

**South Billings Urban Renewal Association Board Meeting**  
**Wednesday 09/04/2024 6:00 p.m.**  
**Billings Hotel and Convention Center**  
**1223 Mallowney lane, Billings, MT**  
**Public Welcome (Zoom Access Provided)**

Call to Order: Scott Hanser, SBURA Board Vice President  
Courtesies: Welcome Visitors

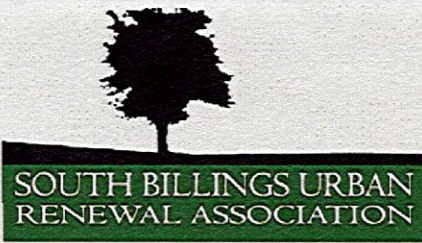
**Meeting Protocol:** Visitors wishing to be recognized should raise their hand. Unrecognized remarks will not be acknowledged. Those wishing to offer public comment will be limited to three minutes.

In attendance: Scott Hanser, Jim Ronquillo, Jeff Muri, Mike Erikson, Dick Zier, James Malloy, Mike Yakawich, Mike Boyett, Sara Trautmann, Megan Gummersall, Kelpin Lienemann, Kevin Heaney, Kevin Nelson, Andrew Houlihan, Carolyn Rukstad, Ryan Carroll, Dru Nelson

**Agenda Additions/Deletions**

**Agenda Items:**

1. Approval of Minutes for 08/06/2024- Scott (Action)
  - Jeff Muri motioned, Andrew Houlihan seconded to approve the minutes **APPROVED**
2. Amend Sports Complex City Council Action- Dick (Information)
  - Dick Zier gave a brief summary of the presentation given at the city council meeting. The city council voted unanimously on the project. Two RFP's will be going out; one for the infrastructure and the other for additional property leases available. Estimated publish date for the RFP's is September 17<sup>th</sup> and it will run continuously for 3 weeks. Once completed, a design team will be put together. The SBURA board thanked city council for their support and Collaborative Designs for going above and beyond to support the project.
  - Public comments: Kevin Nelson believes that four courts is not enough and the project should be larger and he suggested six to eight courts instead. Mike Yakawich expressed the positivity that SBURA board is having on the residents on the southside.
3. Montana Trailhead Inn TIF Request- Dick (Action)
  - Dick Zier presented the TIF application for MT Trailhead Inn. The owner is requesting 500K to cover demolition of the 221 sleeping rooms in the short portion of the structure. City council and SBURA board agree the funds should only be utilized for the demolition of the structure. This satisfies the SBURA goals of eliminating blight on the southside.
  - Public comments: Mike Boyett applauded the owners for coming forward to take on such a large project and thinks it will be a great thing for Billings.
  - Board comments: Jeff Muri asked when the parking lot would be repaired and Mr. Malloy stated they would wait to complete parking lot until they know what future plans for the space would be. Jeff also asked if they'd sell the empty space or just lease it and Mr. Malloy stated it would be leased property. Kelpin Lienemann and Carolyn Rukstad both agreed this project would change the entire area. Jeff Muri stated that it will eliminate a lot of transient activity in the area.  
Jeff Muri motioned, Andrew Houlihan seconded to approve the 500K TIF request.  
All in favor **APPROVED**
4. Public Comments on non-agenda items: none
5. Adjourn
  - Jeff Muri motioned, Carolyn Rukstad seconded to adjourn meeting.



