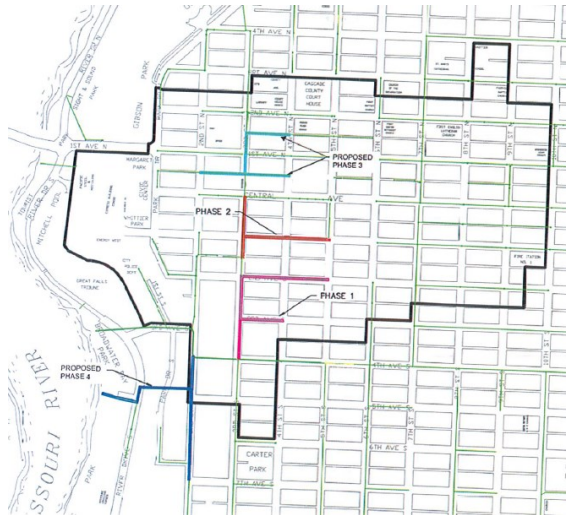
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Project History and Purpose

- » Downtown stormwater improvements identified in 2020 Drainage Basin Study and 2025 Stormwater Master Plan
- » Goal is to address frequency and severity of flooding in Downtown area
- » Improvements Separated into 4 Phases
 - » Phase 1 completed in 2023
 - » Phase 2 completed in 2025

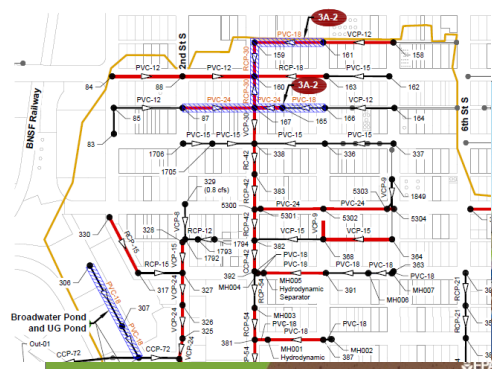


Project History and Purpose



Original Phase 3 Project Scope

- » **Replace and Upsize 3rd St N Storm Drain**
 - » From 1st Alley N to 2nd Alley N
- » **Replace and Upsize 1st Alley N Storm Drain**
 - » From 2nd St N to 4th St N
- » **Replace and Upsize 2nd Alley N Storm Drain**
 - » From 2nd St N to 4th St N



Updated Scope of Work - Phase 3

- » **Central Ave Storm Drain - Upsize and Add Parallel Line**
 - » From 2nd St to 4th St
- » **New 2nd St N Storm Drain**
 - » From Central Ave to 1st Alley N
- » **New 4th St N Storm Drain**
 - » From Central Ave to 1st Alley N
- » **New 5th St N Storm Drain**
 - » From Central Ave to 1st Alley N
 - » From 2nd Alley N to 2nd Ave N
- » **Water Main Replacement**
 - » Central Ave from 2nd St to 4th St
 - » 2nd St N from Central Ave to 1st Alley N
- » **Street Reconstruction**
 - » Central Ave from 2nd St to 4th St
 - » 2nd St N from Central Ave to 1st Alley N



Updated Scope of Work - Phase 3



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Reason for Project Shift to Central Ave

- » **Storm Drain Replacement in Alleys Would be Very Difficult, High Risk and Costly**
 - » Existing fiber optic, gas, sewer and power would all conflict with a new alley storm drain
- » **Storm Drain Replacement / Upsizing in Central Ave Provides the Greatest Return on Investment**
 - » Eliminates roughly 12,000 square feet of concrete surfacing removal and replacement
 - » Allows for the replacement of deteriorating crucial water main
 - » Area is also in need of a street reconstruction
 - » Reduced overall construction time



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Summary of Alternatives Considered

