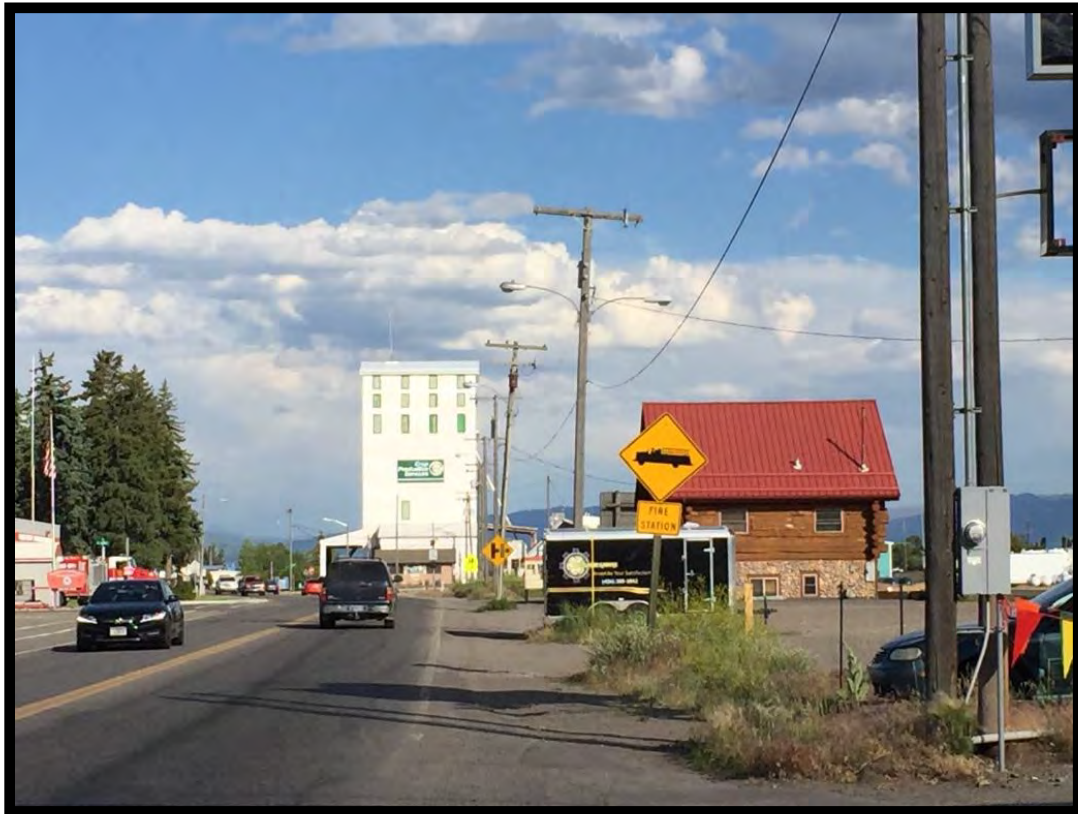




# **BELGRADE COMMERCIAL CENTER URBAN RENEWAL DISTRICT PLAN**



*Kennedy and Main Streets, Belgrade*

## **2017**

## **Acknowledgements**

This urban renewal plan was prepared by Janet Cornish of Community Development Services of Montana and Lanette Windemaker, AICP, on behalf of the City of Belgrade, Montana.

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# **Belgrade Commercial Center Urban Renewal Plan**

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## Chapter 1. Introduction and Overview

The City of Belgrade is embarking on a program to improve the overall economic health of the community through the redevelopment and rehabilitation of its commercial center. Efforts to revitalize the area will rely on both public and private participation, thoughtful planning and the efficient use of resources. Specifically, the City intends to establish an urban renewal district (URD) to create a more robust commercial center through:

- Investment in public infrastructure,
- Retention and recruitment of commerce, and
- Leveraging limited resources

The State of Montana, in its urban renewal statutes, provides the statutory authority to create local programs to address conditions that may contribute to blight, which adversely affect economic health within municipalities. The City plans to create an Urban Renewal District (URD) in accordance with §7-15-4201 et seq. of the Montana Code Annotated (MCA) and to implement a tax increment financing (TIF) provision to help fund its efforts. The first step in creating a URD will be to prepare an urban renewal plan with a TIF provision for the area, which will guide revitalization activities in addressing critical issues. As stated in §7-15-4209, MCA, a local government “may formulate a workable program for utilizing appropriate private and public resources:

- (a) to eliminate and prevent the development or spread of blighted areas;
- (b) to encourage needed urban rehabilitation;
- (c) to provide for the redevelopment of such areas; or
- (d) to undertake such of the aforesaid activities or other feasible municipal activities as may be suitably employed to achieve the objectives of such workable program”

In addition, according to §7-15-4210 MCA, in order to utilize the provisions of the Montana urban renewal statutes, the governing body must first adopt a resolution of necessity. The resolution must find at least three conditions that contribute to blight exist in the “area or a part of the area.” On September 5<sup>th</sup>, 2017, the Belgrade City Council passed Resolution No. 2017-12, which adopted findings regarding the existence of conditions that contribute to blight within the commercial center area of Belgrade. In doing so the Council declared “that such areas of blight exist and that the rehabilitation, redevelopment, or a combination thereof of the area is necessary in the interest of the public health, safety, morals, or welfare of the residents of Belgrade.” The Resolution noted five conditions that contribute to blight as defined in the Montana Urban Renewal Law, §7-15-4206 MCA in Belgrade’s commercial center, which include the following, described in more detail in Chapter 3:

1. the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or non-residential;
2. defective or inadequate street layout;

3. faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
4. unsanitary or unsafe conditions; and
5. deterioration of site.

### **The Purpose and Intent of the Belgrade Commercial Center Urban Renewal District and Plan**

The creation of the URD in Belgrade's commercial center enables the City of Belgrade to eliminate conditions that contribute to blight, reduce poverty, and deliver efficient public services within an area that has experienced deterioration and decline. The intent of the Belgrade Commercial Center Urban Renewal District Plan is to present a series of goals and strategies that will assist the local government in focusing its limited resources efficiently. The Plan is intended to support community stakeholders as they work together to address blighted conditions through a series of urban renewal programs and projects that facilitate:

- Economic vitality in the City of Belgrade through the redevelopment and revitalization of its commercial center
- Enhancement of opportunities for private investment in order to generate jobs and new taxable value for the City through the retention and growth of existing businesses, while welcoming and encouraging new businesses
- Investment in public infrastructure and programs that improve the quality of life for the citizens of the City of Belgrade
- The introduction of unifying elements to strengthen the "sense of place" in the commercial center

The Plan provides a context for activities that will be undertaken by a variety of public and private entities. It recommends a series of programs and types of projects that may be undertaken by the local government to encourage reinvestment in the district, which will in turn address conditions that have diminished the area's ability to realize its economic potential over time.

This Plan will be adopted by ordinance, which will create the Belgrade Commercial Center URD. This Plan includes a provision to use Tax Increment Financing (TIF), as funds become available, in addition to other resources in implementing its goals and strategies.

### **Tax Increment Financing**

The City of Belgrade will utilize Tax Increment Financing (TIF) in conjunction with other funding sources to help foster urban renewal activities within the Belgrade Commercial Center URD. The base year for the purposes of measuring any incremental increases in the taxable value of property within the district boundaries will be 2017.

TIF is a state authorized, locally driven funding mechanism that allows cities and counties to direct property tax dollars that accrue from new development, in a specifically designated *urban renewal or targeted economic development district*, to community and economic development activities within that district. In Montana, TIF is authorized in parts §7-15-4201 and 4301, et Seq. MCA, the State's Urban Renewal Law.

TIF is used in districts that are characterized by conditions that contribute to blight (urban renewal districts or URDs) or that have infrastructure deficiencies (targeted economic development districts or TEDDs), that result in limiting or prohibiting new investment. A base year is established from which "incremental" increases in property taxable values are measured. Virtually all the resulting new property tax dollars (except for the six-mill state-wide university levy and certain voted levies) can be directed to support redevelopment and economic revitalization activities within the district in which they are generated.

Taxpayers located within a district where TIF is in effect pay the same amount as they would if the property were located outside the district. TIF only affects the way that taxes, once collected, are distributed. Taxes that are derived from base year taxable values continue to be distributed to the various taxing jurisdictions, including local and state government entities and school districts. Taxes derived from the incremental increase in taxable value are placed in a special fund for purposes set forth in an urban renewal plan. (See Figure 1.)

A TIF provision is authorized for 15 years, but may be extended for up to an additional 25 years if TIF bonds are sold any time during the first 15 years. Funds may be used for a variety of purposes as provided for in §7-15-4288, MCA and include improvements to vehicular and pedestrian transportation infrastructure, streetscapes, parks and landscaping, water and sewer lines and for connecting to infrastructure outside the district. While funds are typically used for public infrastructure investments, there are instances where local governments have used TIF funds to partner with private property owners to make improvements to historic buildings, to address life-safety issues and to enhance landscaping. The statutes also provide for the establishment of a TIF revolving loan program that can support private investment in the district. Loan funds can continue to “revolve” in perpetuity; however, eligible projects must be undertaken in accordance with and in the area encompassed by an urban renewal (URD) or comprehensive development (TEDD) plan for the district.

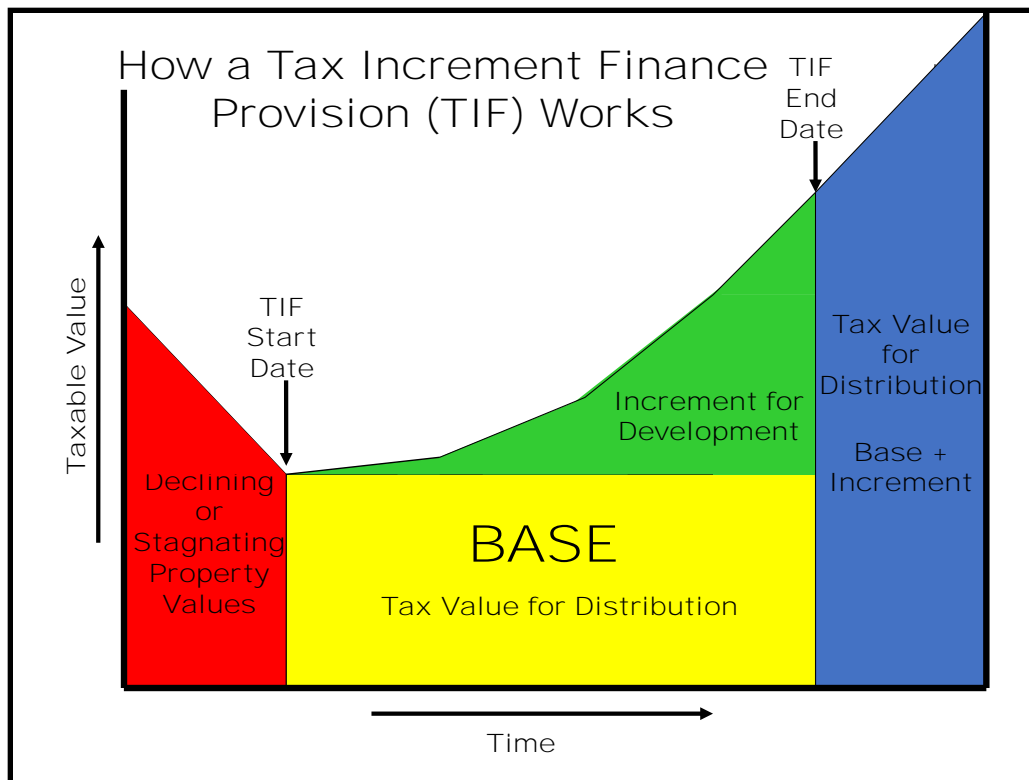


Figure 1. Tax Increment Financing Schematic

### Consultation with Affected Local Taxing Jurisdictions

The 2017, Montana Legislature amended the state's urban renewal law to specifically require a local governing body that intends to create or amend a URD or a TEDD, which has a TIF provision, or to issue TIF bonds, to confer with the affected county and/or school taxing jurisdictions that levy mills within the jurisdiction that includes the district. The new requirement, which is included in §7-15-4221 and 4282, MCA, calls for the governing body that is establishing the district to consult with these jurisdictions at a publicly noticed meeting. The City of Belgrade informed Gallatin County of its intent to create the Belgrade Commercial Center URD in a meeting with Gallatin County staff on June 26, 2017. The City of Belgrade informed the Belgrade School District of its intent to create the Belgrade Commercial Center URD at a meeting on June 26, 2017. On October 26<sup>th</sup>, 2017, a notice of the public hearing before the Belgrade City Council was sent to the Belgrade School District and Gallatin County. The City of Belgrade provided the School District and Gallatin County with the opportunity to consult at the publicly noticed hearing held on November 6<sup>th</sup>, 2017. A sample copy of the notice is provided in Appendix B.



## **Chapter 2. Description of the Belgrade Commercial Center Urban Renewal District**

### **The Greater Community**

#### **History**

Belgrade's history begins in 1883, the year Henry Villard built the Northern Pacific Railroad across Montana. Belgrade was located between Bozeman and the narrow pass at Logan, and was named by Villard after the capital of Serbia, as a tribute to several European investors who invested in the railroad's construction. F.L. Benepe and W.H. Tracy, Bozeman-based businessmen, erected the first building along the Belgrade siding, a warehouse to store grain harvested in the surrounding Gallatin Valley.

Thomas Quaw purchased Benepe's interest in the warehouse shortly before its completion, in the summer of 1883. Quaw and Tracy opened a profitable general grain business, and the following year, Quaw bought out Tracy's interest in the warehouse. In 1884, the Northern Pacific surveyed the Belgrade townsite and offered two blocks of lots for sale. However, little confidence in Belgrade's future was expressed when no bids were made. To bolster the town's appeal, Thomas Quaw purchased the half section of land where the Belgrade townsite was located. He enticed business investment by granting exclusive privileges to select businessmen for hotel, saloon, livery, blacksmithing, hospital and physician opportunities. Quaw himself opened a large mercantile business, in association with T.C. Power, one of Montana's most powerful capitalists. Nelson Story, a resourceful Bozeman entrepreneur, erected a large grain elevator.

Quaw endeavored to market the town to settlers by giving away lots for churches, schools and private residences, and the town took form. Belgrade soon earned the distinction of handling more grain than any other town between Fargo, North Dakota and Ritzville, Washington. A large flour mill was completed, followed by a creamery and finally, a bank. As the turn of the century approached, the future of Belgrade looked bright.

Belgrade continued to grow through Montana's homesteading boom of the early 1900s. In 1900, there were 368,706 acres in farmland in the Gallatin Valley and by 1910, the total was 531,902. However, after bumper crops during the early 1910s gave way to hard years of drought and, by 1918, many area farmers were driven from the land, and hopes for Belgrade's bright future faded. (Thomas Quaw Home – National Register of Historic Places listing, prepared by Chere Jiusto, October 1990.)

The community remained a quiet, stable community until after World War II, when it began to experience new growth. Existing businesses expanded and relocated to larger facilities and new businesses were established. (Belgrade Chamber of Commerce)

While the population had remained at less than less than 1,000 throughout the first half of the 20<sup>th</sup> Century, it began to grow rapidly after 1950. Figure 2 shows population growth in Belgrade from 1910 to 2010.



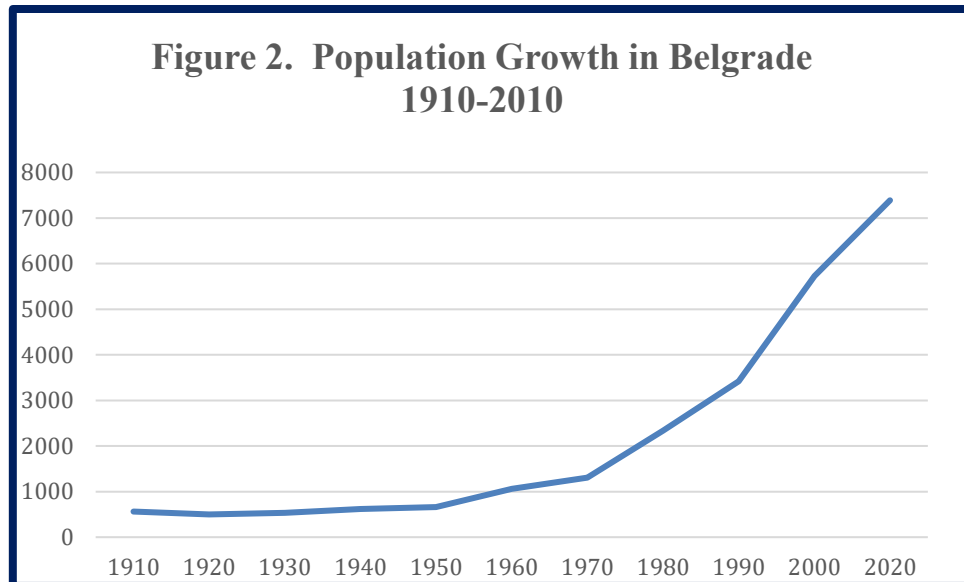


Figure 2. Population over Time  
Source: U.S. Census

### **Demographic and Economic Information**

According to US Census estimates, the population of Belgrade is 8,254 as of July, 2016. The median age of Belgrade residents is 31.9, slightly lower than the median age for persons living in Gallatin County at 33.2 and in the state at 39.7. The median household income (MHI) is \$47,379, lower than the Gallatin County MHI, which is \$55,553 and slightly higher than the state MHI of \$47,169. The poverty rate in Belgrade, at 10%, is lower than the state and county rates, 15.2% and 13.2% respectively. (2015 American Community Survey)

According to the 2015 American Community Survey, there are 3,308 total housing units in Belgrade, of which nearly half (1,511) were built prior to 1990. 311 units are vacant. There are 1,779 owner occupied units and 1,218 renter occupied units. According to the 2012 Economic Census of the U.S., there are 340 business establishments within the Belgrade city limits. Of those 44 are in retail and 41 provide food and accommodation services.

The following table (Figure 3) shows employment in the City of Belgrade by industry. The “Educational services, and health care and social assistance:” sector employs the most people, followed by “retail trade”.

Figure 3. Employment by Industry – City of Belgrade Source: ACS 2011-2015				
	ESTIMATE	MARGIN OF ERROR	PERCENT	PERCENT MARGIN OF ERROR
<b>Civilian employed population 16 years and over</b>	4,288	+/-333	XX	XX
<b>Agriculture, forestry, fishing and hunting, and mining:</b>	136	+/-107	3.2%	+/-2.5%
Agriculture, forestry, fishing and hunting	136	+/-107	3.2%	+/-2.5%
Mining, quarrying, and oil and gas extraction	0	+/-14	0%	+/-3.3%
<b>Construction</b>	512	+/-174	11.9%	+/-4.0%
<b>Manufacturing</b>	274	+/-110	6.4%	+/-2.6%
<b>Wholesale trade</b>	33	+/-40	.77%	+/-9.3%
<b>Retail trade</b>	760	+/-223	17.7%	+/-5.2%
<b>Transportation and warehousing, and utilities:</b>	90	+/-86	2.1%	+/-2.0
Transportation and warehousing	90	+/-86	2.1%	+/-2.0%
Utilities	0	+/-14	0%	+/-3.3%
<b>Information</b>	50	+/-50	1.2%	+/-1.2%
<b>Finance and insurance, and real estate and rental and leasing:</b>	79	+/-54	1.8%	+/-1.3%
Finance and insurance	62	+/-53	1.4%	+/-1.2%
Real estate and rental and leasing	17	+/-27	.40%	+/-6.3%
<b>Professional, scientific, and management, and administrative and waste management services:</b>	526	+/-172	12.3%	+/-4.0%
Professional, scientific, and technical services	315	+/-143	7.3%	+/-3.3%
Management of companies and enterprises	0	+/-14	0%	+/-3.3%
Administrative and support and waste management services	211	+/-161	4.9%	+/-3.8%
<b>Educational services, and health care and social assistance:</b>	1,014	+/-264	23.6%	+/-6.2%
Educational services	448	+/-178	10.4%	+/-4.2%
Health care and social assistance	566	+/-201	13.2%	+/-4.7%
<b>Arts, entertainment, and recreation, and accommodation and food services:</b>	569	+/-198	13.3%	+/-4.6%
Arts, entertainment, and recreation	62	+/-53	1.4%	+/-1/2%
Accommodation and food services	507	+/-201	11.8%	+/-4.7%
<b>Other services, except public administration</b>	132	+/-90	3.1%	+/-2.1%
<b>Public administration</b>	113	+/-79	2.6%	+/-1.8%

Figure 3. Employment by Industry

## **The Belgrade Commercial Center URD**

### **General Description of the Belgrade Commercial Center Area**

The extent of area generally ranges from the western city limits on West Main Street, parallels Jackrabbit Lane down to Jefferson Avenue on the south edge, easterly to Oregon Street and the eastern city limits on the north side of East Main Street, and circles back along the northeast edge of downtown, parallel to Central and/or Park Avenues.

### **Boundary Description of the Belgrade Commercial Center URD**

A tract of land located in Sections 1, 2 and 12, Township 1 South, Range 4 East, P.M.M., City of Belgrade, Gallatin County, Montana, and being more particularly described as follows:

Beginning at the northeast corner of the intersection of the right-of-way of Central Avenue with the right-of-way of North Broadway Street located in the City of Belgrade, Montana, Section 1, Township 1 South, Range 4 East;

Thence southeast along the northern right-of-way of East Central Avenue to the southeast corner of Lot 8, Block 5, Crescent Addition to the City of Belgrade;

Thence northeast along the Crescent Addition boundary to the southwest corner of Lot 14, Block 1, Benson's 3rd Addition to the City of Belgrade;

Thence southeast along the boundary of Benson's 3<sup>rd</sup> Addition to the City of Belgrade (also known as the north boundary of Belgrade Village Mobile Home Park (Tract 1A of COS 1160) and the north boundary of Lewis and Clark Park) to the eastern city limits boundary of the City of Belgrade;

Thence south along the Belgrade City limits boundary to the northern right-of-way of East Madison Avenue;

Thence east along East Madison Avenue to the eastern city limits boundary of the City of Belgrade;

Thence south along the city limits boundary of the City of Belgrade to the northern right-of-way of East Main Street;

Thence continuing along the eastern city limits boundary of the City of Belgrade, crossing East Main Street/Frontage Road and the railroad right-of-way, to the northern right-of-way of East Northern Pacific Avenue;

Thence northwest along the northern right-of-way of East Northern Pacific Avenue to the eastern right-of-way of Oregon Street;

Thence southwest along the eastern right-of-way of Oregon Street approximately 444' to the intersection with the southern right-of-way of East Jefferson Avenue;

Thence west along the southern right-of-way of East Jefferson Avenue to a point along the western right of way of Jackrabbit Lane, said point being approximately 369' south from the southern right-of-way of West Madison Ave;

Thence north along the western right-of-way of Jackrabbit Lane to the northeast corner of Tract A-1A, Minor Subdivision 224, to the southern right-of-way of West Madison Avenue;

Thence west along the northern property line of Minor Subdivision 224, and continuing west along the southern right-of-way of West Madison Avenue and the Belgrade City limits boundary to the eastern right-of-way of Interstate 90;

Thence north along the eastern right-of-way of Interstate 90 to the northern right-of-way of West Madison Avenue;

Thence east along the northern right-of-way of West Madison Avenue to the southeast corner of Lot 11, Block 2, Belgrade Industrial Park Subdivision, 1<sup>st</sup> Filing;

Thence north along the eastern property line of Block 2, Belgrade Industrial Park Subdivision, 1<sup>st</sup> Filing to the southeast corner of Lot 7, Block 2, Belgrade Industrial Park Subdivision, 1<sup>st</sup> Filing;

Thence west along the south side of Lot 7, Block 2, Belgrade Industrial Park Subdivision, 1<sup>st</sup> Filing;

Thence north along the west side of Lot 7, Block 2, Belgrade Industrial Park Subdivision, 1<sup>st</sup> Filing;

Thence east along the north side of Lot 7, Block 2, Belgrade Industrial Park Subdivision, 1<sup>st</sup> Filing to include all of said Lot 7, Block 2 Belgrade Industrial Park Subdivision, 1<sup>st</sup> Filing;

Thence north to the northwest corner of Tract 1 of COS 1479;

Thence east along the Belgrade City limits boundary around, and to include all of Tract 1 of COS 1479 and the tract shown in Bargain and Sale Deed 109-473 to the western right-of-way of Jackrabbit Lane;

Thence north along the western right-of-way of Jackrabbit Lane to the northern right-of-way of West Main Street;

Thence west along West Main Street to the southwest corner of Lot 17 of Block 31 of Armstrong's Addition to the City of Belgrade;

Thence north along Lot 17 of Block 31 of Armstrong's Addition to the northwest corner of Lot 17 of Block 31 of Armstrong's Addition;

Thence east along the north boundaries of Lots 6-17 of Block 31 of Armstrong's Addition;

Thence east across 9<sup>th</sup> Street, to the northwest corner of Lot 17 of Block 30 of Armstrong's Addition;

Thence east along the north boundaries of to the Lots 6-17 of Block 30 of Armstrong's Addition;

Thence east across 8<sup>th</sup> Street to the northwest corner of Lot 1 of the Amended plat of Armstrong's Addition, Plat D-5-A28;

Thence east along the north boundary of the Amended plat of Armstrong's Addition, Plat D-5-A28, to the northeast corner of Lot 2 of the Amended plat of Armstrong's Addition, Plat D-5-A28;

Thence east across 7<sup>th</sup> Street to the western boundary of Block 28 of the Amended plat of Armstrong's Addition, Plat D-5-A28, to a point approximately 7 feet from the southwest corner of Lot 4 Block 28 of the Amended plat of Armstrong's Addition, Plat D-5-A28;

Thence north along 7<sup>th</sup> Street to the northwest corner of Lot 4, Block 28 of the Amended plat of Armstrong's Addition, Plat D-5-A28;

Thence east along the northern boundary of Block 28 of the Amended plat of Armstrong's Addition, Plat D-5-A28 (southern right-of-way of West Central Avenue) to the northeast corner of Lot 4, Block 28 of the Amended plat of Armstrong's Addition, Plat D-5-A28;

Thence southwest along the eastern boundary of Block 28 of the Amended plat of Armstrong's Addition, Plat D-5-A28 approximately 145 feet to the northwest corner of Lot 1A of the Amended plat of Armstrong's Addition, Plat D-5-A24 (Family Dollar);

Thence east across Lot 1A of the Amended plat of Armstrong's Addition, Plat D-5-A24 (Family Dollar) to the northwest corner of Lot 1B of the Amended Plat of Armstrong's Addition, Plat D-5-A24;

Thence south along the west side of Lot 1B of the Amended plat of Armstrong's Addition, Plat D-5-A24 to the southwest corner of said lot;

Thence east to the southeast corner of Lot 1B of the Amended plat of Armstrong's Addition, Plat D-5-A24;  
Thence south along the east side of Lot 1A of the Amended plat of Armstrong's Addition, Plat D-5-A24 (Family Dollar) to the northwest corner of Tract A of the Amended plat of Armstrong's Addition, Plat D-5A25;  
Thence east along the north boundary of the Amended plat of Armstrong's Addition, Plat D-5A25, to the northeast corner of Tract B of the Amended plat of Armstrong's Addition, Plat D-5A25 (Big Sky Extended Stay) and to the eastern right-of-way of Jackrabbit Lane to a point approximately 225' north of the southwest corner of Tract 1 of COS 1943;  
Thence north along Jackrabbit Lane to the northern right-of-way of West Central Avenue;  
Thence southeast along the northern right-of-way of West Central Avenue to the point of beginning;  
All according to the official plats thereof on file and of record in the office of the Gallatin County Clerk and Recorder, Gallatin County, Montana.  
Said description to include all adjacent road/street rights-of-way.

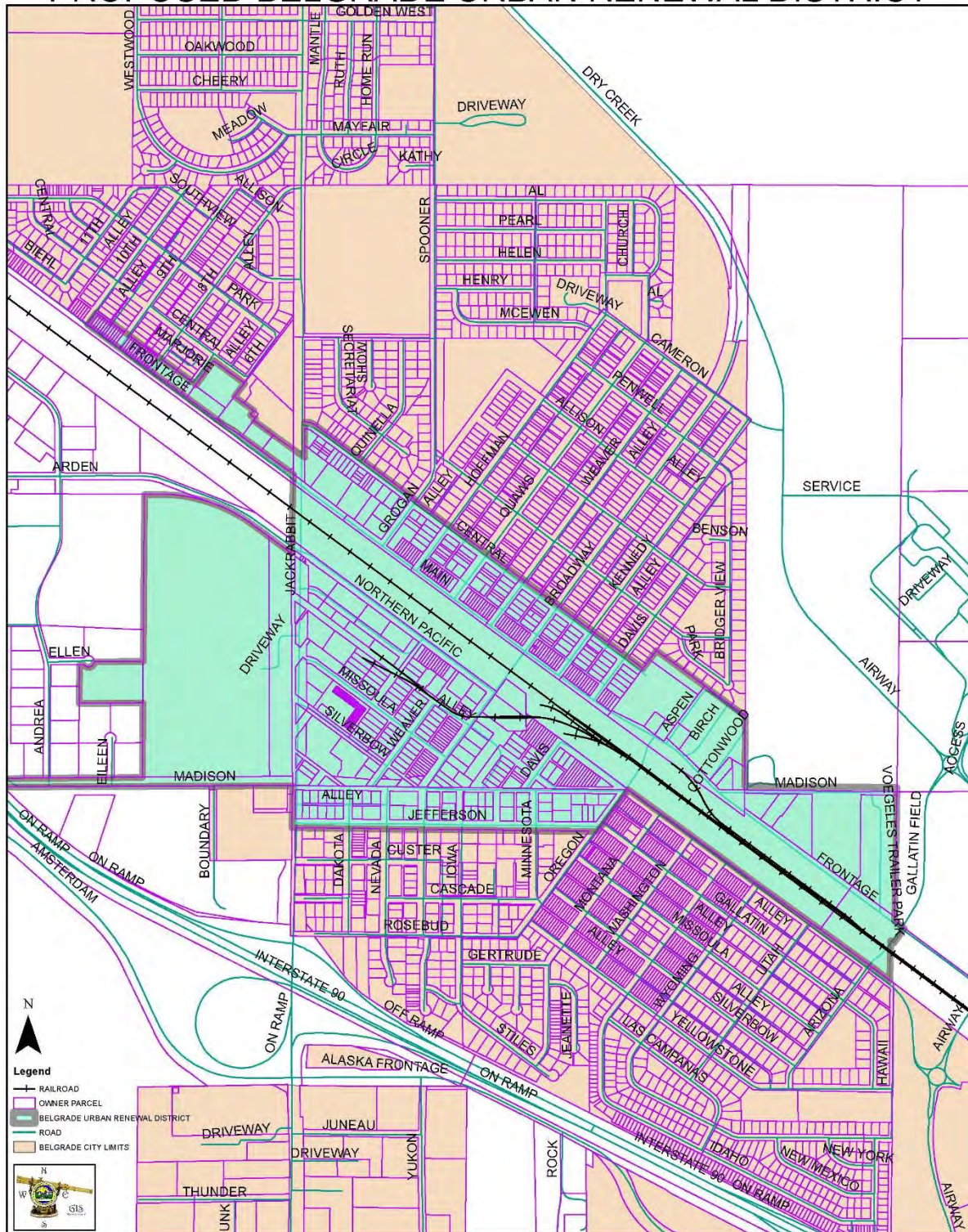
The Belgrade Commercial Center URD encompasses approximately 339.5 acres.

**Map of the Belgrade Commercial Center URD**

On the following page is a map of the district shown in green. Portions of the city of Belgrade beyond the extent of the district are shown in tan.



# PROPOSED BELGRADE URBAN RENEWAL DISTRICT



Map of the Belgrade Commercial Center Urban Renewal District

## **Parcels**

A list of parcels within the district was obtained from the Montana Department of Revenue to meet the requirements for certified mail notice and certification of property values. The list of parcels included identifying geocodes and the following information.

- Property owners' names, property address and mailing addresses of all properties with geocodes for every property in the district.
- All centrally assessed properties and associated geocodes within the district. An estimate of the number of miles of railroad tracks.
- Personal property within the district and the corresponding assessor codes
- Mobile homes/manufactured homes not attached to real property within the district and their assessor codes

Centrally assessed property within the district has been identified as approximately 1.25 linear miles (6,615 feet) of Burlington Northern / Montana Rail Link right-of-way running through Sections 1 and 12, Township 1 South, Range 4 East.

This information is intended to help document notice requirements and assist the Montana Department of Revenue with certification of property values. The veracity of this information, obtained from the Montana Department of Revenue, shall not affect, impair or nullify this plan or the adoption process for this Urban Renewal District. The list of parcels with geocodes and assessment codes is found in Appendix C.



## **Chapter 3. Documentation of Blight**

### **Establishing Blight**

As stated above, prior to preparing an Urban Renewal Plan for the Belgrade Commerce Center URD, the Belgrade City Council adopted a resolution designating the renewal district as blighted, based on at least three characteristics. This action establishes the need for the urban renewal program and the rationale for investing public funds in redevelopment activities.

### **Defining Blight**

Montana law sets forth the specific conditions that contribute to blight. In particular, state statute defines a blighted area as one that substantially impairs or arrests the sound development of communities, constitutes an economic or social liability, and/or constitutes a menace to the public health and safety in its present condition.

Per §7-15-4206, MCA, a “blighted area” may be identified as such by reason of:

- (a) the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;
- (b) inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality;
- (c) inappropriate or mixed uses of land or buildings;
- (d) high density of population and overcrowding;
- (e) defective or inadequate street layout;
- (f) faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (g) excessive land coverage;
- (h) unsanitary or unsafe conditions;
- (i) deterioration of site;
- (j) diversity of ownership;
- (k) tax or special assessment delinquency exceeding the fair value of the land;
- (l) defective or unusual conditions of title;
- (m) improper subdivision or obsolete platting;
- (n) the existence of conditions that endanger life or property by fire or other causes;
- or
- (o) any combination of the factors listed in this subsection (2).” (Montana Laws)

### **Conditions Identified in the Belgrade Commercial Center that Contribute to Blight**

Despite Belgrade’s growing population, the commercial center has suffered from lagging investment in public and private infrastructure. An examination of the area revealed five conditions of blight as follows:

- ✓ the substantial physical dilapidation; deterioration; defective construction, material, and arrangement; or age obsolescence of buildings or improvements, whether residential or nonresidential;

- ✓ defective or inadequate street layout;
- ✓ faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- ✓ unsanitary or unsafe conditions; and
- ✓ deterioration of site.

Throughout the area sidewalks are deteriorating, or missing entirely, resulting in unsafe conditions for pedestrians, particularly school children. Curbs and gutters are often absent and shoulders, even on major thoroughfares, are frequently composed of gravel or simply non-existent. Access to commercial sites is, in many cases, across sidewalks and cars must frequently back into the public right of way from poorly designed parking lots, creating hazards for other vehicles as well as pedestrians.

Street lighting is generally poor and does not provide adequate illumination. In some cases, the lack of traffic controls and/or inadequate design presents unforeseen hazards at intersections. The community's inability to finance public improvements coincides with a lack of investment in privately held properties. Several buildings in the commercial core are in need of renovation and many experience upper story vacancies. Specific examples of conditions that contribute to blight in the Belgrade commercial center are provided below.

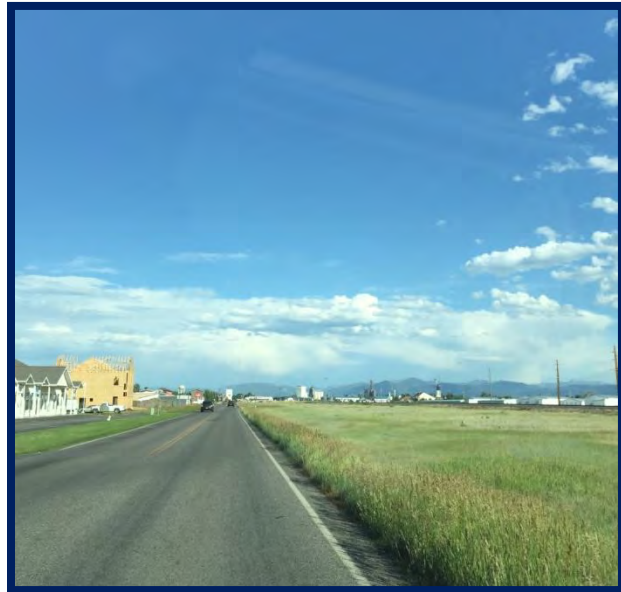
#### **Physical dilapidation of buildings or improvements**



As noted above, the lack of investment in public infrastructure, such as sidewalks, curbs and gutters has corresponded with lack of investment and maintenance in private property. This photograph, taken along Main Street shows the presence of poor curbing and unsightly weeds.

Railroad land on the south side of Main street creates a defective land arrangement for the downtown core and has contributed to vacancies in buildings located on leased railroad lands. Long term vacancies or abandonment can result in physical dilapidation.

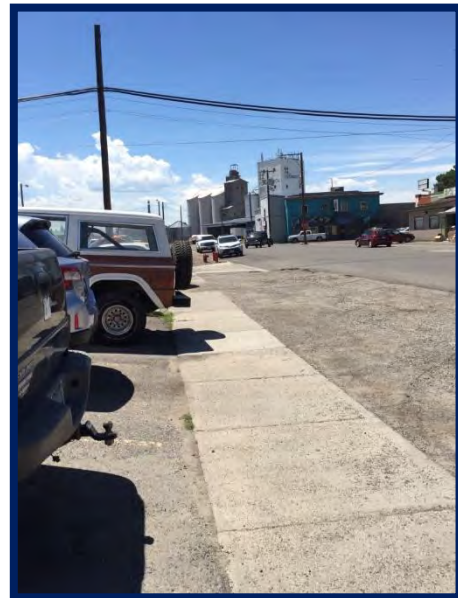
### **Defective or inadequate street layout**



Shoulders are often missing from Belgrade's commercial center thoroughfares, as shown here on West Main Street. In many places, there are no sidewalks or pedestrian walkways along commercial streets and in adjacent residential neighborhoods, including along Jackrabbit and Central, making it difficult for pedestrians.

### **Faulty lot layout in relation to size, adequacy, accessibility, or usefulness**

Many of the parking areas in the commercial center have no controlled access or egress. As this picture indicates, cars must back out of a commercial parking lot on North Kennedy Street, across the pedestrian sidewalk into the public right of way. These poorly designed lots are difficult to maneuver and create hazards for pedestrians and other vehicles.





## **Unsafe conditions**

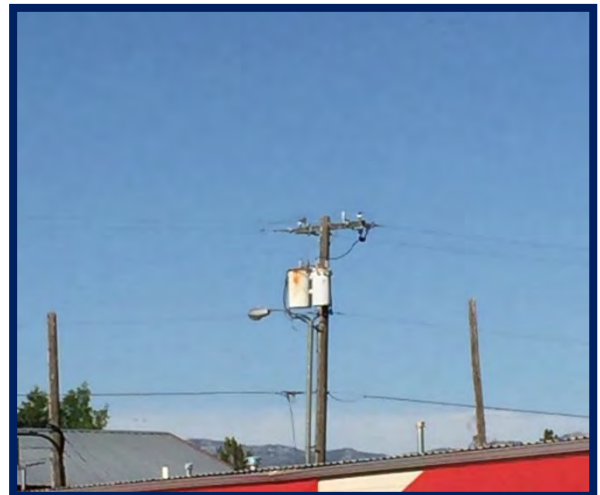
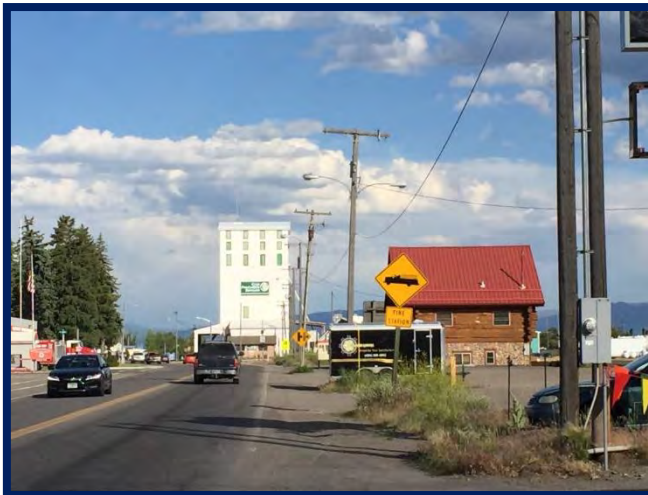


The intersection at Oregon and Main Streets, which includes a railroad crossing has unrestricted traffic moving east and west along Main and from the service station on the north side of Main, with the only controls from the south on Oregon. This myriad of uncontrolled movements can

present unforeseen hazards. There is no refuge for area for pedestrians and a poorly marked median poses additional vulnerabilities. Pedestrians encounter areas where sidewalks are missing or severely cracked, as seen in this photo taken on Central Avenue and Main Street.

## **Deterioration of site**

Belgrade's commercial center is characterized by infrastructure that has deteriorated over time. Street lights are often attached to telephone poles and weeds grow in poorly maintained lots as seen in these photos taken on East Main Street.



**Conclusion**

As noted above, a municipality must find that at least three factors contributing to blight have been identified in order to establish an urban renewal district. Based on the information presented in the Review of Conditions that Contribute to Blight, a finding can be made that the area of the Belgrade commercial center exhibits five such conditions and therefore is eligible for designation as an urban renewal district. On September 5<sup>th</sup>, 2017, the Belgrade City Council passed Resolution No. 2017-12 making this finding of necessity.

## Chapter 4. Planning Consistency

Per §7-15-4213, Montana Code Annotated (MCA), prior to its approval of an urban renewal project, the local governing body shall submit the urban renewal project plan to the planning commission of the municipality for review and recommendations as to its conformity with the growth policy and the planning commission shall submit its written recommendations to the local governing body. To comply with state statute, this Belgrade Commercial Center Urban Renewal District Plan must be reviewed by the Belgrade City-County Planning Board and found to be in conformance with the *Belgrade Growth Policy*. A sample of the planning consistency review by Planning Board is found in Appendix A.

The Belgrade City-County Planning Board and the planning jurisdiction were established by the Belgrade City Council and the Gallatin County Commission in 1975, as provided for in §76-1-101 et seq. MCA. The *Belgrade Growth Policy* was duly adopted as the current growth policy by the Belgrade City Council Resolution No. 2006-17, dated December 18, 2006 and executed on January 16, 2007, and the Gallatin County Commission Resolution No. 2007-011, dated February 6, 2007 pursuant to §76-1-601 et seq. MCA.

The Urban Renewal Amendment to the *Belgrade Growth Policy* was adopted by the Gallatin County Commission on the 26<sup>th</sup> day of September 2017 and the Belgrade City Council on the 2<sup>nd</sup> day of October 2017.

On October 30<sup>th</sup>, 2017, the Belgrade City-County Planning Board reviewed the Belgrade Commercial Center Urban Renewal District Plan as outlined in this chapter and found it to be in conformance with the *Belgrade Growth Policy* as required by §7-15-4213, MCA.