» Six Alternatives Identified to Minimize Work in Central Avenue

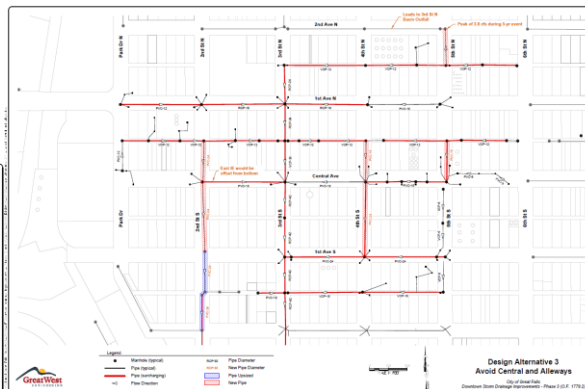
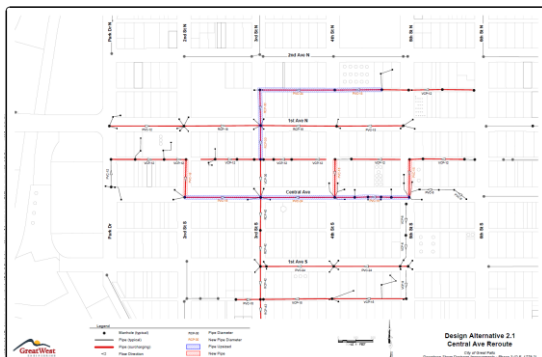
- » Great West Engineering Recommends Central Ave Alternative
 - » Reducing overall downtown construction closure time
 - » Maximizes the amount of storm drainage benefit for cost

» Recommended Alternative Selected as Most Beneficial

- » Both 1st Alley N and 2nd Alley N are too congested for storm utility work
- » Saving approximately \$500,000 by reducing work on side Streets
- » Opportunity to replace aging water main and reconstruct roadway as part of the improvements
- » Contract documents limit closing of Central Ave to 1/2 a block at any one time (except for paving at the end of the project)



Alternatives Considered

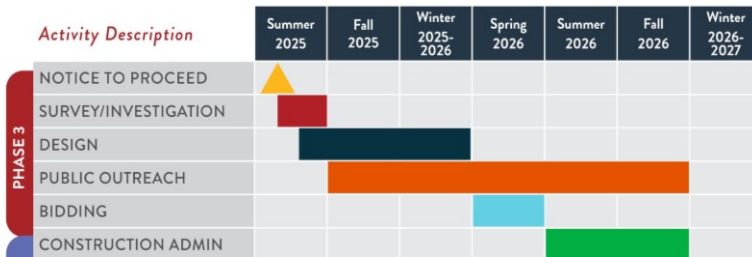


Public Outreach Approach

- » **Public Hearing TBD**
 - » End of Feb. – Beginning of March
- » **Presentation to Business Improvement District**
- » **In Person Meeting and Ongoing Coordination w/ Downtown Association**
- » **In Person Meetings w/ Each Business**
- » **Distribute Letters to Businesses and Stakeholders for Updates**
- » **Bi-Weekly Construction Meetings w/ Stakeholders Invited**
 - » Successful on Phase 2



Schedule



Questions



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www.greatwesteng.com

See What's Possible.

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Water/Wastewater • Transportation • Grant Services • Solid Waste •
Structural • Bridges • Natural Resources • Planning

BILLINGS

6780 Trade Center Avenue
Billings, MT 59101
Phone (406) 652-5000

BOISE

1921 E Overland Road
Meridian, ID 83642
Phone (208) 576-6646

GREAT FALLS

702 2nd Street South #2
Great Falls, MT 59405
Phone (406) 952-1109

HELENA

2501 Belt View Drive
Helena, MT 59601
Phone (406) 449-8627
Fax (406) 449-8631

SPOKANE

10220 N. Nevada St.,
Suite 130
Spokane, WA 99218
Phone (509) 413-1430



Great Falls City Commission



Great Falls AgriTech Park

2/3/26

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Creation of Rail Industrial Park a Long-time Economic Development Priority



- North Park developed in 1970's
- First GFDA effort was in North Industrial Area in early 2000's
 - spent over \$400,000 but never controlled land
- AgriTech Park effort re-started in 2007 driven by Montana Specialty Mills needing a new site
- Tried for two years to work with private developer in North Industrial Area
 - aftermath of MaltEurop rail funding
 - developer sued GFDA
- GFDA a reluctant last-resort developer to create a rail industrial park for the Great Falls region
 - changed relationship between City & GFDA



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Strategic Priority

Place: Business Sites & Spaces

Increase availability of functional business sites and spaces.