### **Growth Policy Review**

The *Belgrade Growth Policy* was reviewed to determine whether the growth policy adequately supports the commercial center area of Belgrade as an urban renewal project (per §7-15-4213, MCA). The *Belgrade Growth Policy* has been found to include:

- Goals and objectives that support urban renewal, economic development, and development of infrastructure that encourages urban renewal and economic development in the community.
- Strategies, including tax increment financing, that can be implemented to achieve the goals and objectives stated in the *Belgrade Growth Policy*.
- Future land uses, identified through maps and/or described in the text, that will execute the growth policy.

### **Belgrade Growth Policy Goals and Objectives**

A review of the overall goals and objectives of the growth policy finds no conflicts with an urban renewal project in the commercial center area of Belgrade. The City of Belgrade has found that conditions, which contribute to blight, exist within the City of Belgrade under the definition contained in §7-15-4206(2) MCA and that rehabilitation and redevelopment of such areas

(pursuant to the Montana Urban Renewal Law) is necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City of Belgrade.

The City of Belgrade is embarking on a program to improve the overall economic health of the community through the redevelopment and rehabilitation of its commercial center. Efforts to revitalize the area will rely on both public and private participation, thoughtful planning and the efficient use of resources. Specifically, the City intends to establish an urban renewal district (URD) to create a more robust commercial center through:

- Investment in public infrastructure,
- Retention and recruitment of commerce, and
- Leveraging private and public local, state and federal capital

The goals and objectives found in the *Belgrade Growth Policy*, that further urban renewal and promote economic development for the elimination of conditions that contribute to blight, reduce poverty in the City of Belgrade, and deliver efficient public services and facilitate mid- and high wage job growth and economic strength and diversification in Belgrade are as follows:

(page 20) *ECONOMIC CONDITIONS*

*Belgrade has also carved out a niche as Gallatin Valley's light manufacturing and industrial center. Numerous small companies are located in and around Belgrade that manufacture a variety of products. These companies are generally small, but in total they provide hundreds of jobs for Belgrade and Gallatin County residents. Belgrade businesses and industries also provide an important tax base for Belgrade Schools, the City of Belgrade, and Gallatin County. Earlier Community Needs Assessments showed that most Belgrade area residents favor light manufacturing and adding value to agricultural products as the preferred means of economic development for Belgrade.*

*As the City and surrounding area's population grows there is an ever-increasing demand for improved shopping opportunities. Belgrade's retail business community is beginning to catch up to the new demands placed upon it by the increasing population. Opportunities have increased in recent years because of recent annexation of commercial properties such as the properties south of I-90 and the former Louisiana Pacific mill site along Jackrabbit Lane.*

*In order to support these economic development needs, Belgrade's commercial center needs to be revitalized through rehabilitation and redevelopment to eliminate conditions such as deteriorating public infrastructure, lack of pedestrian connectivity, necessary changes from rural to urban-type infrastructure with the addition of curbs, gutters and sidewalks, improved vehicular control with driveway aprons, curbs and wheel stops to eliminate overhanging of pedestrian facilities, improved street lighting and public boulevards.*

*An ever-increasing component of Belgrade's economy is the building industry. Many residents, especially new arrivals, are employed in construction trades.*



*Allowing a healthy stock of buildable lots in the Belgrade area keeps construction employees working closer to home and is beneficial to the many businesses that rely on a healthy building industry.*

*(page 24) Economic section:*

*A. Efforts should be made to continue to improve the downtown Belgrade business district that:*

- 1. Encourage new business to locate in the central business district*
- 2. Encourage present businesses to expand or renovate*
- 3. Encourage landscaping in the central business district by providing and maintaining parking areas*

*B. Promote the retention of existing businesses.*

*C. Continue efforts to expand the clean industrial base of the City by attracting small to medium sized firms.*

*D. Continue devising standards to encourage high quality commercial development as in the past with the creation of BP and BP I0 zoning districts.*

*E. Consideration should be given as regard to total community impact and available municipal services when attempting to attract new industry.*

*F. Continue to enforce existing plumbing building fire and life safety codes including standards required by the Americans with Disabilities Act ADA.*

*G. Evaluate the need for renovation of existing businesses for public safety.*

*(page 26) GOAL VII. PUBLIC FACILITIES*

*Provide adequate public facilities efficiently and effectively*

*(page 26) PUBLIC FACILITIES TRENDS*

*A recent trend in park dedication in the City is to require certain types of open space and parks, such as trails and old railroad grades to be maintained by a homeowner's association instead of the City. Examples can be found in the Las Campanas Subdivision and the Meadowlark Ranch project.*

*While City policies ensure the provision of public facilities in new subdivisions, in the commercial center and existing city neighborhoods, the City must look for innovative methods of leveraging public monies to maintain and improve public facilities and infrastructure. These implementation methods could include such things as grants, loans, cost sharing with other public entities on common projects, special improvement districts, tax increment financing annual appropriation, tax increment financing bonds, and other debt financing.*

*(page 31) CIRCULATION*

*Belgrade is struggling to become more pedestrian friendly. The City recently passed new street standards requiring curb, gutter, and sidewalk in new*

*subdivisions. The City also passed an ordinance requiring sidewalks to be installed along a lot when a building permit is obtained. Recent City projects in conjunction with the Jackrabbit and Main intersection upgrade extended sidewalks along Jackrabbit Lane and Main Street. More sidewalk projects are needed throughout the City to connect neighborhoods to the schools and to the commercial areas of the City.*

*Within Belgrade's commercial center and adjacent city neighborhoods, it may be appropriate to implement additional sidewalk program(s) to improve connectivity at a quicker pace. Programs could look for alternative financing such as the use of a special improvement district in combination with cost sharing and taxing increment financing.*

*(page 32) Street improvements should be made on a priority basis relative to available revenue and on a graduated basis.*

The adoption of the Belgrade Commercial Center Urban Renewal District Plan would enable the City of Belgrade to implement the goals and objectives in the *Belgrade Growth Policy*, as intended by the Montana Urban Renewal statutes. The Belgrade Commercial Center Urban Renewal District Plan provides the opportunity to further urban renewal and promote economic development for the elimination of conditions that contribute to blight, reduce poverty in the City of Belgrade, and deliver efficient public services and facilitate mid- and high wage job growth and economic strength and diversification in Belgrade.

The goals of the Belgrade Commercial Center URD as stated in the Belgrade Commercial Center Urban Renewal District Plan in Chapter 5 are:

GOAL #1 Promote redevelopment and revitalization in the Belgrade Commercial Center URD

GOAL #2 Improve Public Infrastructure

GOAL #3 Foster Economic Growth

GOAL #4 Encourage Visual Unifying Elements

### **Belgrade Growth Policy Implementation Strategies and Tools**

Implementation strategies and tools found in the *Belgrade Growth Policy* that are applicable to the Belgrade Commercial Center Urban Renewal District Plan and demonstrate conformance of the plan to the growth policy are as follows:

#### *(Page 6) NEIGHBORHOOD PLANS*

*Particular neighborhoods may provide more specificity and guidelines for the development and use of property in a neighborhood plan than required by the Growth Policy for Gallatin County, the City of Belgrade, and the planning jurisdiction. The fundamental purpose of neighborhood plans (sometimes referred to as subarea plans) is to implement and refine the intent, goals, policies and all other elements of the Growth Policy for a specific geographic area within the City or County. A neighborhood plan adopted pursuant to 76-1 PART 6, MCA, and in*

*conformance with the Growth Policy, may take advantage of simplified development review*

#### **ECONOMIC REVITALIZATION PLANS**

*Pursuant to §7-15, Parts 42 and 43, MCA, the "Urban Renewal Law", an urban renewal plan as defined in §7-15-4206 or a targeted economic development district comprehensive development plan created as provided in §7-15-4279 are another type of subarea plans which must be adopted in conformance to the growth policy. The intent of an urban renewal plan is to revitalize a designated area by encouraging needed rehabilitation and redevelopment to eliminate conditions that contribute to blight. The purpose of a targeted economic development district comprehensive development plan is the creation of public infrastructure in support of value-adding economic development eliminating an impediment to achieving economic growth.*

The adoption of the Belgrade Commercial Center Urban Renewal District Plan would enable the City of Belgrade to implement the strategies and associated tools in the *Belgrade Growth Policy*, as intended by the Montana Urban Renewal statutes. The Belgrade Commercial Center Urban Renewal District Plan provides for the opportunity to use tax increment financing to assist with redevelopment and revitalization activities, and encourage business retention and growth. The Belgrade Commercial Center Urban Renewal District Plan supports the development of infrastructure that encourages urban renewal and economic development in the community.

#### **Belgrade Growth Policy Future Land Use**

The growth policy provides a visual policy statement with the identification of the future land use pattern through maps and/or text of lands to help achieve the goals and objectives of the *Belgrade Growth Policy*.

Future land use descriptions and execution found in the *Belgrade Growth Policy* that are applicable to the Belgrade Commercial Center Urban Renewal District Plan and demonstrate conformance of the plan to the growth policy are as follows:

#### **(page 12) LAND USE**

*The Belgrade City Limits have changed significantly since the adoption of the Belgrade Area Plan in 1999. No annexation took place from 1997 to 2003 due to the City's sewer treatment limitations. In 2004 the City completed an \$8 million upgrade to the sewer treatment facility and started considering petitions for annexation. The commercial properties south of I-90 along Jackrabbit and Lane and Alaska Frontage Road were annexed and a Special Improvement District was created to extend City water and sewer mains to the properties. North of the City, annexations took place north of Cruiser Lane adjacent to the Belgrade North Business Park. Two large annexations northeast of the Airport increased the City limits by approximately 300 acres and will be home to the Ryen Glenn Estates and Meadowlark Ranch residential developments. The Las Campanas annexation between I-90 and Yellowstone Avenue opened up over 60 acres to residential development. The annexation of the former lumber mill site along Jackrabbit Lane*

*will be developed for commercial and retail uses. The most recent annexation of the Prescott Property between the City Limits and Bolinger Road increased the City limits by 280 acres.*

*Over time Belgrade's traditional downtown has not expanded beyond the original blocks. However, the commercial center (sometimes described as the central business district) of Belgrade has grown to include the downtown core and contiguous commercial areas, which extend both directions along Main Street with the largest area on the southwest side of and within the railroad right-of-way. The downtown core may be characterized as a walkable area where patrons can park their vehicles and walk to several locations. Whereas the fringes of the commercial center tend to be vehicularly oriented and the patrons more likely drive between locations.*

*(page 35) THE CITY OF BELGRADE ZONING JURISDICTION (blue):*

*The City of Belgrade Zoning Ordinance establishes zoning districts for the City of Belgrade and areas located roughly one mile around the City limits. Each zoning district has a specific list of permitted uses and permitted conditional uses that can be conducted within that district. Uses not specifically listed are prohibited.*

*To accomplish the Belgrade Area Plan and the Growth Policy's primary goal of directing growth to areas adjacent or near Belgrade, the zoning of much of the City's one-mile jurisdiction has and will continue to be modified.*

*The Growth Policy strongly recommends that owners of large tracts of land in and around Belgrade submit detailed master plans for their properties for review and approval showing proposed road layouts, lot sizes, residential and commercial areas, water and sewer lines, etc., before development is approved.*

*The commercial center of Belgrade should strive to maintain and expand the use of the "B-3" Central Business zoning district, restrict the amount of "M-1" Commercial-Light Manufacturing and reduce or eliminate the expanse of "M-2" Manufacturing and Industrial. While "R-3" Residential-Medium Density is the current zoning for residential areas within Belgrade's commercial center, future residential uses should be looking towards increased density and preferably upper story residential development. Zoning changes from "B-2" Highway Business to "B-3" Central Business would be appropriate as areas in proximity to the downtown core become more pedestrian friendly with increased walkability and improved connectivity.*

The adoption of the Belgrade Commercial Center Urban Renewal District Plan would enable the City of Belgrade to execute the future land uses described in the *Belgrade Growth Policy*, as intended by the Montana Urban Renewal statutes. The Belgrade Commercial Center Urban Renewal District Plan provides the opportunity to assist with redevelopment and revitalization activities within the commercial center of Belgrade to encourage business retention and attract

new economic development. The Belgrade Commercial Center Urban Renewal District Plan does not suggest any revision to the existing future land use designations.

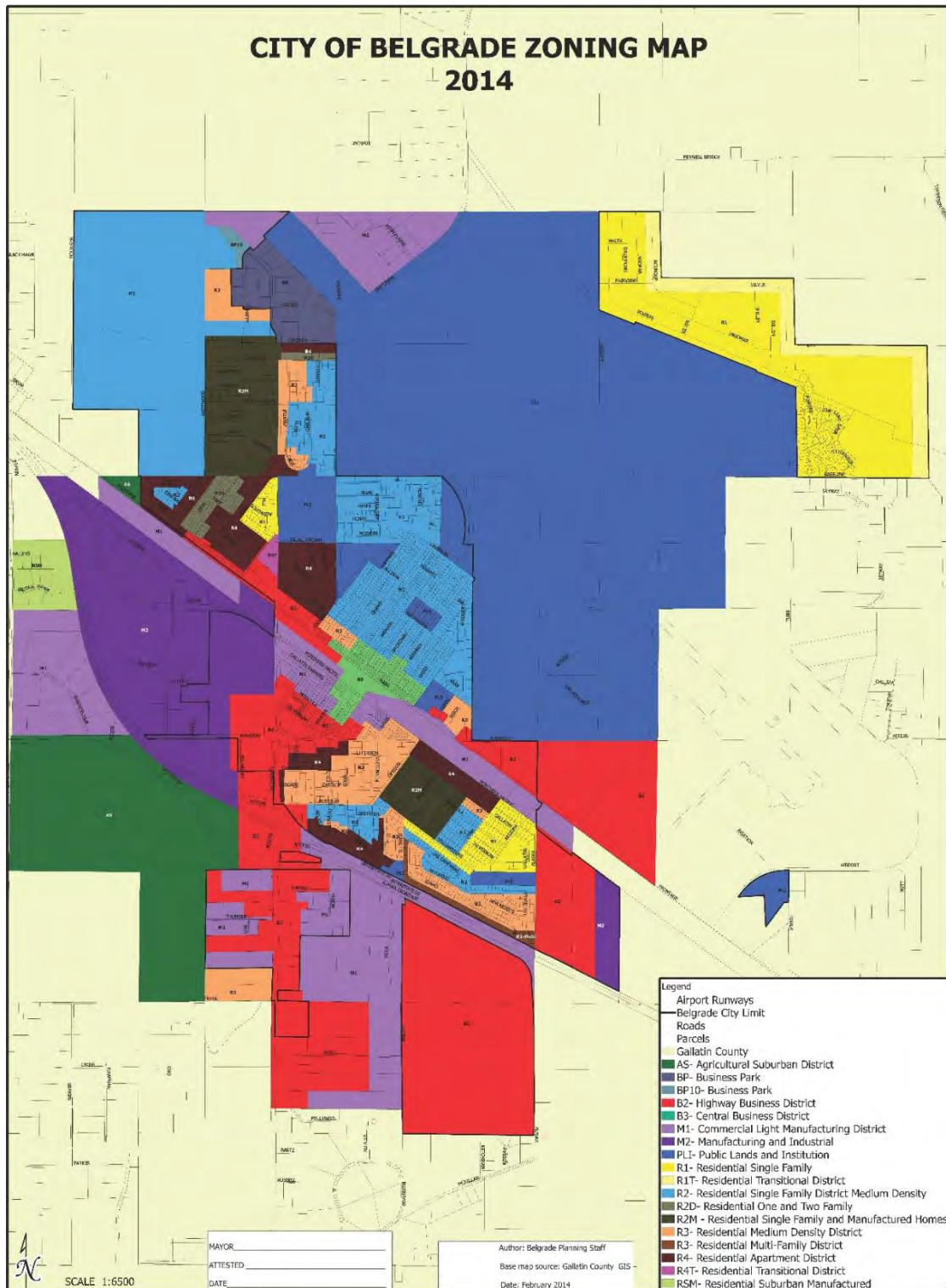
### **Zoning Review**

The City of Belgrade pursuant to §76-2-301 MCA is authorized to regulate land uses within its zoning jurisdiction for the purposes of promoting health, safety, morals, or the general welfare of the community. The Belgrade Zoning Ordinance, regulating land use within the City of Belgrade Zoning Jurisdiction was codified within Title 10 of the City Code of Belgrade, and is referred to as the Zoning Regulations. The City of Belgrade passed Ordinance 86-1 on the 5<sup>th</sup> of May 2003 with adopted amendments and changes, and was last updated on the 14<sup>th</sup> of May 2006. On October 30, 2017, the Belgrade City-County Planning Board reviewed the zoning of the area included within the Belgrade Commercial Center Urban Renewal District as follows in this section and found the zoning to be in accordance with the *Belgrade Growth Policy*.

There are a variety of zoning districts within the commercial center area of Belgrade. These include: B-3 Central Business District; B-2 Highway Business District; M-1 Commercial-Light Manufacturing District; M-2 Manufacturing and Industrial; R-2 Residential Single-Family District Medium Density; R-3 Residential Medium Density District; R-4 Residential Apartment District; and PLI-Public Lands and Institutions, which is intended to provide for major public and quasi-public uses outside of other districts.

The City of Belgrade Zoning Map is found on the following page.





City of Belgrade Zoning Map

The intent of the B-3 (Central Business) district is to provide a central area for the community's business, government, service, and cultural activities. Uses within this district should be

appropriate to such a focal center with inappropriate uses being excluded. Room should be provided in appropriate areas for logical and planned expansion of the present district. The intent of the B-2 (Highway Business) district is to provide for a broad range of retail and service functions especially those needing orientation to major thoroughfares.

The intent of the M-1 (Commercial-Light Manufacturing) district is to provide for the community's needs for wholesale trade, storage and warehousing, trucking and transportation terminals, light manufacturing and similar activities. District should be oriented to major transportation facilities, yet arranged to minimize adverse effects on residential development; therefore, some type of screening may be necessary. Residences shall not be permitted in this district. The intent of the M-2 (Manufacturing and Industrial) district is to provide for heavy manufacturing and industrial uses, serving vocational and employment needs of Belgrade residents.

The intent of the R-2 (Residential-Single-Family District Medium Density) district is to provide for medium density single-family residential development and to provide for such community facilities and services as will serve the area's residents while protecting the residential character and quality of the area. The intent of the R-3 (Residential-Medium Density) district is to provide for the development of one to four family residential structures and service facilities. It should provide for changing patterns of residential areas where facilities can be provided to serve the residents and for a variety of housing types to serve the varied needs of families of different size, age and character, while reducing the adverse effects of nonresidential uses. The intent of the R-4 (Residential-Apartment) district is to provide for the development of medium density apartments. The district should provide a variety of housing types to serve the varied housing needs of area residents.

Belgrade Commercial Center Urban Renewal District Plan supports the intent and purposes of the Zoning Regulations and the area within the Belgrade Commercial Center URD is zoned for uses in accordance with the *Belgrade Growth Policy* as intended by the Montana Urban Renewal statutes. The Belgrade Commercial Center Urban Renewal District Plan does not suggest any revision to the existing zoning classifications.

## **Conclusions**

1. The Belgrade Commercial Center Urban Renewal District Plan has been evaluated with respect to goals and objectives of the *Belgrade Growth Policy*, and the Belgrade Commercial Center Urban Renewal District Plan is found to be in conformance with the *Belgrade Growth Policy*.
2. The zoning in the Belgrade Commercial Center URD has been evaluated with respect to the *Belgrade Growth Policy*, and the zoning in the Belgrade Commercial Center URD is found to be in accordance with the *Belgrade Growth Policy*.



## **Chapter 5. Goals and Strategies of the Urban Renewal District Plan**

### **Introduction**

This chapter presents the goals and strategies for addressing conditions of blight within the Belgrade Commercial Center Urban Renewal District. They are founded on the needs identified in the Statement of Blight that was adopted on September 5<sup>th</sup>, 2017 by the Belgrade City Council under Resolution 2017-12, and reflect the urban renewal powers afforded to local governments in the Montana urban renewal statutes.

As stated above, this Urban Renewal District Plan provides guidance for activities that will be undertaken by a variety of public and private entities. It suggests a variety of planning and program initiatives and capital projects that may be undertaken by the City of Belgrade to encourage investment in the district, which will in turn address conditions that have diminished its development potential over time.

### **Goals of the Urban Renewal Plan**

Following are the goals of this Urban Renewal District Plan and associated strategies. These goals support the overall purpose and intent of the Belgrade Commercial Center District as presented in Chapter 1, and restated here. The Belgrade Commercial Center URD is intended to foster:

- Economic vitality in the City of Belgrade through the redevelopment and revitalization of its commercial center
- Enhancement of opportunities for private investment in order to generate jobs and new taxable value for the City through the retention and growth of existing businesses, while welcoming and encouraging new businesses
- Investment in public infrastructure and programs that improve the quality of life for the citizens of the City of Belgrade
- The introduction of unifying elements to strengthen the “sense of place” in the commercial center

### **GOAL #1 Promote redevelopment and revitalization in the Belgrade Commercial Center URD**

*Rationale:* The downtown core of Belgrade, in particular, as well as the entire commercial center area has limited land resources. Redevelopment and revitalization within the district will help mitigate conditions that contribute to blight, reduce the commercial vacancy rates and increase the taxable value of the City.

### **GOAL #2 Improve Public Infrastructure**

*Rationale:* Infrastructure is the backbone of the community. The lack of investment in public infrastructure in Belgrade’s commercial center including sidewalks, curbs and gutters has corresponded with lack of investment and maintenance in private property. Private development typically requires a corresponding public investment in infrastructure.

Capital improvements in the district will help achieve economic vitality and address conditions that contribute to blight.