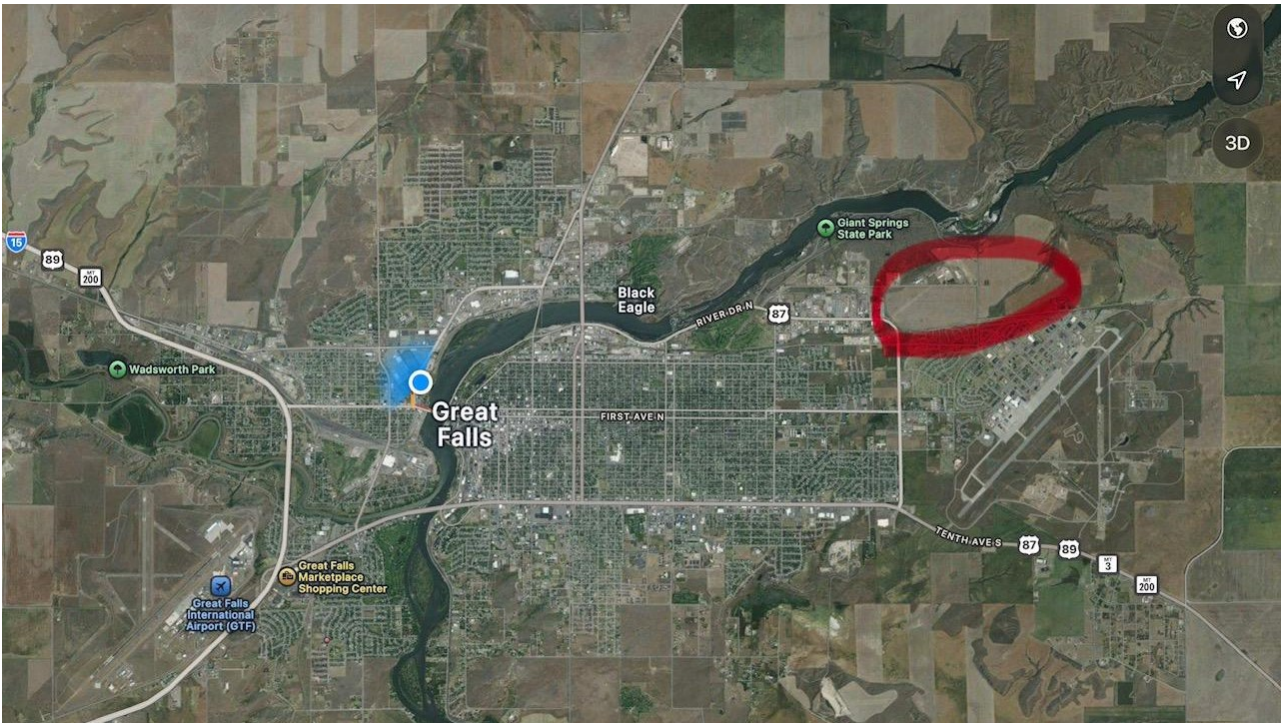
39th Annual Corporate & 21st Annual Consultants Surveys: What Business Leaders and Consultants Are Saying About Site Selection 2025

Land Availability -- Tied for 1st Place

AMY GERBER, EXECUTIVE MANAGING DIRECTOR, BUSINESS INCENTIVES PRACTICE AT CUSHMAN & WAKEFIELD

“For economic development, when there is a shortage of quality real estate (with infrastructure) and a high demand, it creates a cost structure that only the largest projects, such as a data center, can absorb because the land is such a small percentage of the total project costs. Projects that are small to mid-sized have a far greater sensitivity to these costs, especially since they are upfront costs. The challenge for economic development, what type of project best supports the community’s goals and how do you get political alignment and strengthen the tools to support those projects.”

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AgriTech Park
Great Falls, Montana

ECONOMIC DEVELOPMENT
Tracking For Success



AgriTech Park contains 197 acres of property located in Great Falls, Montana. The rail-served industrial park has received certification as part of BNSF Railway's Certification Program. BNSF certification ensures a site is ready for rapid acquisition and development through a comprehensive evaluation of existing and projected infrastructure, environmental and geotechnical standards, utility evaluation and site availability.

SELECTING A CERTIFIED SITE CAN:

- Reduce development time
- Increase speed to market
- Reduce upfront development risk of rail-served industrial sites

PROPERTY DETAILS

The AgriTech Park is an industrial development located in central Montana. Ten lots totaling 197 acres are shovel ready for new industrial customers to locate, or existing customers to expand.

The park has room for growth with 903 acres surrounding the initial development making way for a 1,110 acre rail-served industrial park.



Site Details:

- 10 individual lots totaling 197 acres
- Access to BNSF
- Foreign Trade Zone
- Existing infrastructure: water, sewer, roads and rail

CONTACT INFORMATION

BNSF Regional Manager

Justin Pearson
701-667-7425
justin.pearson@bnsf.com

Great Falls Development Authority
Brett Doney
406-750-2119
bdoney@gfdevelopment.org

For more information on BNSF's Certified Sites Program, please visit www.bnsf.com/ed or call 817.867.6845



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Park Timeline Key Dates

- 2002 GFDA begins effort to get someone to develop a rail Park
- 2009 Park Task Force site search
- 2010 10-Year Option on 196 acres
- 2012 Earmarks used to bring water and sewer to 196 acres
- 2013 Annexation and subdivision approved; TIF District created
- 2015 Development agreement approved
- 2016 Grand opening of Park
- 2017 Montana Specialty Mills groundbreaking
- 2019 First TIF Reimbursement
- 2028 TIF district expires if not extended by bond

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Park Development has been Public/Private Partnership



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Park Progress to Date

- Earmarks and City match were used to extend water and sewer to Park
- Infrastructure phases 1 & 2 Constructed -- \$4,526,012
- BNSF Premier Park certification
- Eight businesses have purchased sites in Park – Five have built facilities
 - Montana Specialty Mills
 - Pacific Steel & Recycling
 - Helena Chemical
 - FedEx Ground
 - Ponderosa Solutions
 - Steel Etc.
 - Best Oil
 - Admiral Beverage
- Park pivotal in site competitions for companies including ADF
- Land purchased by GFDA

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Limited
Rail Sites
in Region



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Extension of
North Park



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Montana Specialty Mills



11

Helena Chemical



12

FedEx Ground



13

Ponderosa Solutions



14

Admiral Beverage



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Available Park Sites

- Lot 1 58 Acres For sale by Pacific Steel & Recycling
- Lots 7-10 61 Acres **Only available if Phase 3A infrastructure is constructed – estimated cost \$1.6 million**
- Large Parcel 186 acres (158 acres in City zoned I-2)
- Ponderosa Solutions wants Lot 7 for expansion
- Knight Swift wants Lot 10 for new facility

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Importance of Logistics for Manufacturing

Great Falls manufacturers need more competitive freight logistics facilities and services



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Park Financial Status

- Phases 1 and 2 infrastructure reimbursements total \$2,930,921
 - Balance remaining \$1,595,091
 - Of this, \$880,959 is loan capital which GFDA could put to work in other businesses and developments
- Estimated cost for Phase 3A road, water and sewer \$1,600,000
 - Bids due February 4th
 - Phase 3A is part of the existing Development Agreement
- Bond would pay-off balance remaining and Phase 3A infrastructure
 - City staff estimates over 1.8 debt service coverage ratio assuming no new development in Park; bond terms to be determined by City
 - As new developments move forward, City would have additional revenue captured by TIF District
- GFDA has paid City \$537,025 in property taxes and road assessments since start of project

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Proposed Next Steps

- City issues bond for balance phases 1 and 2 and phase 3A
- GFDA constructs phase 3A infrastructure
- Sell lot 7 to Ponderosa Solutions
- Sell lot 10 to Knight Swift
- GFDA lists lots 8 and 9
- Large lot used to pursue major projects
- Continue to use Park as attraction tool for Great Falls
- Potential for future annexation and infrastructure requests
 - Existing TIF District cannot be expanded, but new TIF District could be created on annexed land

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Benefits to City

- More competitive freight logistics for Great Falls manufacturers
- Two more lots available to attract private investment
- Return loan capital GFDA can invest in other projects
- Continue to use Park as attraction tool for Great Falls
- Continued public/private partnership success

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