### **GOAL #3 Foster Economic Growth**

*Rationale:* The effort to revitalize Belgrade's commercial center will demonstrate the City's interest in encouraging private investment. In focusing attention on the Commercial Center, the community is signaling its interest in economic growth within the URD. Growth in commerce in the URD strengthens the community with an increase in taxable value, decreases commercial vacancy rates which emboldens reinvestment prospects, expands job availability, and decreases leap-frog sprawl outside of the commercial center area, helping to eliminate conditions that contribute to blight.

### **GOAL #4 Encourage Visual Unifying Elements**

*Rational:* Linking the design of public features by means of landscaping, color, material, size, etc. in the URD helps to augment a sense of well-being and enhance the overall quality of life throughout the entire community.

### **Strategies**

The realization of these goals will depend on a strategic approach that includes planning, program design and implementation, and capital investment. The specific actions outlined below reflect thoughtful and sustainable economic development and the successful elimination of conditions that contribute to blight.

### **Planning Initiatives**

- ✓ Support area and issue specific planning efforts such as:
  - Acquisition and development of off-street public parking
  - Unification of urban design elements such as lighting
  - Capital improvements
  - Feasibility of targeted markets
  - Complimentary and interdependent activities and commerce
- ✓ Engage in an annual review of potential projected TIF revenues permitting the issuance of tax increment financing bonds
- ✓ Complete the annual work program and budget, listing the activities and costs of the activities for the coming fiscal year, as well as the method of financing those activities for review and approval by the City Council
- ✓ Complete the annual report, as required by state law, listing assets, liabilities, income, operating expenses, the amount of the tax increment as of the end of the fiscal year, and describe the expenditures of tax increment in the preceding fiscal year and how the expenditures comply with the approved URD plan
- ✓ Engage in the on-going evaluation of the *Belgrade Growth Policy* to ensure continuing support of urban renewal, TIF and the use of alternative financing sources.

- ✓ Engage in the on-going evaluation of land use codes to remove obstacles such as:
  - Density constraints
  - Mixed-use development constraints
  - Parking requirements
  - Use or location of technology advances
- ✓ Encourage public-private partnerships such as:
  - Leveraging of resources
  - Potentially symbiotic commerce and/or activities

### **Program Initiatives**

- ✓ Examine the usefulness of monetary stimulus programs such as:
  - Revolving loans that reduce the cost of debt service, in order to assist developers in extending public infrastructure
  - Employing economies of scale to reduce individual costs of installing and extending public infrastructure
  - Reimbursement of developer financing of public infrastructure
    - Special Improvement Districts
    - TIF bonds
    - Other
- ✓ Examine the usefulness of incentive programs such as:
  - Fast-track development review
  - Work force training
  - Impact fee mitigation
- ✓ Establish monetary stimulus program(s) determined to be useful
- ✓ Establish incentive program(s) determined to be useful

### **Capital Projects**

- ✓ Encourage the preparation of properties for redevelopment through investment in public infrastructure
- ✓ Leverage public and private funds for public infrastructure
- ✓ Leverage state and federal funds for public infrastructure
- ✓ Encourage the accommodation of technological advances such as the crucial infrastructure necessary for next generation fiber-optic connectivity

## Chapter 6. Project Evaluation Criteria

The design and implementation of the Belgrade Commercial Center Urban Renewal Plan is being undertaken in a manner that is reflective of sound public policy and community development. To this end, a number of criteria have been identified that will characterize the projects and activities undertaken in connection with the revitalization and redevelopment of URD.

### Criteria Description

The following criteria will be used in evaluating urban renewal activities and in setting priorities, in the context of limited financial resources. Once the public purpose criteria have been met, these criteria may be ranked as determined by the City based on the program.

#### 1. Public purpose

- a. Does the project serve the community and the district, or does the project support a singular entity?
- b. If the project intended for public ownership, is it complying with public procurement rules and regulations?
- c. Does the public purpose expand/extend the project beyond the standard requirements imposed on all developments by the local government?
- d. Is the project paying a fair and equitable share of development costs?
- e. Will the project generate property taxes or are tax abatements, credits or exemptions being requested?

#### 2. Purpose and intent

- a. Does the project foster the goals stated in the Montana Urban Renewal statutes?
- b. Does the project support, rather than compete with, other community and economic development initiatives?
- c. Is the project consistent with applicable adopted plans?
- d. Is the project in conformance with the Belgrade Growth Policy?

#### 3. Timing/project design and readiness

- a. Has due diligence been completed?
- b. Have necessary permits been obtained and fees paid?
- c. Does the project lend itself to phasing or segmentation that enables portions of the project to stand alone?
- d. What assurances have been provided that the project will come to fruition?
- e. What guarantees are in place to sustain and/or maintain the project over time?

#### 4. Funding

- a. What is the percent of public dollars invested in the infrastructure as compared to private dollars?
- b. Does the project take advantage of an initiative or funding source that can be matched or leveraged by urban renewal dollars and/or private investment?

- c. Will the project require on-going support to be sustainable? Are other, longer-term funding strategies considered in project planning?

**5. Conditions of blight**

- a. Does the project address a condition of blight that endangers the “health, safety....and welfare” of the residents? Does it improve fire and life safety requirements? Does it reduce emergency response time?
- b. Does the project enable improved connectivity of critical infrastructure within the urban renewal district and/or between the urban renewal district and the community?
- c. Does the project provide for increased efficiency in delivery of services, increase live-work opportunities and/or community interaction?

**6. Economic growth**

- a. Does the project create new employment opportunities and/or opportunities for workforce training?
- b. Does the project improve the overall property tax base within the district?
- c. Will the project increase the amount of tax increment dollars available for urban renewal activities or is there an intent to seek a property tax abatement?

## Chapter 7. Implementation

The Belgrade Commercial Center Renewal District Plan provides a framework for revitalization activities. Upon its adoption, this Plan will serve as the official policy guide for public action. However, these policies can only be transformed to action through an effective implementation program. Key to implementation will be sound processes of administration, financing and program evaluation.

### Administration

Under §7-15-4231, MCA, the exercise of powers related to urban renewal, a municipality may itself exercise its urban renewal project powers, or may, “if the local governing body by resolution determines such action to be in the public interest, elect to have such powers exercised by the urban renewal agency created under §7-15-4232, MCA, or a department or other officers of the municipality as they are authorized to exercise under this part and part 43.”

The City of Belgrade may establish an urban renewal agency under this provision to direct the projects and programs outlined in the Urban Renewal Plan. As provided in the statute, the City Council would appoint five members to the agency’s board, who would be responsible for developing and implementing programs. However, the City of Belgrade has chosen to exercise its urban renewal project powers directly, rather than establish a separate urban renewal agency.

The City may choose to appoint a board to serve in an advisory capacity to the City Council in planning for, implementing and administering a program of rehabilitation and revitalization. The board can provide opportunities for stakeholders in the District, including property owners, business owners, residents and school district representatives to participate in formulating urban renewal projects and programs.

The annual work program and budget, listing the activities and costs of the activities for the coming fiscal year, as well as the method of financing those activities is reviewed and approved by the City Council. This program and budget can be amended during the fiscal year considering funding and program opportunities and changes. Urban renewal activities undertaken must be in accordance with Montana State statute. (The specific provisions of §7-15-4233, MCA are below.)

**7-15-4233. Powers which may be exercised by urban renewal agency or authorized department.** (1) In the event the local governing body makes such determination, such body may authorize the urban renewal agency or department or other officers of the municipality to exercise any of the following urban renewal project powers:

- (a) to formulate and coordinate a workable program as specified in [7-15-4209](#);
- (b) to prepare Urban Renewal Plans;
- (c) to prepare recommended modifications to an urban renewal project plan;
- (d) to undertake and carry out urban renewal projects as required by the local governing body;
- (e) to make and execute contracts as specified in [7-15-4251](#), [7-15-4254](#), [7-15-4255](#), and [7-15-4281](#), with the exception of contracts for the purchase or sale of real or personal property;
- (f) to disseminate blight clearance and urban renewal information;
- (g) to exercise the powers prescribed by [7-15-4255](#), except the power to agree to conditions for federal financial assistance and imposed pursuant to federal law relating to salaries and wages shall be reserved to the local governing body;

(h) to enter any building or property in any urban renewal area in order to make surveys and appraisals in the manner specified in [7-15-4257](#);

(i) to improve, clear, or prepare for redevelopment any real or personal property in an urban renewal area;

(j) to insure real or personal property as provided in [7-15-4258](#);

(k) to effectuate the plans provided for in [7-15-4254](#);

(l) to prepare plans for the relocation of families displaced from an urban renewal area and to coordinate public and private agencies in such relocation;

(m) to prepare plans for carrying out a program of voluntary or compulsory repair and rehabilitation of buildings and improvements;

(n) to conduct appraisals, title searches, surveys, studies, and other preliminary plans and work necessary to prepare for the undertaking of urban renewal projects;

(o) to negotiate for the acquisition of land;

(p) to study the closing, vacating, planning, or replanning of streets, roads, sidewalks, ways, or other places and to make recommendations with respect thereto;

(q) to organize, coordinate, and direct the administration of the provisions of this part and part 43;

(r) to perform such duties as the local governing body may direct so as to make the necessary arrangements for the exercise of the powers and performance of the duties and responsibilities entrusted to the local governing body.

(2) Any powers granted in this part or part 43 that are not included in subsection (1) as powers of the urban renewal agency or a department or other officers of a municipality in lieu thereof may only be exercised by the local governing body or other officers, boards, and commissions as provided under existing law.

### **Annual report**

The Montana Urban Renewal Law includes requirements for annual reporting for Districts with a TIF provision in §7-15-4237, MCA as follows:

- (1) An agency authorized to transact business and exercise powers under part 43 and this part shall file with the local governing body, on or before September 30 of each year, a report of its activities for the preceding fiscal year. A copy of the annual report must be made available upon request to the county and school districts that include municipal territory.
- (2) The report must include a complete financial statement setting forth its assets, liabilities, income, and operating expenses and the amount of the tax increment as of the end of the fiscal year. The report must describe the expenditures of tax increment in the preceding fiscal year and how the expenditures comply with the approved urban renewal plan or comprehensive development plan for the district.
- (3) At the time of filing the report, the agency shall publish in a newspaper of general circulation in the community a notice to the effect that the report has been filed with the municipality and that the report is available for inspection during business hours in the office of the city clerk and in the office of the agency.

### **Projects and Programs**

The City of Belgrade will implement programs and evaluate projects based on the guiding principles and goals of this Urban Renewal District Plan. Given that private development will be necessary to generate tax increment funds, business development must occur hand in hand with other community based economic development activities. The Urban Renewal Program will make use of a variety of financing in achieving the goals of this plan, including:



### **Public Investments**

Urban renewal can assist the local government with meeting the public's share of the cost of infrastructure improvements and other renewal activities through methods such as the following:

- Annual Tax Increment Appropriations – The City of Belgrade may finance smaller public infrastructure improvements and renewal programs from its annual tax increment receipts by appropriation. Funds available each year would be determined by the size of the annual increment and any prior commitments (such as bond debt service requirements and administrative costs).
- Tax Increment Bonds – The City of Belgrade will issue tax increment financing (TIF) revenue bonds if necessary, as revenues allow, to finance major capital projects. TIF bonds will enable the local government to finance projects up-front and then retire the debt through annual tax increment receipts.
- Other Debt Financing – The City of Belgrade may borrow funds through local, state and federal loan programs to finance public improvements. Annual tax increment revenues may be used to make principal and interest payments
- Local, State and Federal Funding Mechanisms – There are several funding resources available to communities to undertake planning and capital improvement projects. These are listed in the funding section below.

### **Private Sector Development**

In addition to public sector investments, urban renewal can assist property and business owners in specific renewal activities through programs including the following:

- Tax Increment Financing Revolving Loans – §7-15-4292, MCA provides for the establishment of loan programs, whereby TIF funds may be used to support public and private urban renewal projects in support of the goals of the Urban Renewal Plan for the District. As principal and interest payments are made, the funds may be loaned again, even after the TIF provision terminates. However, projects must be undertaken in accordance with the plan for the URD and the Montana Urban Renewal Law. The management of a revolving loan program may be undertaken directly by the City, or through a contract with another entity.
- Tax Increment Grants – In some cases grants may be made to private entities to support projects that are in the community's best interest, and are in keeping with the purposes of the Montana Urban Renewal Law. An example might be support for enhanced public features that contribute to a unifying design theme for the District or improvements to sites that are listed on or eligible for listing on the National Register of Historic Places.
- Other Assistance – The urban renewal program can assist private sector projects in a variety of ways, by providing technical assistance (such as market analyses, business recruitment and capital improvements planning) and helping property owners access federal, state and local resources and incentives for development.

### **Belgrade Commercial Center Urban Renewal Program Evaluation and Plan Amendments**

This Urban Renewal Plan will be evaluated on a yearly basis in conjunction with the preparation of the annual report. Measures that may be used in evaluating program success include:

- Increases in the property tax base
- Creation of jobs within the Belgrade Commercial Center URD
- Elimination of blighted conditions

The plan provides flexibility to accommodate a variety of approaches. However, changes over time may necessitate more formal amendments to the Plan. The Belgrade Commercial Center Urban Renewal District Plan may be modified by ordinance under §7-15-4221, MCA.

## Chapter 8: Financing Resources

### Tax Increment Financing

As noted previously, the implementation of the Belgrade Commercial Center Urban Renewal District Plan will include the use of Tax Increment Financing (TIF). More particularly, costs that may be paid using TIF dollars are included in §7-15-4288, MCA as follows:

**7-15-4288. Costs that may be paid by tax increment financing.** The tax increments may be used by the municipality to pay the following 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:

- (1) land acquisition;
- (2) demolition and removal of structures;
- (3) relocation of occupants;
- (4) the acquisition, construction, and improvement of infrastructure, industrial infrastructure, technology infrastructure, or aerospace transportation and technology infrastructure that includes streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunications lines, rail lines, rail spurs, bridges, spaceports for reusable launch vehicles with associated runways and launch, recovery, fuel manufacturing, and cargo holding facilities, publicly owned buildings, and any public improvements authorized by Title 7, chapter 12, parts 41 through 45; Title 7, chapter 13, parts 42 and 43; and Title 7, chapter 14, part 47, and items of personal property to be used in connection with improvements for which the foregoing costs may be incurred;
- (5) costs incurred in connection with the redevelopment activities allowed under [7-15-4233](#);
- (6) acquisition of infrastructure-deficient areas or portions of areas;
- (7) administrative costs associated with the management of the urban renewal area, industrial district, technology district, or aerospace transportation and technology district;
- (8) assemblage of land for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself at its fair value;
- (9) the compilation and analysis of pertinent information required to adequately determine the needs of an urban renewal project in an urban renewal area, the infrastructure needs of secondary, value-adding industries in the industrial district, the needs of a technology infrastructure development project in the technology district, or the needs of an aerospace transportation and technology infrastructure development project in the aerospace transportation and technology district;
- (10) the connection of the urban renewal area, industrial district, technology district, or aerospace transportation and technology district to existing infrastructure outside the district;
- (11) the provision of direct assistance, through industrial infrastructure development projects, technology infrastructure development projects, or aerospace transportation and technology infrastructure development projects, to secondary, value-adding industries to assist in meeting their infrastructure and land needs within the district; and
- (12) the acquisition, construction, or improvement of facilities or equipment for reducing, preventing, abating, or eliminating pollution.

A tax increment program is authorized for 15 years or longer if the tax increment revenue is pledged to the payment of tax increment bonds. §7-15-4289, MCA provides for the use of tax increments for bond payments. The tax increment may be pledged to the payment of the principal of premiums, if any, and interest on bonds, which the municipality may issue to provide funds to pay such costs, for a period, not to exceed 25 years. Bonds sold during the first 15-year period may extend the TIF provision for up to an additional 25 years. Bonds sold after the 15th year must be retired within the period of time established by bonds sold within the first 15 years.

Per §7-15-4291, MCA, the City of Belgrade may enter into agreements with the other affected taxing bodies to remit to such taxing bodies any portion of the annual tax increment not currently required for the payment of the costs listed in §7-15-4288, MCA or pledged to the payment of the principal of premiums, if any, and interest on bonds.

### **Other Financing Mechanisms**

There are several financial assistance programs that can be used in the development of the Belgrade Commercial Center URD in addition to Tax Increment Financing. Financing strategies for addressing urban renewal needs identified in this Plan will likely include combining various funding sources. For example, a local special improvement district might be used in combination with a Montana Board of Investment Intercep loan to match federal or state dollars. The following is a summary of programs available to fund urban renewal projects:

#### ***Transportation Infrastructure***

This section describes funds and funding sources that are available to finance urban renewal transportation related projects. These funding methods, such as local option taxes, improvement districts and other types of bonds, enable local citizens to participate in funding projects. In general, however, the ability to use additional property tax levies to fund urban renewal is governed by Montana Statute under 15-10-402, MCA that limits taxes to 1996 levels.

##### ***A. Bridge and Road Mills (Property Taxes)***

Montana law provides for cities (§7-14-4101, MCA) to manage transportation infrastructure. Counties are specifically responsible for all the bridges in a county, including those within cities and towns, except those managed by the Montana Department of Transportation. Municipalities may establish a road fund under §7-14-4113, MCA.

##### ***B. Transportation Improvement Authority***

Established under §7-14-1001, MCA, the purpose of a transportation improvement authority is to blend the interests of local, state, and federal governments with the interests of the public and the business community to build, modify, or improve transportation facilities and systems within its jurisdiction. A county and a municipality within a county may, by joint resolution, create a transportation improvement authority. The Authority may enter into contracts and accept local, state, federal and private funds to undertake transportation projects.

##### ***C. Transportation Alternatives Program (TA Program), Montana Department of Transportation***

The Transportation Alternatives (TA) Program authorized under Section 1122 of the Federal Highway Administration's Moving Ahead for Progress program -MAP-21 (23 U.S.C. 213(b), 101(a) (29)), replaces the former Community Transportation Enhancement Program. It provides approximately \$4, Million annually to eligible entities including local governments, for activities defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; safe routes to school projects; and projects for the planning, design or construction of boulevards and other roadways largely in the right-of-way of former Interstate System routes or other divided highways.

#### *D. State Fuel Tax*

Under §15-70-101, MCA, Montana assesses a tax on gasoline and diesel fuel used for transportation purposes. Each municipality receives a portion of the total tax funds allocated to cities and towns based on:

- 1) The ratio of the population within each municipality to the total population in all cities and towns in the State;
- 2) The ratio of the street mileage within each municipality to the total street mileage in all incorporated cities and towns in the State. The street mileage is exclusive of the Interstate, National Highway, and Primary Systems.

All fuel tax funds allocated to local governments must be used for the construction, reconstruction, maintenance, and repair of rural roads or city streets and alleys. Priorities for the use of these funds are established by the cities receiving them.

#### ***Debt Financing – All Types of Projects***

Local governments can make use of various kinds of debt financing to fund urban renewal projects. In addition to Tax Increment Financing Bonds discussed above, these include revenue bonds, special improvement district bonds and general obligation bonds. Debt financing enables local governments to finance major infrastructure projects using future revenue from special assessments, user fees, and other forms of revenue. Under §7-7-4101, MCA, a local government has power to incur indebtedness by borrowing money, issuing bonds, issuing notes, entering leases and lease-purchase agreements, or entering into installment purchase contracts for the following purposes:

- 1) acquiring land for and designing and erecting public buildings;
- 2) acquiring land for and designing and constructing sewers, sewage treatment and disposal plants, waterworks, reservoirs, reservoir sites, and lighting plants;
- 3) supplying the municipality with water by contract and the construction or purchase of canals or ditches and water rights for supplying municipality with water;
- 4) designing and constructing bridges, docks, wharves, breakwaters, piers, jetties, and moles;
- 5) acquiring, opening, or widening any street and improving the street by constructing, reconstructing, and repairing pavement, gutters, curbs, and vehicle parking strips and to pay all or any portion of the cost relating to the project;
- 6) purchasing or leasing fire apparatus, street and other equipment, and personal property, including without limitation, vehicles, telephone systems, and photocopy and office equipment, including computer hardware and software;
- 7) building, purchasing, designing, constructing, and maintaining devices intended to protect the safety of the public from open ditches carrying irrigation or other water;
- 8) funding outstanding warrants and maturing bonds; and



- 9) repaying tax protests lost by the local government or other municipal corporation.

The local government incurs various administrative costs in conjunction with issuing bonds. These costs include the retention of legal counsel and financial consultants, the establishment of reserve funds and the preparation of the prospectus and various required documents. These bonds provide tax-free interest earnings to purchasers and are therefore subject to detailed scrutiny under both state and federal law. The citations in the Montana Code are listed below, for each type of bond described.

#### *A. Special Improvement Districts*

Under §7-12-4101, and §7-12-4102, MCA, cities and towns can create special improvement districts for a number of activities including:

- The acquisition, construction or reconstruction of public streets and roads
- The acquisition, construction or reconstruction of sidewalks, culverts, bridges, gutters, curbs, steps and parks including the planting of trees
- The construction or reconstruction of sewers, ditches, drains, conduits, and channels for sanitary or drainage purposes, with outlets, cesspools, manholes, catch basins, flush tanks, septic tanks, connecting sewers, ditches, drains, conduits, channels, and other appurtenances
- The construction of sewer and water systems including fire hydrants
- The acquisition and improvement of land to be designated as public park or open-space land
- The conversion of overhead utilities to underground locations in accordance with §69-4-311 through §69-4-314, MCA
- The purchase, installation, maintenance, and management of alternative energy production facilities

#### *B. Business Improvement District*

Business Improvement Districts (BIDs) are authorized under §7-12-1101 et. Seq. MCA. This provision of the law allows the local governing body to assess properties, upon the request of property owners within a district to fund the following activities:

- provide special police, maintenance, or cleaning personnel for the protection and enjoyment of the general public using the business district
- landscape and beautify public areas and to maintain those areas
- contract with the governing body to maintain, operate, or repair public parking facilities
- contract with the governing body to maintain streets, alleys, malls, bridges, ramps, tunnels, landscaping, and other public facilities as mutually agreed upon
- promote private investment and business expansion in the district
- provide for the management and administration of the affairs of the district

- promote business activity by advertising, decorating, marketing, and promoting and managing events and other actions designed for the general promotion of business activities in the district
- perform such other functions as are necessary to carry out the purposes of this part and to further the objectives of the district.

### *C. General Obligation Bonds*

General obligation bonds are backed by the full faith and credit of the local government and must be approved by the voters in an election. General obligation bonds are generally payable from ad valorem taxes (based on the value of property) and expressed in mills. General obligation bonds are attractive to bond buyers because they have voter approval and are not as vulnerable to fluctuations in revenue. Municipalities are assigned a bond debt limit based on a percentage of taxable valuation. General obligation bonds must fall within this limit.

### *D. Municipal Revenue Bonds*

Under §7-7-4401, MCA, a municipality may issue revenue bonds to finance any project or activity authorized

NOTE: Pursuant to §7-15-4218, MCA, voter approval of the urban renewal plan is required when general obligation bonds are to be used. If the plan or any subsequent modification thereof involves financing by the issuance of general obligation bonds of the municipality as authorized in §7-15-4302(1) or the financing of water or sewer improvements by the issuance of revenue bonds under the provisions of part 44 of chapter 7 or of part 43 of chapter 13, the question of approving the plan and issuing such bonds shall be submitted to a vote of the qualified electors of such municipality, in accordance with the provisions governing municipal general obligation bonds under chapter 7, part 42, at the same election and shall be approved by a majority of those qualified electors voting on such question.

### ***Railroad Crossing Related Programs***

#### *A. Federal Surface Transportation Program - Rail/Highway Crossing Protective Devices Program*

The purpose of the Federal Rail/Highway Crossing – Protective Devices Program is to identify high hazard rail crossing sites and install new rail crossing signals. MDT's Rail - Highway Safety manager is responsible for surveying, identifying and prioritizing those railroad crossings that require new protective devices or upgrading of existing devices. The funds are distributed on a statewide basis determined by a priority list ranked by a hazard index. The Federal/State ratio is 90% Federal and 10% State.

#### *B. Federal Surface Transportation Program - Rail/Highway Crossing Elimination of Hazard Program*

The purpose of the Federal Rail/Highway Crossing – Elimination of Hazard Program is to identify high hazard rail crossing sites and construct new rail/highway grade crossings. The program also uses funds to rehabilitate existing grade separations. Grade separation projects are funded with 90% Federal funds and 10% State funds. Since funding for this program is limited, funds are often used in combination with other Federal funding sources to fund costly grade separation projects. Eligible expenditures include the separation or protection at grade crossings, reconstruction of

existing crossings and relocation of highways to eliminate crossings. Projects for this program are selected by identifying those sites where only a grade separation will eliminate an identified hazard or where an existing grade separation exists but needs rehabilitation or replacement.

***Funding for Public Improvements (Sewer, Water, Roads, Community Facilities, Parks)***

***A. Treasure State Endowment Program ~ Montana Department of Commerce***

The Montana Treasure State Endowment Program (TSEP) is a state-funded program, authorized under §90-6-701 through 710, MCA, and is administered by the Montana Department of Commerce (MDOC). It is designed to assist local governments in financing capital improvements to sewer and water facilities. Funds are derived from the Montana coal severance tax and made available to local governments as matching grants, loans and grant/loan combinations. TSEP also provides matching grants of up to \$15,000 to local governments for preliminary engineering study costs.

TSEP funds may not be used for annual operation and maintenance; the purchase of non-permanent furnishings; or for refinancing existing debt, except when required in conjunction with the financing of a new TSEP project. Grant requests cannot exceed \$500,000 and the local government must typically provide a dollar for dollar match that can include other grant funds. Matching funds can be public or private funds provided by a TSEP applicant to directly support the cost of eligible project activities. There are several ways in which local governments can provide matching funds for bridge projects. Eligible types of matching funds include:

- local general funds or other cash;
- proceeds from the sale of general obligation, revenue, special assessment or other bonds;
- entitlement or formula-based federal or state funds such as federal highway funds or payments in lieu of taxes;
- loan or grant funds from a state or federal program (including TSEP loans);
- funds expended for engineering studies, reports, and plans, or other reasonable expenses expended for the preparation of the application, directly related to the project during the period 24 Months prior to the TSEP application deadline;
- funds expended after the TSEP application deadline, but before being approved by the Legislature, for project management, final engineering design, and other reasonable expenses necessary to prepare the project as in the TSEP application for the construction phase;
- the value of land or materials provided by the applicant, if appraised within a two-year period preceding the application deadline. The appraisal must be:
  - an impartially written statement that adequately describes the land or materials, and states an opinion of defined value as of a specific date;
  - supported by an analysis of relevant market information; and
  - prepared by a qualified appraiser independent from the applicant.
- the value of labor performed by the applicant's employees on the project, after the TSEP project has been approved for funding and a TSEP contract has been signed, as long as the employee is paid at his or her standard hourly rate of pay and the time worked is adequately documented; and

- the value of machinery used in the process of constructing the project that is owned (or leased) and operated by the applicant. The value of the use of the machinery will be determined using the Federal Emergency Management Agency (FEMA) equipment rate schedules.

#### *B. The Montana Intercap Program ~ Montana Board of Investments*

The Intercap Program is a low cost, variable-rate program that lends money to Montana local governments, state agencies and the university system for financing or refinancing the acquisition and installation of equipment or personal and real property and infrastructure improvements. The Board of Investments issues tax-exempt bonds and loans the proceeds to eligible borrowers. In addition to long-term financing, Intercap is an excellent source for interim financing.

Funding is always available with no specific cycle. Allocations of \$200,000 and under are considered and approved by the Board of Investments staff. Allocations in excess of \$200,000 are considered and approved by the Board. Funds are released on an on-going basis as the project is completed. The program provides loans at a variable rate plus a one percent loan origination fee on loans over one year and for a term of 5 or 10 years depending on the borrower's legal authority. Short-term loans of less than a year are also available. Interest and principal payments are due bi-annually (February 15 and August 15 of each year). Loans may be pre-paid without penalty with 30 days' notice. Types of financing include installment purchase loans, general fund loans, general obligation bonds, revenue bonds and special improvement district and rural improvement district bonds. Gas tax revenues may not be used to service debt. Projects that will use rural improvement district payments to cover the annual debt are limited to a total loan of \$300,000. Intercap funds may be used in association with other grant and loan programs as well as local sources.

#### *C. Community Development Block Grant (CDBG)*

The Community Development Block Grant (CDBG) Program is a federally funded grant program that assists communities with development needs such as housing, public facilities, economic development and planning grants. All projects must be designed to principally benefit low and moderate-income families. The program was established by the Federal Housing and Community Development Act of 1974 (42 USC 5301) and is administered nationally by the U.S. Department of Housing and Urban Development (HUD). The Legislature authorized the Montana Department of Commerce (MDOC) to administer the program beginning in 1982. Eligible activities include planning, public facilities construction, housing and neighborhood renewal and economic development.

#### *D. Public Works Program ~ Economic Development Administration*

The Economic Development Administration (EDA) is an agency within the U.S. Department of Commerce. The purpose of the Public Works Program is to assist communities with the funding of public works and development facilities that contribute to the creation or retention of private sector jobs and to the alleviation of unemployment and underemployment. Such assistance is designed to help communities achieve lasting improvement by stabilizing and diversifying local economies, and improving local living conditions and the economic environment of the area.

Grants are awarded up to a participation level of 80 percent but the average EDA grant covers approximately 50 percent of project costs. Acceptable sources of match include cash, local general

obligation or revenue bonds; Community Development Block Grants, TSEP grants and loans, entitlement funds, Rural Development loans; and other public and private financing, including donations.

Projects must result in private sector job and business development to be considered for funding. Eligible applicants under this program include any state, or political subdivision thereof, Indian tribe (and other U.S. political entities), private or public nonprofit organization or association representing any redevelopment area if the project is within an EDA-designated redevelopment area. Redevelopment areas, other than those designated under the Public Works Impact Program must have a current EDA-approved Overall Economic Development Program (OEDP) in place.

#### *E. Water, Wastewater and Solid Waste Action Coordinating Team*

In 1982, a group of professionals from state, federal, and non-profit organizations that finance, regulate, or provide technical assistance for community water and wastewater systems, decided to start meeting in order to coordinate and enhance their efforts. This group calls itself the "Water, Wastewater and Solid Waste Action Coordinating Team" or W2ASACT for short. W2ASACT meets several times a year to find ways to improve our state's environmental infrastructure. All of the programs represented in W2ASACT have different missions and meet unique needs. However, it has been the common elements shared by the funding programs that have been the driving force of W2ASACT. These programs provide money (grants or loans), take applications from communities to fund their projects, and administer those monies once the project is funded. While W2ASACT cannot change all of the state or federal requirements, it can identify unnecessary duplication of requirements that make compliance difficult for communities.

#### *Voluntary Programs*

In some cases, homeowner associations, business groups or other property owners may finance urban renewal projects voluntary basis.



Appendix A. Planning Consistency Review

**BELGRADE CITY-COUNTY PLANNING BOARD RESOLUTION #2017-02**

**RESOLUTION OF RECOMMENDATION THAT THE BELGRADE  
COMMERCIAL CENTER URBAN RENEWAL DISTRICT PLAN IS IN  
CONFORMANCE WITH THE BELGRADE GROWTH POLICY AND  
THAT AREA OF THE BELGRADE COMMERCIAL CENTER URBAN  
RENEWAL DISTRICT IS ZONED FOR USES IN ACCORDANCE  
WITH THE BELGRADE GROWTH POLICY**

WHEREAS, the Belgrade City-County Planning Board and the planning jurisdiction were established by the Belgrade City Council and the Gallatin County Commission in 1975, as provided for in §76-1-101 et seq. Montana Code Annotated (MCA); and

WHEREAS, pursuant to §76-1-601 et seq. MCA, the Belgrade Growth Policy was duly adopted by the Belgrade City Council Resolution No. 2006-17, dated December 18, 2006 and executed by January 16, 2007, and the Gallatin County Commission Resolution No. 2007-011, dated February 6, 2007; and

WHEREAS, the Urban Renewal Amendment to the Belgrade Growth Policy was duly adopted on the 2<sup>nd</sup> day of October 2017 by Council Resolution No. 2017-16, and the 26<sup>th</sup> day of September 2017 by Gallatin County Commission Resolution No. 2017-097; and; and

WHEREAS, the City of Belgrade passed Ordinance 86-1, the Belgrade Zoning Ordinance, on the 5<sup>th</sup> of May 2003 with adopted amendments and changes, and was last updated on the 14<sup>th</sup> of May 2006 pursuant to §76-2-301 MCA; and

WHEREAS, pursuant to §7-15-4213, MCA, prior to its approval of an urban renewal project, the local governing body shall submit the urban renewal project plan to the planning commission of the municipality for review and written recommendation as to its conformity with the growth policy or parts of the growth policy for the development of the municipality as a whole; and

WHEREAS, the zoning within the urban renewal area must be reviewed by the local government's planning board's as to whether it is zoned for uses in accordance with the growth policy; and

WHEREAS, the Belgrade City-County Planning Board's review of the Belgrade Commercial Center Urban Renewal District Plan (the "Plan") and the zoning within area of the Belgrade Commercial Center Urban Renewal District (the "URD") as it relates to the *Belgrade Growth Policy* has been properly submitted, reviewed and advertised; and

WHEREAS, evidence demonstrating that the Plan of the URD is in conformance with and the zoning within the area of the URD is in accordance with the *Belgrade Growth Policy* has been provided in Chapter 4 of the Plan; and

WHEREAS, the Belgrade City-County Planning Board finds that the goals of the URD as stated in Chapter 5 of the Plan are:

GOAL #1 Promote redevelopment and revitalization in the Belgrade Commercial Center URD

GOAL #2 Improve Public Infrastructure

GOAL #3 Foster Economic Growth

GOAL #4 Encourage Visual Unifying Elements; and

WHEREAS, the Belgrade City-County Planning Board finds that the Plan provides for the opportunity to assist with redevelopment and revitalization activities within the commercial center of Belgrade; and

WHEREAS, the Belgrade City-County Planning Board finds that the Plan provides for the opportunity to use tax increment financing to assist with redevelopment and revitalization activities in the commercial center of Belgrade; and.

WHEREAS, the Belgrade City-County Planning Board finds that the Plan supports the development of infrastructure that encourages urban renewal and economic development in the commercial center of Belgrade; and

WHEREAS, the Belgrade City-County Planning Board finds that adoption of Plan would further the future land uses described in the *Belgrade Growth Policy*; and

WHEREAS, the Belgrade City-County Planning Board finds that the Plan supports the intent and purposes of the Zoning Regulations; and

WHEREAS, the Belgrade City-County Planning Board finds that the area within the URD is zoned for uses in accordance with the *Belgrade Growth Policy*; and

NOW THEREFORE, BE IT RESOLVED, that the Belgrade City-County Planning Board adopted the findings presented herein and in the Belgrade Commercial Center Urban Renewal District Plan and recommends to the Belgrade City Council that:

1. The Belgrade Commercial Center Urban Renewal District Plan is in conformance with the *Belgrade Growth Policy*; and
2. The area within the Belgrade Commercial Center Urban Renewal District is zoned for uses in accordance with the *Belgrade Growth Policy*.

Signed this 30th day of October 2017

ATTESTED:

\_\_\_\_\_  
Henry Parsons, Chairman  
Belgrade City-County Planning Board

\_\_\_\_\_  
Jason Karp, Planning Director  
Belgrade City-County Planning Department

## Appendix B. Sample Notice to Affected Taxing Jurisdictions



Gallatin County  
Attn: Board of County Commissioners  
311 West Main, Room 306  
Bozeman, MT 59715

Belgrade Public Schools  
Attn: Leland R. Stocker, Superintendent  
PO Box 166  
Belgrade, MT 59714

October 26, 2017

Dear Gallatin County,

Dear Belgrade Schools District #44,

As we discussed with you earlier this year, the City of Belgrade proposes to adopt the Belgrade Commercial Center Urban Renewal District (the "URD") Plan (the "Plan"), which includes a tax increment provision as a financial tool. In accordance with state law, the municipality is required to provide notice to you, and provide an opportunity to meet and consult in a public meeting. We encourage you to meet and consult with us on this proposal during the public hearing at the City Council meeting on Monday, November 6, 2017. A map of the district is found below.

**NOTICE OF PUBLIC HEARING  
FOR THE  
BELGRADE COMMERCIAL CENTER  
URBAN RENEWAL DISTRICT AND PLAN**

NOTICE IS HEREBY GIVEN that the City of Belgrade has adopted a Resolution of Necessity for the commercial center area of Belgrade finding that the rehabilitation, redevelopment, or both of an area or areas are necessary in the interest of the public health, safety, or welfare of the residents of the City of Belgrade. The Resolution provided the basis for this urban renewal district and plan as authorized by Title 7, Chapter 15, Parts 42 and 43, Montana Code Annotated.

The Belgrade Commercial Center Urban Renewal District Plan applies to an area that generally ranges from the western city limits on West Main Street, parallels Jackrabbit Lane down to Jefferson Avenue on the south edge, easterly to Oregon Street and the eastern city limits on the north side of East Main Street, and circles back along the northeast edge of downtown, parallel to Central and/or Park Avenues.

The City wants to foster the rehabilitation and redevelopment of the commercial center area in order eliminate conditions that contribute to blight, to sustain and grow its economy over time, to reduce poverty in the City of Belgrade, and to deliver efficient public services. A Tax Increment Financing provision is included in the plan and the City intends to use this financial tool to further



the rehabilitation and redevelopment as revenues permit and may issue tax increment financing bonds.

The Belgrade City Council will conduct a public hearing on Monday, November 6, 2017, at 7:00 p.m. in the Belgrade City Hall, 91 E. Central Avenue. The purpose of the public hearing is to consider designation of the Belgrade Commercial Center Urban Renewal Area; creation of the Belgrade Commercial Center Urban Renewal District; establishment of the boundaries thereof; adoption of the Belgrade Commercial Center Urban Renewal District Plan, which includes a tax increment provision as a financial tool. The final decision is scheduled for November 20, 2017.

The public is invited to comment in writing, and testimony will be received at each of the public hearings. Written comments can be submitted to the Belgrade City-County Planning Office, 91 E. Central Avenue, Belgrade, Montana 59714.

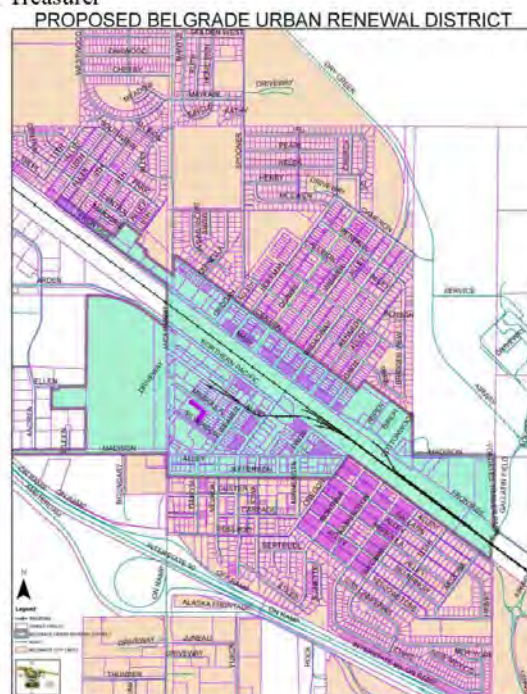
For additional information, contact Jason Karp, Planning Director at (406)388-3763. The Belgrade Commercial Center Urban Renewal District Plan is available for review at the City of Belgrade Planning/Building Department, 91 E. Central Avenue.

Cc:

Jim Doar, County Administrator  
Ed Blackman, Finance Director  
Kimberly Buchanan, Treasurer

Cc:

Jay Bates, Business Manager/District Clerk



## Appendix C. Parcels

### Parcels, Page 1

ParcelID	Assessment	Owner Name	Address	City	State	ZIP
06090301101040000	00RFF20228	LAWRENCE INVESTMENT'S LLC	PO BOX 33592	SEATTLE	WA	98138-0592
06090301101050000	00RFF14223	H D FOWLER CO INC	13440 SE 30TH ST	BELLEVUE	WA	98005-4439
06090301101020000	00RFF14064	GREAT FALLS HOLDINGS LLC	C/O TOWN PUMP INC	BLITTE	MT	59702-6000
06090301201020000	00RFF13924	INTERMOUNTAIN BANCORP INC	PO BOX 910	BOZEMAN	MT	59711-0910
06090301201040000	00RFF13924	INTERMOUNTAIN BANCORP INC	PO BOX 910	BOZEMAN	MT	59711-0910
06090301201040900	00RFF13941	POUE GLENDA C	5090 CLEARVIEW RD	BELGRADE	MT	59714-8926
06090301201055004	00RFF21402	HUDARSKI DANE R	506 W CENTRAL AVE	BELGRADE	MT	59714-3464
06090301201065003	00RFF21401	HARDING CHASE J	508 W CENTRAL AVE APT 2	BELGRADE	MT	59714-3444
06090301201075002	00RFF21400	COLDIRON KENNETH RICHARD & ALIA LEEFAR	508 W CENTRAL AVE # B	BELGRADE	MT	59714-3464
06090301201085001	00RFF13986	LAWLEY MARK & ALICIA	9375 STAIR LN	BOZEMAN	MT	59715-8062
06090301201095001	00RFF13042	GEORGEN DAVID D	PO BOX 583	BELGRADE	MT	59714-0581
06090301201105002	00RFF21397	COX EMILY M & SAMPLAWSKI PATRICIA	506 W CENTRAL AVE APT E	BELGRADE	MT	59714-3448
06090301201115003	00RFF21398	CASS REAL ESTATE INVESTMENT LLC	3198 SENTINEL DR	BOZEMAN	MT	59715-8750
06090301201125004	00RFF21399	LONEY JOSEY L	506 W CENTRAL AVE APT U	BELGRADE	MT	59714-3448
06090301201130000	00RFF13943	DUTCH BROTHER RENTALS LLC	PO BOX 1199	MANHATTAN	MT	59741-1198
06090301201140000	00RFF28906	FLANAGAN PATRICK J & BONNIE	1339 E MARYLAND LN	LAUREL	MT	59044-2236
06090301201155002	00RFF13902	HANCE GERALD & BIRGT	16298 BULL WHEEL DR	BOZEMAN	MT	59715-9700
06090301201165001	00RFF22121	HANCE GERALD AND BIRGT	16298 BULL WHEEL DR	BOZEMAN	MT	59715-9700
06090301201175001	00RFF14204	COOK JOSHUA DAVID & ANTONELA	500 W CENTRAL AVE APT A	BELGRADE	MT	59714-7801
06090301201185002	00RFF22120	ELAIR INCORPORATED	6062 JACKRABBIT LN	BELGRADE	MT	59714-9020
06090301201195001	00RFF13944	BENSON LAURIA D	376 E RIVER ROCK RD	BELGRADE	MT	59714-9590
06090301201205002	00RFF32630	POWELL TESSA	410 W CENTRAL AVE APT E	BELGRADE	MT	59714-3480
06090301201215001	00RFF32631	KELLER WILLIAM	606 S 23TH AVE	BOZEMAN	MT	59715-4218
06090301201225002	00RFF32632	GLINDRUM TAMARA A	128 SL ST	LIVINGSTON	MT	59047-2818
06090301201235001	00RFF13945	JOHNSON CHERI L	PO BOX 643	CARMEL	MT	59714-0642
06090301201245002	00RFF26482	FIGUEROA AUDSON MARIE	32 DIOTOWN RD	CARMEL	NY	10512-5837
06090301201255003	00RFF26482	GRANMENS GARRETT & REBECCA	408 W CENTRAL AVE APT A	BELGRADE	MT	59714-3482
06090301201290000	00RFF13946	IFM PROPERTIES LLC	PO BOX 161748	BIG SKY	MT	59716-1748
06090301201350000	00RFF13947	CRESENT CROSS LLP	5550 BLACKWOOD RD	BOZEMAN	MT	59719-7665
06090301201360000	00RFF13949	THE DEN BROADWAY LLC	5229 W 103RD N	HIGH LAND	UT	84005-9614
06090301201440000	00RFF13992	ADJUNSTON RONALD & ADJUNSTON BARBARA A & ADJUNSTON FERRENCE J & ADJUNSTON SARA M	PO BOX 11173	BOZEMAN	MT	59719-1175
06090301301010000	00RFF33808	STATE OF MONTANA	GENERAL DELIVERY	HELENA	MT	59601-9999
06090301303010000	00RFF14582	MCMLIN JAMES H & VICKIE S	3950 DRY CREEK RD	BELGRADE	MT	59714-9316
06090301303020000	00RFF26202	MCMLIN JAMES H & VICKIE S	3950 DRY CREEK RD	BELGRADE	MT	59714-9316
06090301303030000	00RFF38089	MCMLIN KYLE D & MCMLIN JAMES H & MCMLIN VICKIE S	2449 TURKEY RED LN	BOZEMAN	MT	59715-9329
06090301303050000	00RFF26177	MCMLIN KYLE D & MCMLIN JAMES H & MCMLIN VICKIE S	2449 TURKEY RED LN	BOZEMAN	MT	59715-9329
06090301304010000	00RFF14650	ROEMER MARK & RALSTON JACQUE	PO BOX 1170	BELGRADE	MT	59714-1170
06090301305010000	00RFF14778	VALLEY PROFESSIONAL CENTER PARTNERSHIP	91 W MADISON AVE STE II	BELGRADE	MT	59714-3915
06090301305090000	00RFF14055	BAKWIN BARBARA	8758 E DEVONSHIRE AVE	SCOTTSDALE	AZ	85251-2944
06090301305100000	00RFF22648	HENDEL GREGORY	301 S BROADWAY	BELGRADE	MT	59714-3314
06090301305140000	00RFF38810	BELGRADE COMMUNITY CHURCH INC	119 S BROADWAY	BELGRADE	MT	59714-8910
06090301305150000	00RFF14058	CARLYLE LYDIA J	316 S WEAVER ST	BELGRADE	MT	59714-3946
06090301305180000	00RFF14057	CARLYLE LYDIA J	316 S WEAVER ST	BELGRADE	MT	59714-3946
06090301306010000	00RFF14206	GILBERT JOHN R & GLORIA J	304 S BROADWAY	BELGRADE	MT	59714-3913
06090301306020000	00RFF14403	BURKHOT PAUL A	222 S BROADWAY	BELGRADE	MT	59714-3911
06090301306050000	00RFF14720	ALLEN RICHARD & LEANN	95 E MADISON AVE	BELGRADE	MT	59714-3922
06090301306060000	00RFF14435	KESSLER FRED E REVOCABLE TRUST	2297 EXPOSITION DR	SAN LUIS OBISPO	CA	93403-5553
06090301306070000	00RFF14092	CARR DANIEL J & JENNIFER L	220 S BROADWAY	BELGRADE	MT	59714-3911
06090301306090000	00RFF13918	BOLING LLC	4460 SHANDALYN LN	BOZEMAN	MT	59718-7915
06090301306110000	00RFF14048	CITY OF BELGRADE	ATTN: FINANCE OFFICER	BELGRADE	MT	59714-3710
06090301306120000	00RFF14480	KESSLER FRED E REVOCABLE TRUST	2297 EXPOSITION DR	SAN LUIS OBISPO	CA	93403-5553
06090301306150000	00RFF14574	KOBE AMAR L	2941 DRY CREEK RD	BELGRADE	MT	59714-8348
06090301306202000	00RFF31107	MONTANA RAILROAD	MAIL TO REAL ESTATE DEPT	MISSOULA	MT	59808-6624
06090301306210000	00RFF14808	FEATHERSTONE MILL CENTER LLC	32406 FRONTAGE RD	BOZEMAN	MT	59715-8610
06090301307010000	00RFF14511	WALSH JENNIFER L	203 E MADISON AVE	BELGRADE	MT	59714-3926
06090301307040000	00RFF14296	WELLS JACK & MARY GAY LIVING TRUST	4 WAGON WHEEL CT	SHERIDAN	WY	82803-9032
06090301307070000	00RFF14093	FEATHERSTONE MILL CENTER LLC	32406 FRONTAGE RD	BOZEMAN	MT	59715-8610
06090301307100000	00RFF14092	MIC BELGRADE PLUS LLC	32300 FRONTAGE RD	BOZEMAN	MT	59715-8607
06090301308010000	00RFF38811	CITY OF BELGRADE	ATTN: FINANCE OFFICER	BELGRADE	MT	59714-3999
06090301308020000	00RFF14466	WILKINS DAKOTA AERT	303 E GALLATIN AVE	BELGRADE	MT	59714-3938
06090301309110000	00RFF14210	ZB HOLDINGS LLC	PO BOX 11530	BOZEMAN	MT	59719-1530
06090301309150000	00RFF14692	BECK MAY FRANCIS & UNDA SUE	68842 HIGHWAY 78	BURNS	OR	97720-9416



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06090301309230000	00RFF14850	REYNOLDS DIANA L &	303 NORTHERN PACIFIC AVE		BELGRADE	MT	59714-3941
06090301309250000	00RFF14851	LOCKHART WILLIAM G & MARY ROSAHE	301 E GALLATIN AVE		BELGRADE	MT	59714-3998
06090301309300000	00RFF14291	HARSHROVE MARGARET P	215 NORTHERN PACIFIC AVE		BELGRADE	MT	59714-3964
06090301309320000	00RFF42305	TATUM SUZANNE RAE	12377 US HIGHWAY 421		BURGAW	NC	28425-2611
06090301309340000	00RFF42306	DAVIS DENNIS D & MARTINA	211 NORTHERN PACIFIC AVE		BELGRADE	MT	59714-3964
06090301310012000	00RFFG3189	MONTANA RAIL LINK	MAIL TO REAL ESTATE DEPT	PO BOX 16624	MISSOULA	MT	59808-6624
06090301311010000	00RFF14296	HUGH ERIC A & MELISSA MARTIN	100 W MISSOULA AVE		BELGRADE	MT	59714-3998
06090301311030000	00RFF43345	SILVERBOW PARTNERSHIP LLP	PO BOX 68		BELGRADE	MT	59714-0068
06090301311120000	00RFF14530	ROCKY MOUNTAIN SUPPLY INC	PO BOX 129		BELGRADE	MT	59714-0129
06090301312060000	00RFFS3812	BELGRADE COMMUNITY CHURCH INC	119 S BROADWAY		BELGRADE	MT	59714-3910
06090301312080000	00RFFS3813	CITY OF BELGRADE	ATTN: FINANCE OFFICER	GENERAL DELIVERY	BELGRADE	MT	59714-9999
06090301312130000	00RFFS3814	BELGRADE COMMUNITY CHURCH INC	119 S BROADWAY		BELGRADE	MT	59714-3910
06090301312150000	00RFF64019	BELGRADE COMMUNITY CHURCH	119 S BROADWAY		BELGRADE	MT	59714-3910
06090301312180000	00RFF14664	BELGRADE COMMUNITY CHURCH	119 S BROADWAY		BELGRADE	MT	59714-3910
06090301317480000	00RFF24302	ROCKY MOUNTAIN SUPPLY INC	PO BOX 129		BELGRADE	MT	59714-0129
06090301318010000	00RFF14035	MILARS JOHN WILLIAM & LOIS FOWLER	507 SECRETARIAT CIR		BELGRADE	MT	59714-3422
06090301318030000	00RFF47988	NISTLER PROPERTIES LLC	PO BOX 10968		BOZEMAN	MT	59719-0968
06090301318040000	00RFF14834	DIFZINK DENISE	309 S WEAVER ST		BELGRADE	MT	59714-3945
06090301318060000	00RFF14394	PSC PROPERTIES LLC	PO BOX 878		MANHATTAN	MT	59741-0878
06090301318120000	00RFF14529	RML RENTALS LLC	PO BOX 269		BELGRADE	MT	59714-0269
06090301320010000	00RFF14522	ROCKY MOUNTAIN SUPPLY INC	PO BOX 129		BELGRADE	MT	59714-0129
06090301320050000	00RFF23368	ROCKY MOUNTAIN SUPPLY INC	350 JACKRABBIT LN		BELGRADE	MT	59714-3035
06090301321010000	00RFFS3815	BELGRADE COMMUNITY CHURCH INC	119 S BROADWAY		BELGRADE	MT	59714-3910
06090301322010000	00RFF45462	ROCKY MOUNTAIN SUPPLY	350 JACKRABBIT LN		BELGRADE	MT	59714-3035
06090301323010000	00RFF48279	LEIHEIMER INVESTMENTS LLC &	PO BOX 269		BELGRADE	MT	59714-0269
06090301324010000	00RFF43280	FOUR TS LIMITED PARTNERSHIP	451 LITTLE BASIN CREEK RD		BLITTE	MT	59701-9612
06090301324012000	00RFFS38360	MONTANA RAIL LINK	MAIL TO REAL ESTATE DEPT	PO BOX 16624	MISSOULA	MT	59808-6624
06090301326010000	00RFF14373	COLUMBIA GRAIN INC	PO BOX 1369		GREAT FALLS	MT	59408-1369
06090301326050000	00RFF45404	COLUMBIA GRAIN INC	PO BOX 1369		GREAT FALLS	MT	59408-1369
06090301326100000	00RFF45405	SNYDER STAN L	PO BOX 66		BELGRADE	MT	59714-0066
06090301326150000	00RFF45406	SNYDER STAN L	PO BOX 66		BELGRADE	MT	59714-0066
06090301326180000	00RFF67966	SNYDER STAN L	PO BOX 66		BELGRADE	MT	59714-0066
06090301327010000	00RFF14630	TUNGSTEN HOLDINGS INC	PO BOX 1213		LARRY	MT	59823-1213
06090301327020000	00RFF14135	BLOCKEY CRAIG E & JULIE A	14 POLLYWOG LN		BELGRADE	MT	59714-9110
06090301327030000	00RFF14693	MOREEN PHILIP H & ANDREA	3073 BUENA VISTA RD		BELGRADE	MT	59719-9036
06090301327060000	00RFF14136	BLOCKEY CRAIG E & JULIE A &	14 POLLYWOG LN		BELGRADE	MT	59714-9110
06090301327070000	00RFF14731	DUNNING PROPERTIES LLC	94 NORTHERN PACIFIC AVE # A		BELGRADE	MT	59714-3948
06090301328042000	00RFF42221	MONTANA RAIL LINK	MAIL TO REAL ESTATE DEPT	PO BOX 16624	MISSOULA	MT	59808-6624
06090301328062000	00RFF32115	MONTANA RAIL LINK	PO BOX 16624		MISSOULA	MT	59808-6624
06090301328072000	00RFFS1184	MONTANA RAIL LINK	MAIL TO REAL ESTATE DEPT	PO BOX 16624	MISSOULA	MT	59808-6624
06090301328152000	00RFF31188	MONTANA RAIL LINK	ATTN: FINANCE OFFICER	91 E CENTRAL AVE	MISSOULA	MT	59714-6710
06090301329020000	00RFF32589	CITY OF BELGRADE & CENTRAL VALLEY FIRE DISTRICT	3184 GARDENBROOK LN		BOZEMAN	MT	59715-0637
00090301329050000	00RFF14050	RICO MASSIMILIANO & ABRIEL	4675 CHURCHILL RD		MANHATTAN	MT	59741-8129
06090301329060000	00RFF27809	DESLAURIERS MATTHEW J & BRANDIE S	PO BOX 168		BELGRADE	MT	59714-0168
06090301329070000	00RFF14198	SULLIVAN DAVID G TRUSTEE	795 DOANE RD		BOZEMAN	MT	59718-8899
06090301329080000	00RFF14191	BLTZ LLC	795 DOANE RD		BOZEMAN	MT	59718-8899
06090301329090000	00RFF14180	BLTZ LLC	795 DOANE RD		BOZEMAN	MT	59718-8899
06090301329100000	00RFF27812	BLTZ LLC	795 DOANE RD		BOZEMAN	MT	59718-8899
06090301329110000	00RFF14758	BLTZ LLC	795 DOANE RD		BOZEMAN	MT	59718-8899
06090301329150000	00RFF14199	G&C LAND LLC	4820 MANHATTAN RD		BOZEMAN	MT	59715-8720
06090301329180000	00RFF62702	BOLITHO DENNIS	312 PEARL DR		BELGRADE	MT	59714-3129
06090301329210000	00RFF32598	GANER BELGRADE PROPERTIES LLC	32406 FRONTAGE RD		BOZEMAN	MT	59715-8610
06090301331010000	00RFF14626	FEATHERSTONE MILL CENTER LLC	32406 FRONTAGE RD		BOZEMAN	MT	59715-8610
06090301333010000	00RFF13903	BLTZ LLC	795 DOANE RD		BOZEMAN	MT	59718-8899
06090301333050000	00RFF14648	SHELTON M DYAN	90 N KENNEDY ST		BELGRADE	MT	59714-3922
06090301333100000	00RFF14802	FLATHEAD BANK OF BIGSPOK MONTANA	800 GRAND DR		BIGSPOK	MT	59511-3531
06090301333150000	00RFFS3817	OCTW LLC	17 N BROADWAY		BELGRADE	MT	59714-3701
06090301333160000	00RFF14785	ROCHING R LAND COMPANY LLC	140 VILLAGE CROSSING WAY UNIT 4A		BOZEMAN	MT	59715-3845
06090301333170000	00RFF49112	ST CATHERINE FAM HEALTH CARE CLINIC & PREGNANCY RESOURCE CENTER INC	15 E MAIN ST		BELGRADE	MT	59714-3714
06090301333180000	00RFF14786	ST CATHERINE FAM HEALTH CARE CLINIC & PREGNANCY RESOURCE CENTER INC	15 E MAIN ST		BELGRADE	MT	59714-3714
06090301333200000	00RFF13766	GARDINER DRUG INC	1361 GARRANS DR		SAN JOSE	CA	95130-1117
06090301333210000	00RFF14145	ERICKSON DENNIS M	113 GALLATIN DR APT D		BOZEMAN	MT	59718-6750
06090301333230000	00RFF14527	MINI THE 1904 LLC	468 SUMMER RIDGE RD		BOZEMAN	MT	59715-2116

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06090301353240000	00RFF14120	LAZARIDES KOSTAS	PO BOX 7	BELGRADE	MT	59714-0007
06090301353250000	00RFF14123	HELP CENTER INC	421 E PEACH ST	BOZEMAN	MT	59715-3029
06090301353270000	00RFF14655	HELP CENTER INC THE	421 E PEACH ST	BOZEMAN	MT	59715-3029
06090301354012000	00RFF91192	MONTANA RAIL LINK	MAIL TO REAL ESTATE DEPT	MISSOULA	MT	59808-6624
06090301354022000	00RFF47977	MONTANA RAIL LINK	MAIL TO REAL ESTATE DEPT	MISSOULA	MT	59808-6624
06090301355040000	00RFF14513	ROCKY MOUNTAIN SUPPLY INC	350 JACKRABBIT LN	BELGRADE	MT	59714-3035
06090301355080000	00RFF33918	STATE OF MONTANA	GENERAL DELIVERY	HELLENA	MT	59608-9999
06090301355107000	KIMCOMCND0	KIMMET COMMERCIAL CONDO MASTER	GENERAL DELIVERY	BELGRADE	MT	59714
06090301356010000	00RFF14197	ROCKY MOUNTAIN SUPPLY INC	PO BOX 129	BELGRADE	MT	59714-0129
06090301356050000	00RFF45761	TOUSIGNANT PROPERTIES LLC	401 GALLATIN FARMERS AVE	BELGRADE	MT	59714-6974
06090301356070000	00RFF59190	ROCKY MOUNTAIN SUPPLY INC	PO BOX 129	BELGRADE	MT	59714-0129
06090301356090000	00RFF59191	ROCKY MOUNTAIN SUPPLY INC	PO BOX 129	BELGRADE	MT	59714-0129
06090301356107000	FRESCONWMT	FREE STATE BUILDING CONDO MASTER	GENERAL DELIVERY	BOZEMAN	MT	59718
06090301356120000	00RFF59192	FCRB HOLDINGS LLC	713 MAIN ST	BILLINGS	MT	59105-8929
06090301356150000	00RFF85762	FOUR T'S LIMITED PARTNERSHIP	451 LITTLE BASIN CREEK RD	BUTTE	MT	59701-9612
06090301357010000	00RFF14871	BELGRADE SALES & SERVICE	208 7TH ST	BELGRADE	MT	59714-3010
06090301357050000	00RFF14647	WILSON SANDRA LEE & RINEIS WILLIAM	95 NORTH BROADWAY	BELGRADE	MT	59741
06090301357070000	00RFF14112	DAVIS THOMAS L	13827 MILITARY RD E	RYANALLIP	WA	98374-4548
06090301357100000	00RFF14179	UNITED STATES POSTAL SERVICE	475 LENAVIT PLZ SW	WASHINGTON	DC	20260-0004
06090301357120000	00RFF24301	GUFFEY ROBERTA FAYE	208 7TH ST	BELGRADE	MT	59714-3010
06090301357140000	00RFF14662	KING DAVID B	4775 E GALLATIN RD	BELGRADE	MT	59714-8548
06090301357150000	00RFF14245	STANLEY JOHN STAN MILES (NO AMERICAN LEGION POST) 30 WIC	PO BOX 84	BELGRADE	MT	59714-0084
06090301357160000	00RFF13904	PALAG JERRY D & TERRI M	303 COLLEE DR	BOZEMAN	MT	59718-8759
06090301357170000	00RFF14079	HOUGEN ROGER B TRUST	PO BOX 3445	BOZEMAN	MT	59772-3445
06090301357180000	00RFF14775	HOUGEN ROGER B TRUST	PO BOX 3445	BOZEMAN	MT	59772-3445
06090301357190000	00RFF14589	9 EAST FIRST LLC &	6995 S 191 HAVE	BOZEMAN	MT	59718-8752
06090301357247000	BLGACONIMST	BELGRADE MERCANTILE CONDOMINIUM	GENERAL DELIVERY	BELGRADE	MT	59714-9999
06090301359010000	00RFF44608	GLACIER BANK	4150 VALLEY COMMONS DR	BOZEMAN	MT	59718-6426
06090301359108000	00RFF14160	SKY FEDERAL CREDIT UNION	PO BOX 1690	LIVINGSTON	MT	59047-4701
06090301359107000	00RFF14165	STANBARY BRANDYN	96 N QUAW BLVD	BELGRADE	MT	59714-3621
06090301359109000	00RFF14122	BRODIE JORDAN	94 N QUAW BLVD	BELGRADE	MT	59714-3621
06090301359111000	00RFF13861	DOLSON KOBIE & CAROL A	90 N QUAW BLVD	BELGRADE	MT	59714-3621
06090301359130000	00RFF14862	DOLSON CAROL & KOBIE	90 N QUAW BLVD	BELGRADE	MT	59714-3621
06090301359115000	00RFF14537	MILLS RANDALL & CANDACE C	119 W MAIN ST	BELGRADE	MT	59714-3614
06090301359119000	00RFF14144	MEIRHOFFER ENTERPRISES LLC	PO BOX 717	BELGRADE	MT	59717
06090301359123000	00RFF14631	MEIRHOFFER ENTERPRISES LLC	PO BOX 717	BELGRADE	MT	59717
06090301359401000	00RFF33921	STATE OF MONTANA	GENERAL DELIVERY	HELLENA	MT	59608-9999
06090301359501000	00RFF14150	MC HENRY GARY	95 1/2 N QUAW BLVD	BELGRADE	MT	59714-3622
06090301359502000	00RFF14140	HUMAN RESOURCE DEVELOPMENT COUNCIL OF DISTRICT 10	32 S TRACY AVE	BOZEMAN	MT	59715-4659
06090301359505000	00RFF14548	KRAHN JUSTIN	95 N QUAW BLVD	BELGRADE	MT	59714-3622
06090301359505000	00RFF14811	GALINAC WILLIAM M & SUZANNE K	95 N QUAW BLVD	BELGRADE	MT	59714-3622
06090301359506000	00RFF14810	GALINAC WILLIAM M & SUZANNE K	95 N QUAW BLVD	BELGRADE	MT	59714-3622
06090301359507000	00RFF13752	LOPEZ PHILLIP A & JANICE MARIE	405 MEADOW LN	MONROVIA	CA	91016-1806
06090301359509000	00RFF14056	RENNIE DARIN P HEIT & RENNE PAUL M HEIT	152 O WILKINS ST	BELGRADE	MT	59714-8845
06090301359511000	00RFF13896	HECDOC MARTY & NICOLE	604 GOLDEN WEST DR	BELGRADE	MT	59714-8866
06090301359513000	00RFF14137	ROBISON AMANDA L	90 N HOFFMAN ST	BELGRADE	MT	59714-3605
06090301359515000	00RFF14563	MYHRE ADVERTISING	C/O POSTAL SERVICES	ARLINGTON	TX	76094-0519
06090301359521000	00RFF14643	THOMAS CARL & LORI	105 10TH ST	BELGRADE	MT	59714-3205
06090301359523000	00RFF44373	THOMAS CARL & LORI L	105 10TH ST	BELGRADE	MT	59714-3205
06090301359524000	00RFF58647	THOMAS CARL & LORI	105 10TH ST	BELGRADE	MT	59714-3205
06090301359525700	THOMCONIMST	THOMAS MAIN ST BELGRADE CONDO	GENERAL DELIVERY	BOZEMAN	MT	59718-9999
06090301359534000	00RFF20445	ELITE PROPERTIES LLC	29 HOLSTON HILLS RD	HENDERSON	NV	89052-6643
06090301359535000	00RFF13897	WIT ENTERPRISES LLC	46 MYER AVE	BOZEMAN	MT	59715-7023
06090301359540000	00RFF52636	BELGRADE PROFESSIONAL CENTER LLC	6913 DRY RD	MANHATTAN	MT	59741-8761
06090301359540100	00RFF14698	RADCLIFFE JAMES H & ANNA C	301 35TH AVE NE	GREAT FALLS	MT	59404-4205
06090301359540600	00RFF14539	GOODALL JORDAN	302 W CENTRAL AVE	BELGRADE	MT	59714-3414
06090301359540700	00RFF14540	FRANTZ HANNAH & WILLIAM E J	88 KENDALL CT	BELGRADE	MT	59714-9248
06090301359541100	00RFF14701	ZALAC JASON	4 CLOMINGER LN	BOZEMAN	MT	59718-8711
06090301359541500	00RFF86707	LAU PROPERTIES LLC	991 CANDLELIGHT DR	BOZEMAN	MT	59718-7108
06090301359541900	00RFF14700	RADCLIFFE JAMES H & ANNA C	301 35TH AVE NE	GREAT FALLS	MT	59404-4205
06090301359542100	00RFF14699	RADCLIFFE JAMES H & ANNA C	301 35TH AVE NE	GREAT FALLS	MT	59404-4205
06090301359542800	00RFF14197	MANGAS REGAN	5821 E GALLATIN RD	BELGRADE	MT	59714-8527
06090301401030000	00RFF14470	GREAT FALLS HOLDINGS LLC	PO BOX 6000	BUTTE	MT	59702-6000

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06090301401040900	00RFF31179	MONTANA RAIL LINK	MAIL TO REAL ESTATE DEPT	PO BOX 16624	MISSOULA	MT	59808-5624
06090301402010000	00RFF14549	MONTANA ELEVATOR CO	ATTN: TAX DEPT	3005 ROCKY MOUNTAIN AVE	LOVELAND	CO	80538-9000
06090301417010000	00RFF27885	CENTRAL VALLEY FIRE DISTRICT	205 E MAIN ST		BELGRADE	MT	59714-3848
06090301417110000	00RFF39624	TOWN OF BELGRADE	GENERAL DELIVERY		BELGRADE	MT	59714-9999
06090301417126500	00RFF38625	CITY OF BELGRADE	ATTN: FINANCE OFFICER	GENERAL DELIVERY	BELGRADE	MT	59714-9999
06090301422012000	00RFF31178	MONTANA RAIL LINK	MAIL TO REAL ESTATE DEPT	PO BOX 16624	MISSOULA	MT	59808-5624
06090302123010000	00RFF36124	PO GROUP 12 LLC	975 N MICHIGAN AVE STE 3612		CHICAGO	IL	60613-1947
06090302123500000	00RFF66559	WEST RIDGE PROPERTIES LLC	C/O THOMAS TIMOTHY & CRISTINA 709 MANITTE DRIVE #B		BELGRADE	MT	59714
06090302123600000	00RFF16163	WEST RIDGE PROPERTIES LLC	C/O THOMAS TIMOTHY & CRISTINA 709 MANITTE DRIVE #B		BELGRADE	MT	59714
06090302131010000	00RFF29244	HUMAN RESOURCE DEVELOPMENT COUNCIL OF DISTRICT IX	32 S TRACY AVE		BOZEMAN	MT	59715-4659
06090302131100000	00RFF29258	HUMAN RESOURCE DEVELOPMENT COUNCIL OF DISTRICT IX	321 E MAIN ST STE 215		BOZEMAN	MT	59715-4659
06090302138060000	00RFF29271	CAPITAL OPPORTUNITIES INC	321 E MAIN ST STE 215		BOZEMAN	MT	59715-4731
06090302138120000	00RFF29277	CAPITAL OPPORTUNITIES INC	GENERAL DELIVERY		BELGRADE	MT	59714-9999
06090302146257000	MS CENTER CO	MS CENTER CONDO MASTER	2820 W MAIN ST STE B		BOZEMAN	MT	59718-3914
06090302153060000	00RFF29299	A2D LLC	2820 W MAIN ST STE B		BOZEMAN	MT	59718-3977
06090302153120000	00RFF29608	A2D LLC	600 S MAIN ST		BOZEMAN	MT	59702-2534
06090302402010000	00RFF24268	MONTANA OPPORTUNITIES LLC	600 S MAIN ST		BOZEMAN	MT	59715-4451
06090302410010000	00RFF16235	MONTANA OPPORTUNITIES LLC	720 W BABCOCK ST		BELGRADE	MT	59714-0236
06090312101010000	00RFF16150	NW LLC & FLANNIGAN KEITH & WESTLAND RE LLC	PO BOX 236		BELGRADE	MT	59714-0236
06090312101020000	00RFF15220	FISHER JUDY LYNN & SMITH GAYLE CHRISTIE	PO BOX 236		BELGRADE	MT	59714-0236
06090312101050000	00RFF40101	FISHER JUDY L	3707 PARKHILL DR		BILLINGS	MT	59102-6577
06090312101080000	00RFF90100	RIDER MOTORS LLC	ATTN: FINANCE OFFICER	GENERAL DELIVERY	BELGRADE	MT	59714-9999
06090312101150000	00RFF42251	CITY OF BELGRADE	1819 W OLIVE AVE		BURBANK	CA	91506-2435
06090312101200000	00RFF53228	AIRPORT CONCEPTS LLC	MAIL TO REAL ESTATE DEPT	PO BOX 16624	MISSOULA	MT	59808-5624
06090312103010000	00RFF81180	MONTANA RAIL LINK	1627 W MAIN ST STE 284		BOZEMAN	MT	59715-4011
06090312255040000	00RFF14435	MCDONALD'S CORPORATION	503 DAKOTA ST		BELGRADE	MT	59714-4408
06090312255050000	00RFF14528	MILLER MARVIN L	200 W MADISON AVE		BELGRADE	MT	59714-3905
06090312255060000	00RFF14750	HOLT & SON LLC	202 W MADISON AVE		BELGRADE	MT	59714-3905
06090312255070000	00RFF14872	RAMLER RICHARD A	1756 MORRIS BULCH RD		BOZEMAN	MT	59715-5632
06090312255100000	00RFF14761	MINER GROUP LLC THE	GENERAL DELIVERY		IBELINA	MT	59601-9999
06090312255120000	00RFF59829	STATE OF MONTANA	390 ICE CENTER LN STE B		BOZEMAN	MT	59719-5970
06090312256010000	00RFF14414	SAGER PROPERTIES LLC	142 N CHOUTEAU AVE		BOZEMAN	MT	59718-6212
06090312256040000	00RFF21997	SOHMITZ WILLIAM R & SOHMITZ WILLIAM E	142 N CHOUTEAU AVE		BOZEMAN	MT	59718-6212
06090312256080000	00RFF31891	SOHMITZ WILLIAM R & SOHMITZ WILLIAM E	2503 WEAVER LN		BELGRADE	MT	59714-9011
06090312256120000	00RFF21998	KRESWICK DALE	44 HITCHING POST RD		BOZEMAN	MT	59715-9241
06090312256150000	00RFF65650	MONTEE TIMS & TAM J	107 SPRUCE LN		LIVINGSTON	MT	59047-9209
06090312257010000	00RFF14557	ELHESMAN ROY D & ELHESMAN TERRI L	248 MCCLELLAN CREEK RD		CLANBY	MT	59634-2651
06090312257030000	00RFF14556	HOLMGREN PATRICIA A & LOREN J	PO BOX 909		THREE FORKS	MT	59752-0909
06090312257090000	00RFF14370	BLACK LABRADOR LLC	98 W JEFFERSON AVE		BELGRADE	MT	59714-4402
06090312257120000	00RFF14625	THEISEN KAYE A	505 IOWA ST		BELGRADE	MT	59714-4118
06090312258010000	00RFF14624	SUTHERLAND STEPHAN JOHN & SHARON	48 FLAGSTONE DR		BELGRADE	MT	59714-4118
06090312258050000	00RFF14629	STETZNER TERRY Y	501 IOWA ST		BELGRADE	MT	59714-4118
06090312258060000	00RFF14276	BOLLE NANCY	PO BOX 191		BELGRADE	MT	59714-0191
06090312258080000	00RFF14036	MCCREA LOUIS & MARY LIVINGSTON TRUST	91 E JEFFERSON AVE		BELGRADE	MT	59714-4126
06090312258120000	00RFF14037	DUNN BEVERLY JOANN	101 E JEFFERSON AVE		BELGRADE	MT	59714-4129
06090312259015001	00RFF21735	NEWVILLE SAMUEL F & JAN M	105 E JEFFERSON AVE		BELGRADE	MT	59714-4128
06090312259025002	00RFF22732	WEGMULLER LYNNETTE	24325 WILLIAMS BRIDGE RD		THREE FORKS	MT	59752-9204
06090312259040000	00RFF14875	CREECH BETTY LOU REV FAMILY TRUST	GENERAL DELIVERY		BOZEMAN	MT	59718-9999
06090312259147000	RSPEAKMAST	ROSS PEAK CONDO MASTER	71 PAINTED PONY DR		BELGRADE	MT	59714-8465
06090312259160000	00RFF21290	MASON STEVEN A & TERRI L	2260 HAMILTON RD		BELGRADE	MT	59714-8324
06090312259180000	00RFF14876	SHAW FAMILY HOLDINGS LLC	505 MINNESOTA ST		BELGRADE	MT	59714-4136
06090312260010000	00RFF14230	VANDOVER ROD L & FAITH	501 MINNESOTA ST		BELGRADE	MT	59714-4136
06090312260050000	00RFF14665	GADE BRIAN C & SANDY L	200 E MADISON AVE		BELGRADE	MT	59714-3925
06090312260090000	00RFF14085	COOPER BRADLEY H & CHERYL L	301 E JEFFERSON AVE		BELGRADE	MT	59714-4130
06090312260120000	00RFF14428	DOUGLAS CALVIN	305 E JEFFERSON AVE		BELGRADE	MT	59714-4132
06090312261010000	00RFF14411	WILEY JAMES P & PENNEY L	1107 E GALLATIN AVE		BELGRADE	MT	59714-4067
06090312261040000	00RFF14007	LANGENDORF DAVID M & LORILEE J	600 PARKER DR		BELGRADE	MT	59714-9007
06090312261080000	00RFF14465	PRICE PERRY & IONE	504 MINNESOTA ST		BELGRADE	MT	59714-4135
06090312261100000	00RFF14141	COUGHLIN ROBERT & DIANNE	506 MINNESOTA ST		BELGRADE	MT	59714-4125
06090312261120000	00RFF14594	WISMAN JOHN C & MARY E	312 WARTI WAY		BOZEMAN	MT	59718-7356
06090312262010000	00RFF14586	NICHOLS RICHARD S	403 E JEFFERSON AVE UNIT A		BELGRADE	MT	59714-4128
06090312262039001	00RFF14645	DEUTSCHE ALEXANDER J	3506 N LADY LAKE LN		LASA GRANDE	AZ	85122-6637
06090312262035002	00RFF26101	BRUNDIN BECKY G & LEE A BRUNDIN					



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06090312262050000	00RFF14646	POMMERVILLE JOHN & AMBER	508 MILESTONE DR	BELGRADE	MT	59714-7239		
06090312262070000	00RFF13758	KELM BENJAMIN R & SARAH H	3950 SPRINGHILL RD	BOZEMAN	MT	59718-8474		
06090312262090000	00RFF14425	ALBERT DAVID M & LINDA M	404 E MADISON AVE	BELGRADE	MT	59714-3929		
06090312262110000	00RFF14644	FRANZMANN WILLIAM & ERIN	400 E MADISON AVE	BELGRADE	MT	59714-3929		
06090301101049001	0000MMV0916	LINDSAY DAVID & JUDY	1 ASPEN LN	BELGRADE	MT	59714-3802		
06090301101049002	0000MMV0124	SLAYMAKER LESTER L	2 ASPEN LN	BELGRADE	MT	59714-3801		
06090301101049009	0000MMV0513	FRANZER RORY DANIEL	3 ASPEN LN	BELGRADE	MT	59714-3902		
06090301101049004	0000MMV02740	WALLACE MUZETTE	4 ASPEN LN	BELGRADE	MT	59714-3801		
06090301101049005	0000MMV0943	SHEPHERD KENNETH JAMES	3509 LARAME DR STE 1	BOZEMAN	MT	59718-2006		
06090301101049006	0000MMV0568	SHEPHERD KEN	3508 LARAME DR STE 1	BOZEMAN	MT	59718-2006		
06090301101049007	0000MMV0433	AMENDE RUTH E	7 ASPEN LN	BELGRADE	MT	59714-3902		
06090301101049008	0000MMV0699	PINGREY AL	8 BIRCH LN	BELGRADE	MT	59714-3809		
06090301101049009	0000MMV05615	KLINGELSMITH LORI	99 FRANK RD TRLR 19	BELGRADE	MT	59714-9077		
06090301101049010	0000MMV0959	FRANCIS THOMAS EARL	10 BIRCH LN	BELGRADE	MT	59714-3903		
06090301101049011	0000MMV06154	CHRISTIANS KARL R & ALYSON R	11 BIRCH LN	BELGRADE	MT	59714-3904		
06090301101049012	0000MMV01345	WELCH KELLIE	1627 W MAIN ST # 116	BOZEMAN	MT	59715-4011		
06090301101049013	0000MMV02590	JOHNSON NANCY J	13 BIRCH LN	BELGRADE	MT	59714-3904		
06090301101049014	0000MMV0499	SHEPHERD KEN	3509 LARAME DR STE 1	BOZEMAN	MT	59718-2006		
06090301101049015	0000MMV02527	MARTINEZ JOSEPH & LORI	15 BIRCH LN	BELGRADE	MT	59714-3904		
06090301101049016	0000MMV0739	EDWARDS ROBERT J	PO BOX 1380	BIG TIMBER	MT	59011-1380		
06090301101049017	0000MMV03504	SHEPHERD ENTERPRISES LLC	3508 LARAME DR STE 1	BOZEMAN	MT	59718-2006		
06090301101049019	0000MMV0311	HARDING DAVID A & KELLY R	94 TAIL FEATHER LN APT B	BOZEMAN	MT	59718-9467		
06090301101049020	0000MMV02573	BARTON ANTHONY	20 BIRCH LN	BELGRADE	MT	59714-3803		
06090301101049021	0000MMV04094	SHEPHERD KEN	3509 LARAME DR STE 1	BOZEMAN	MT	59718-2006		
	0000MMV0628	JONES EMER &	22 BIRCH LN	BELGRADE	MT	59714-3809		
06090301101049022	0000MMV0929	MOUSEDT NATHAN	22 BIRCH LN	BELGRADE	MT	59714-3809		
	0000MMV04587	RAGLE WAYNE KEITH &	23 BIRCH LN	BELGRADE	MT	59714-3804		
06090301101049023	0000MMV04537	HELM DAVID ALDEEN	23 BIRCH LN	BELGRADE	MT	59714-3804		
06090301101049024	0000MMV06385	RUEB TIMOTHY J & SHARI L	24 BIRCH LN	BELGRADE	MT	59714-3809		
06090301101049025	0000MMV02641	SHEPHERD KEN	3509 LARAME DR STE 1	BOZEMAN	MT	59718-2006		
06090301101049026	0000MMV06940	WAGGELIN KYLE D	26 BIRCH LN	BELGRADE	MT	59714-3809		
06090301101049027	0000MMV09014	BOWMAN TIMMY W & GENEVIEVE	3700 AMSTERDAM RD	MANHATTAN	MT	59741-8231		
06090301101049028	0000MMV03901	BARTON DOUGLAS & DORIS	PO BOX 197	WEST YELLOWSTONE	MT	59759-0197		
06090301101049029	0000MMV04313	NEUBAUER DANIEL D & HOWIE J	29 BIRCH LN	BELGRADE	MT	59714-3904		
06090301101049030	0000MMV0552	LABELLE CASEY	30 COTTONWOOD LN	BELGRADE	MT	59714-3905		
06090301101049031	0000MMV04220	LINDSAY BART DWAYNE	31 COTTONWOOD LN	BELGRADE	MT	59714-3806		
06090301101049033	0000MMV0725	EVENSON A J JR & BARBARA	33 COTTONWOOD LN	BELGRADE	MT	59714-3906		
06090301101049034	0000MMV02642	MARKS GEORGE F	MAIL TO PATRICK PERIN	BELGRADE	MT	59714-3805		
06090301101049035	0000MMV03921	ROZON VICKIE M	35 COTTONWOOD LN	BELGRADE	MT	59714-3906		
06090301101049036	0000MMV0664	MARBLE PATRICK R & MARRITA J	1036 LANDMARK DR	BELGRADE	MT	59714-7238		
06090301101049037	0000MMV05511	DEGEN JANE A	355 MACGREGOR RD	BELGRADE	MT	59714-8820		
06090301101049038	0000MMV01257	DEGEN JANE A	355 MACGREGOR RD	BELGRADE	MT	59714-8820		
06090301101049039	0000MMV06179	SHEPHERD KEN	3508 LARAME DR STE 1	BOZEMAN	MT	59718-2006		
06090301101049040	0000MMV05277	DEGEN JANE	355 MACGREGOR RD	BELGRADE	MT	59714-8820		
060903010303018001	00RFF061952	MCVILAN JAMES HARRY	3930 DRY CREEK RD	BELGRADE	MT	59714-8816		
	00RFF60539	ANDERSON ANNA	2941 DRY CREEK RD	BELGRADE	MT	59714-8949		
	00RFF60539	BIG SHOOTER ESPRESSO	2941 DRY CREEK RD	BELGRADE	MT	59714-8949		
060903010303024000	00RFF60589	HORSESHOE HILLS INC	2941 DRY CREEK RD	BELGRADE	MT	59714-8949		
060903010303024001	00RFF26210	THOMPSON CREEK PARTNERSHIP	3950 DRY CREEK RD	BELGRADE	MT	59714-8916		
060903010303024001	00RFF083107	AMERICAN HIGHLAND INC	PO BOX 7817	KALISPELL	MT	59904-0817		
060903010303024000	00RFF39916	CITY OF BELGRADE	91 E CENTRAL AVE	BELGRADE	MT	59714-3710		
060903010303026002	00RFF14178	ANTIQUE MARKET II INC	1461 TUBB RD	BELGRADE	MT	59714-8511		
060903010303027002	00RFF13089	BELGRADE LOUNGE & CASINO INC	C/O MONTANA RAIL LINK INC	ATTN REAL ESTATE DEPT	PO BOX 16624	MISSOULA	MT	59807
	00RFF51730	BAILEY JOE	PO BOX 254	BELGRADE	MT	59714-0254		
06090301030302815001	00RFF51730	FRANK'S MICHEL	PO BOX 254	BELGRADE	MT	59714-0254		
0609030103030284012001	00RFF14757	FINISH LINE AUTO SALES LLC	200 W MAIN ST	BELGRADE	MT	59714-3814		
0609030103030284012003	00RFF43346	FINISH LINE AUTO SALES LLC	200 W MAIN ST	BELGRADE	MT	59714-3814		
	00RFF51734	FINISH LINE PROPERTIES LLC	200 W MAIN ST	BELGRADE	MT	59714-3814		
0609030103030284012004	00RFF51734	VETTER SHAWN	200 W MAIN ST	BELGRADE	MT	59714-3814		
0609030103030284012005	00RFF46097	FINISH LINE AUTO SALES LLC	200 W MAIN ST	BELGRADE	MT	59714-3814		
0609030103030284012001	00RFF49155	FINISH LINE PROPERTIES LLC	200 W MAIN ST	BELGRADE	MT	59714-3814		
0609030103030284012001	00RFF14524	KIMMETT PROPERTIES LLC	2501 SAINT JOHNS AVE	BILLINGS	MT	59102-4642		
0609030103030284012002	00RFF65515	KIMMETT PROPERTIES LLC	2501 SAINT JOHNS AVE	BILLINGS	MT	59102-4642		

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0609000139609000	00RFF65240	GOLD CREEK CELLULAR OF MT	C/O DUFF & PHELPS LLC	POB 2549	ADDISON	TX	75001
06090001386107001	00RFF45700	TRE LIMITED LIABILITY CO	150 RUDDY DUCK WAY		BELGRADE	MT	59714-7906
06090001396107002	00RFF59395	WHEATSTONE PROPERTIES BELGRADE LLC	3400 LARAMIE DR		BOZEMAN	MT	59718-7005
06090001397247001	00RFF13906	UNIT 100 LLC	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
06090001397247002	00RFF50086	STALEY CARLA R & ROBERT T	3048 MOUNTAIN VIEW AVE		LOS ANGELES	CA	90066-1038
06090001397247003	00RFF50087	ROCKING R LAND COMPANY LLC	140 VILLAGE CROSSING WAY UNIT 4A		BOZEMAN	MT	59715-3845
06090001397247004	00RFF50088	EMERSON THOMAS THURSTON	PO BOX 1369		COLUMBUS	NC	28722-1369
06090001397247005	00RFF50089	HILL COUNTRY INC	PO BOX 899		MANHATTAN	MT	59741-0899
06090001397247006	00RFF50090	HONEYMOON HOLDINGS LLC	6200 RIVER RD		BOZEMAN	MT	59718-9502
06090001397247007	00RFF50091	HILL COUNTRY INC	PO BOX 899		MANHATTAN	MT	59741-0899
06090001397247008	00RFF50092	EAST TO WEST MAIN LLC	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
06090001397247009	00RFF50093	PENSCO TRUST CO CUSTODIAN	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
06090001397247010	00RFF51392	LIBSTER MICHAEL IRA ACCT #20004788	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
	00RFF51392	MERCANTILE UNIT B3 LLC	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
	00RFF51393	PENSCO TRUST COMPANY CUSTODIAN	PO BOX 179859		DENVER	CO	80217-3859
06090001397247011	00RFF51398	LIBSTER MICHAEL IRA	PO BOX 179859		DENVER	CO	80217-3859
06090001397247012	00RFF51394	HECHMAN JACOB & SOPHIA	205 SPRING VALLEY RD		THREE FORKS	MT	59752-8722
06090001397247013	00RFF51395	BENEFICIAL HOLDINGS LLC	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
06090001397247014	00RFF51396	TDG LLC	11 W MAIN ST STE 209		BELGRADE	MT	59714-3738
06090001397247015	00RFF51397	TDG LLC	11 W MAIN ST STE 209		BELGRADE	MT	59714-3738
06090001397247016	00RFF51398	TDG LLC	11 W MAIN ST STE 209		BELGRADE	MT	59714-3738
06090001397247017	00RFF51399	TDG LLC	11 W MAIN ST STE 209		BELGRADE	MT	59714-3738
06090001397247018	00RFF51400	SCHMIDT PETER & KARUNA	2 BENSON PL		BELGRADE	MT	59714-3845
06090001397247019	00RFF51401	EAST TO WEST MAIN LLC	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
	00RFF51402	PENSCO TRUST COMPANY CUSTODIAN	PO BOX 179859		DENVER	CO	80217-3859
06090001397247020	00RFF51402	LIBSTER MICHAEL IRA	PO BOX 179859		DENVER	CO	80217-3859
06090001397247021	00RFF51403	EAST TO WEST MAIN LLC	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
06090001397247022	00RFF51404	HARTE RICHARD KASEY	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
06090001397247023	00RFF51405	EAST TO WEST MAIN LLC	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
06090001397247024	00RFF51406	BAKER CREEK FARM PROPERTIES LLC	1405 HARKER RUCKITT RD		BOZEMAN	MT	59718-8876
	00RFF51407	TROMBLEY DALE J & MARIE NELL H DEC OF F	18502 POTTER GLEN CIR		ANCHORAGE	AK	99516-6137
	00RFF51407	TROMBLEY DALE J II MD & TRUSTEE	18502 POTTER GLEN CIR		ANCHORAGE	AK	99516-6137
	00RFF51407	TROMBLEY MARIE NELL TRUSTEE	18502 POTTER GLEN CIR		ANCHORAGE	AK	99516-6137
06090001397247025	00RFF51407	TROMBLEY MARIE NELL TRUSTEE	18502 POTTER GLEN CIR		ANCHORAGE	AK	99516-6137
06090001397247026	00RFF51408	CVC PROPERTIES LLC	130 LIBERTY DR		BOZEMAN	MT	59718-7289
06090001397247027	00RFF51409	HISTLER PROPERTIES LLC	PO BOX 10968		BOZEMAN	MT	59718-0968
06090001397247028	00RFF51410	UNIT 223 LLC	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
06090001397247029	00RFF51411	EAST TO WEST MAIN LLC	11 W MAIN ST STE 223		BELGRADE	MT	59714-3740
06090001397247030	00RFF51412	UNIT RENTALS LLC	406 PRINCETON PL		BOZEMAN	MT	59715-7186
06090001397247031	00RFF51413	UNIT RENTALS LLC	406 PRINCETON PL		BOZEMAN	MT	59715-7186
06090001397247032	00RFF51414	MANDEVILL LE LLOYD N & CHARLENE	199 SOUTH WATERS WAY		BELGRADE	MT	59714
06090001397247033	00RFF51415	FLYBOX LLC	6403 E SHARP AVE		SPOKANE VALLEY	WA	80212-1255
06090001345257001	00RFF14886	CFTLLT LLC	105 10TH ST		BELGRADE	MT	59714-3205
00090001345257002	00RFF53621	CFTLLT LLC	105 10TH ST		BELGRADE	MT	59714-3205
06090001345257003	00RFF53622	CFTLLT LLC	105 10TH ST		BELGRADE	MT	59714-3205
06090001345257004	00RFF38629	GIBSON CHRIS	404 BLACKHAWK LN		BELGRADE	MT	59714-8285
06090001351019001	000MMM4809	MORRIS JANET S	315 W MAIN ST TRLR 1		BELGRADE	MT	59714-3453
06090001351019002	000MMM2634	WEIKERT BENJAMIN	315 W MAIN ST TRLR 2		BELGRADE	MT	59714-3453
06090001351019003	000MMM5266	ROBERTSON CHAD	197 HIGH PLAINS RD		BELGRADE	MT	59714-9716
06090001351019004	000MMM1269	PATTERSON JODY	315 W MAIN ST TRLR 4		BELGRADE	MT	59714-3453
06090001351019005	000MMM1387	WILSON TERESA	315 W MAIN ST TRLR 5		BELGRADE	MT	59714-3453
06090001351019006	000MMM1556	SMITH JAMES T	C/O KATIE MOGEE	300N WILSON STE 3004	BOZEMAN	MT	59715
06090001351019007	000MMM1087	LOMBARD CHARLES	315 W MAIN ST TRLR 7		BELGRADE	MT	59714-3453
06090001351019008	000MMM7256	BALDWIN JOSEPH	315 W MAIN ST TRLR 8		BELGRADE	MT	59714-3453
06090001351019009	000MMM3799	MCNINN EDWARD	315 W MAIN ST TRLR 9		BELGRADE	MT	59714-3453
06090001351019010	000MMM2255	HUTTON PATRICK W	315 W MAIN ST TRLR 10		BELGRADE	MT	59714-3453
06090001351019011	000MMM4443	SHEPHERD MIKE	315 W MAIN ST #11		BELGRADE	MT	59714
06090001351019012	000MMM9875	ROYAL RITA	315 W MAIN ST TRLR 13		BELGRADE	MT	59714-3453
06090001351019013	000MMM217	ROYAL SHELBY	315 W MAIN ST TRLR 13		BELGRADE	MT	59714-3453
06090001351019014	000MMM2004	SHEPHERD KEN	3508 LARAMIE DR STE 1		BOZEMAN	MT	59718-2006
06090001351019015	000MMM526	SPAUDLING DANIEL C	607 HEBB RD		MANHATTAN	MT	59741-8202
06090001351019016	000MMM540	HUME MATTHEW	315 W MAIN ST TRLR 16		BELGRADE	MT	59714-3452
06090001351219017	000MMM1004	MCNANUS COLTON ALLEN	315 W MAIN ST TRLR 17		BELGRADE	MT	59714-2453
06090001351219018	000MMM3755	HAPE CARROLL H	PO BOX 1235		BELGRADE	MT	59714-1235



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06090301422012002	00RFF14545	MONT ASRI-CHEMICALS INC	PO BOX 266	BELGRADE	MT	59714-0266
06090302148257001	00RFF14545	LARRY W JOHNSON	PO BOX 266	BELGRADE	MT	59714-0266
06090302148257002	00RFF42844	BLOCKEY JULIE	14 POLLYWOG LN	BELGRADE	MT	59714-9110
06090302148257003	00RFF42845	BLOCKEY JULIE	14 POLLYWOG LN	BELGRADE	MT	59714-9110
	00RFF42846	ITM REAL ESTATE LLC	MAIL TO LESLIE MADSEN	PO BOX 99	MANHATTAN	59741-0099
	00RFF42847	STEWART DAVID & ANDI	PO BOX 452	BELGRADE	MT	59714-0452
	00RFF42847	STEWART SHAWN L BENJ	PO BOX 452	BELGRADE	MT	59714-0452
	00RFF42847	COOPER TERRA L & BENJ	PO BOX 452	BELGRADE	MT	59714-0452
	00RFF42847	MAPLE JESSIE R & BENJ	PO BOX 452	BELGRADE	MT	59714-0452
06090302148257004	00RFF42847	KUCHARSKI SETH A & RENJ	PO BOX 452	BELGRADE	MT	59714-0452
06090302148257005	00RFF42848	BLOCKEY JULIE A & CRAIG E	14 POLLYWOG LN	BELGRADE	MT	59714-9110
06090302148257006	00RFF42849	TANYAS DANCE COMPANY LLC	16 POTTER LN	BELGRADE	MT	59714-9596
06090302148257007	00RFF42850	TANYAS DANCE COMPANY LLC	16 POTTER LN	BELGRADE	MT	59714-9596
06090302148257008	00RFF42851	TANYAS DANCE COMPANY LLC	16 POTTER LN	BELGRADE	MT	59714-9596
06090302148257009	00RFF42852	GRJ GROWTH LLC	PO BOX 975	BELGRADE	MT	59714-0975
06090302148257010	00RFF42853	JOHNSON COLIN F	760 N MAIN ST	KALISPELL	MT	59903-3629
	00RFF42854	STONE PETER W UNDIV 50% INT	978 DUCHARME LN	POLSON	MT	59860-9673
06090302148257011	00RFF42854	STONE ROBERT D & CHERYL L UNDIV 50% (P)	978 DUCHARME LN	POLSON	MT	59860-9673
06090302148257012	00RFF42855	MCENTIRE CARLA	81 8TH ST STE 12	BELGRADE	MT	59714-3920
	00RFF60461	BUBBY'S CLIPPA JOE	C/O BUBBY'S CLIPPA JOE	BELGRADE	MT	59714
06090302410014001	00RFF60461	RHONDA GILBERT	C/O BUBBY'S CLIPPA JOE	BELGRADE	MT	59714
06090312101019001	000MMV45775	WESTLAND MARTIN	MAIL TO KEITH FLANIGAN	BOZEMAN	MT	59715
06090312101019002	000MMV45800	FLANIGAN KEITH	720 W BABCOCK ST	BOZEMAN	MT	59715-4451
06090312101019003	000MMV45809	FLANIGAN KEITH	720 W BABCOCK ST	BOZEMAN	MT	59715-4451
06090312101019004	000MMV45838	WESTLAND MARTIN	MAIL TO KEITH FLANIGAN	BOZEMAN	MT	59715-4451
	000MMV45900	HANRIGSON GENEVA &	20959 FRONTAGE RD TRILR 5	BELGRADE	MT	59714-8534
06090312101019005	000MMV45930	STEMBLER SAGE M	20959 FRONTAGE RD TRILR 5	BELGRADE	MT	59714-8534
06090312101019006	000MMV45960	MONCRIEF FERRA A	816 N 11TH AVE TRILR 10	BOZEMAN	MT	59715-2754
06090312101019007	000MMV45968	FLANIGAN KEITH	720 W BABCOCK ST	BOZEMAN	MT	59715-4451
	000MMV46240	ARNOLD JESSIE &	20959 FRONTAGE RD TRILR 8	BELGRADE	MT	59714-8534
06090312101019008	000MMV46240	LACOTTA TIMOTHY R	20959 FRONTAGE RD TRILR 8	BELGRADE	MT	59714-8534
06090312101019009	000MMV46240	EVANS CAROL M	20959 FRONTAGE RD TRILR 8	BELGRADE	MT	59714-8534
06090312101019010	000MMV46277	VANDERCOCK KATHY E	20959 FRONTAGE RD TRILR 10	BELGRADE	MT	59714-8534
06090312101019011	000MMV46293	SEVERSON PAM	PO BOX 1094	BELGRADE	MT	59714-1094
06090312101019012	000MMV46293	CONVENT GIGAS & DEBRA	20959 FRONTAGE RD TRILR 12	BELGRADE	MT	59714
06090312101019013	000MMV46293	SHEARMAN DWAYNE & LEON W & JONNE L	PO BOX 821	BELGRADE	MT	59714-0821
06090312101019014	000MMV46293	DAHL JIM	MAIL TO TIM LACOTTA	THREE FORKS	MT	59752
06090312101019015	000MMV46293	FLANIGAN KEITH	720 W BABCOCK ST	BOZEMAN	MT	59715-4451
06090312101019016	000MMV46293	FLANIGAN KEITH	720 W BABCOCK ST	BOZEMAN	MT	59715-4451
06090312101019017	000MMV46293	CANNON FRANK & CORLEY	PO BOX 666	THREE FORKS	MT	59752-0666
	000MMV46302	LACOTTA TIM	12150 BIG DAVIS RD	THREE FORKS	MT	59752-9795
06090312101019018	000MMV46302	LACOTTA TIMOTHY	12150 BIG DAVIS RD	THREE FORKS	MT	59752-9795
06090312101019019	000MMV46302	FLANIGAN KEITH	MAIL TO TIM LACOTTA	THREE FORKS	MT	59752
06090312101019020	000MMV46302	TOWNER JIM A & JOHN P	295 ASTOR AVE	BELGRADE	MT	59714-7527
	000MMV46302	LACOTTA TIM	12150 BIG DAVIS RD	THREE FORKS	MT	59752-9795
06090312101019021	000MMV46302	LACOTTA TIMOTHY	12150 BIG DAVIS RD	THREE FORKS	MT	59752-9795
06090312101019022	000MMV46302	HELM DAVID A	20959 FRONTAGE RD TRILR 17	BELGRADE	MT	59714-8534
06090312101019023	000MMV46302	SHIELDS CLINT & SHERLEY	20959 FRONTAGE RD TRILR 29	BELGRADE	MT	59714-8534
06090312101019024	000MMV46302	CLARK ANDREW	20959 FRONTAGE RD TRILR 24	BELGRADE	MT	59714-8534
06090312101019025	000MMV46302	CROSSMAN LINDA	570 LOWER RAINBOW RD	BOZEMAN	MT	59718-8122
06090312101019026	000MMV46302	CHARETTE MICHAEL A	20959 FRONTAGE RD TRILR 26	BELGRADE	MT	59714-8534
06090312101019027	000MMV46302	BLUMIDA MARION & AMANDA	27901 NORRIS RD TRILR 32	BOZEMAN	MT	59718-9039
06090312101019028	000MMV46302	WESTLAND MARTIN	MAIL TO KEITH FLANIGAN	BOZEMAN	MT	59718-6040
06090312101019029	000MMV46302	ASPEN PROPERTIES	720 W BABCOCK ST	BOZEMAN	MT	59715-4451
06090312101019030	000MMV46302	WESTLAND MARTY	MAIL TO KEITH FLANIGAN	BOZEMAN	MT	59715
06090312101019031	000MMV46302	STEVENS MARTIN W	PO BOX 959	BELGRADE	MT	59714-0959
	00RFF53320	WIDNER AMBER	385 CONCORD DR	BOZEMAN	MT	59715-7117
06090312101204000	00RFF53320	PORTER GAVIN	385 CONCORD DR	BOZEMAN	MT	59715-7117
06090312103012000	00RFF15252	ROBERT FAMILY TRUST	277 S COTTON LN	BOISE	ID	83712-8704
06090312259147001	00RFF34228	DUTCHBROTHER PROPERTIES LLC	411 S WALNUT ST	TOWNSEND	MT	59644-2911
06090312259147002	00RFF31808	MAUSLANE LLC	200 WILLIAMS RD E	GALLATIN GTWY	MT	59730-9760
06090312259147003	00RFF31809	MCFARLAND MONA LISA	108 E MADISON AVE UNIT C	BELGRADE	MT	59714-2956
06090312259147004	00RFF31810	SHAW FAMILY HOLDINGS LLC	2260 HAMMILTON RD	BELGRADE	MT	59714-8344

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0609031261086001	000MM1455	PRICE PERRY & DINE	600 PARKER DR		BELGRADE	MT	59714-9007
060000PP972001	0000PP972	COCA COLA COMPANY THE	ATTN PROPERTY TAX DEPT	PO BOX 6440	BRANDON	FL	33509-4440
060000PP9947001	0000PP947	TOWN AND COUNTRY	205 W MADISON AVE		BELGRADE	MT	59714-3906
060000PP1110001	0000PP1110	LAMAR OF BILLINGS	PO BOX 56398		BATON ROUGE	LA	70896-6398
	000RSB20016	NORTHWESTERN ENERGY	ATTN: WAYNE M HITT	3010 W 69TH ST	BOUNTAIS	SD	57108
	000RSB20085	CENTURYLINK INC	BRAD BUNSMON	700 W MINERAL AVE	LITTLETON	CO	80120
	000RSB20112	MONTANA RAIL LINK	JEAN LABER	PO BOX 16390	MISSOULA	MT	59808
0600PP15929001	00PP15929	MADISON RIVER BREWING COMPANY INC	20900 FRONTAGE RD		BELGRADE	MT	59714-8557
0600PP1689001	000PP1689	KEROX CORPORATION	PROPERTY TAX HQ2-040X	PO BOX 9601	WEBSTER	NY	14580
0600PP09688001	000PP09688	GOLDEN POLITE OPERATIONS - MT	PO BOX 81648		BILLINGS	MT	59108-1648
0600PP09754001	000PP09754	PITNEY BOWES INC	5310 CYPRESS CENTER DR STE 110		TAMPA	FL	33609-1057
0600PP09121001	000PP09121	ALLIED WASTE NORTH AMERICA INC #896	MAIL TO REPUBLIC SERVICES	PROPERTY TAX DEPARTMENT	PHOENIX	AZ	85038-9246
0600PP11121001	00PP11121	PITNEY BOWES GLOBAL FINANCIAL SERVICES	5310 CYPRESS CENTER DR STE 110		TAMPA	FL	33609-1057
0600PP11206001	00PP11206	LEHRKINDS	PO BOX 10580		BOZEMAN	MT	59719-0580
0600PP11219001	00PP11219	HARRINGTON BOTTLING COMPANY	PO BOX 3178		BUTTE	MT	59702-3178
0600PP12560001	00PP12560	MACDONALDS OF BELGRADE	1627 W MAIN ST # 204		BOZEMAN	MT	59715-4011
0600PP14788001	00PP14788	FIRST SECURITY BANK	BELGRADE BRANCH	PO BOX 910	BOZEMAN	MT	59713-0910
0600PP15930001	00PP15930	FIRST INTERSTATE BANK OF MONTANA	FINANCE DEPT	PO BOX 30918	BILLINGS	MT	59115-0918
0600PP16916001	00PP16916	CANYON FINANCIAL SERVICES INC	158 GATHER WAY STE 200	PO BOX 5008	MOUNT LAUREL	NJ	08054-5008
0600PP17062001	00PP17062	IBM CREDIT LLC	PO BOX 1159		SOUTH BURY	CT	06488-8159
0600PP17828001	00PP17828	AMERIGAS PROPANE LP	PO BOX 738		VALLEY FORGE	PA	19482-0738
0600PP19745001	00PP19745	NEOFEST USA INC	476 WHEELERS FARMS RD	TAX DEPARTMENT	MILFORD	CT	06461-9006
0600PP20177001	00PP20177	GOLDEN WEST ENTERPRISES	PO BOX 3178		BUTTE	MT	59702-3178
0600PP20552001	00PP20552	RESSLER MOTORS OF BELGRADE	PO BOX 400		BOZEMAN	MT	59711-0400
0600PP20944001	00PP20944	DISH NET WORK LLC	PO BOX 6623		ENGLEWOOD	CO	80155-6623
0600PP21032001	00PP21032	NORTHERN LEASING SYSTEMS	7303 SE LAKE RD		PORTLAND	OR	97267-2111
0600PP21750001	00PP21750	MAGIC DIAMOND CASINO OF BELGRADE	C/O TOWN PUMP INC	PO BOX 6000	BUTTE	MT	59702-6000
0600PP21758001	00PP21758	DOUBLE E ENTERPRISES LLC	29 HOLSTON HILLS RD		HENDERSON	NV	89052-6643
0600PP22192001	00PP22192	US BANK NATIONAL ASSOCIATION	1810 MADRID ST STE 100		MARSHALL	WV	26258-4001
0600PP23572001	00PP23572	FIRST DATA MERCHANT	PO BOX 4900		SCOTTSDALE	AZ	85261-4900
0600PP23596001	00PP23596	MARLIN LEASING	PO BOX 5481		MOUNT LAUREL	NJ	08054-5481
0600PP23781001	00PP23781	INTRALOT INC	11360 TECHNOLOGY CR		DULUTH	GA	30097-1502
0600PP26435001	00PP26435	BIG SKY WESTERN BANK	PO BOX 390		BELGRADE	MT	59714-0390
0600PP28007001	00PP28007	MONTANA LLS	C/O TOWN PUMP INC	PO BOX 6000	BUTTE	MT	59702-6000
0600PP28056001	00PP28056	EDWARD D JONES & CO LP	ATTN BRANCH TAX 05925	PO BOX 66528	SAINT LOUIS	MO	63166-6528
0600PP28519001	00PP28519	TOWN PUMP INC BELGRADE 2	C/O TOWN PUMP INC	PO BOX 6000	BUTTE	MT	59702-6000
0600PP28766001	00PP28766	ORDILLY AUTO PARTS #1199	PO BOX 06116		CHICAGO	IL	60606
0600PP29604001	00PP29604	RED BOX AUTOMATED RETAIL LLC	C/O ALTUS GROUP	PO BOX 72210	PHOENIX	AZ	85050-1021
0600PP14297001	00PP14297	ROCKY MOUNTAIN SUPPLY INC	PO BOX 129		BELGRADE	MT	59714-0129
0600PP24802001	00PP24802	ROCKY MOUNTAIN SUPPLY INC	PO BOX 129		BELGRADE	MT	59714-0129