(406) 698-3153  
SBURABILLINGS@GMAIL.COM  
DICKZIER@GMAIL.COM  
.....  
2139 BROADWATER AVE. STE F  
BILLINGS, MONTANA 59102

MONTANA TRAILHEAD INN

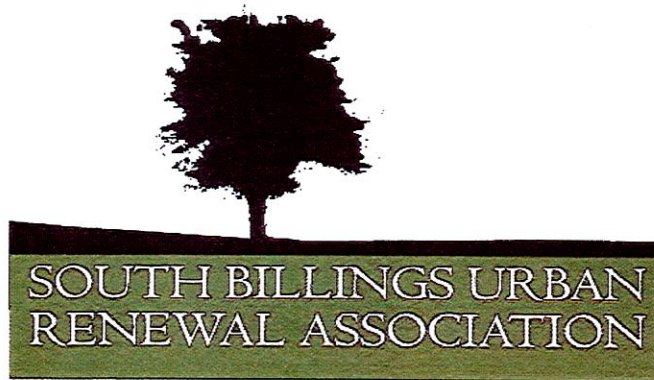
TIF REQUEST

9/03/2024

1. THIS CORNER IS ONE OF THE BEST COMMERCIAL PROPERTIES IN OUR TIF DISTRICT.
2. THE SBURA BOARD OF DIRECTORS HAS WANTED THIS PROPERTY TO ONCE AGAIN BECOME A VIABLE BUSINESS.
3. REMOVAL OF BLIGHT IS ONE OF THE MAIN GOALS OF SBURA.
4. THE NEW OWNERS PLAN TO REMOVE APPROXIMATELY 217 ROOMS THAT ARE NOT PART OF THE HIGH RISE.
5. THE EXISTING CONVENTION CENTER WILL BE USED AS A NEW VENUTRE TO BE DETERMINE.
6. THE PROPERTY THAT IS BEING CLEARED OF THE 217 ROOMS WILL BE USED FOR FUTURE DEVELOPMENT.
7. THE FUTURE REVENUE FROM ANY DEVLOPMENT ON THIS PROPERTY WILL INCREASE THE TAX GENERATED IN THE SBURA TIF DISTRICT.
8. PLEASE SUPPORT THIS VERY WORTHWHILE IMPROVEMENT IN OUR DISTRICT.

DICK ZIER CONSULTANT TO SBURA

MONTANA TRAILHEAD INN	Cost	Allow	ability	Total
		MT Code	MT Code	
<b>Preliminary &amp; Final Planning</b>		7-15-4233	7-15-4288	
Demolition	\$1,447,000.00		\$1,447,000.00	
Acquisition	\$5,600,000.00			
Asbestos Abatement	\$250,000.00		\$250,000.00	
Reroute Utililites	\$150,000.00		\$150,000.00	
Build new laundry facility	\$400,000.00			
Revise & Improve Parking Lot	\$400,000.00		\$400,000.00	
Remodel hotel exterior	\$500,000.00		\$500,000.00	
Landscaping	\$100,000.00		\$100,000.00	
Permits and Design	\$100,000.00	\$100,000.00		
<b>Total Project Cost</b>	<b>\$8,947,000.00</b>			
Total Construction/Rehab Cost	\$3,347,000.00			
Maximum TIF Assistance (16.67%) of Total Project Cost	\$557,944.90			
Requested TIF Assistance	\$500,000.00			
Approved				
Expected Increase in Taxable Value (80%) of Project Cost				
Commercial Tax Rate (1.89%)				
Annual Tax Increment (67.3 Mills)				
Payback Period (years)				



City of Billings South Billings Boulevard  
Urban Renewal District

Tax Increment Finance Assistance  
Application

For Public/Private Development Projects

**SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE  
APPLICATION**

Project Name: Montana Trailhead Inn Date Submitted: 6/5/24

**APPLICANT INFORMATION**

1. Name: Megan Gummersall

2. Address: 16114 E Indiana Ave #200, Spokane Valley, WA 99216

3. Telephone Number: (509) 828-7147

**PROJECT INFORMATION**

1. Building Address: 5500 Midland Road, Billings, MT 59101

2. Legal Description: Attached in Exhibit A

3. Ownership: Tropicana Inn-Vestments 2.0, LLC

4. Address: 16114 E Indiana Ave #200, Spokane Valley, WA 99216

5. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)

Lessor's Name: \_\_\_\_\_

Lessor's Address: \_\_\_\_\_

6. Existing/Proposed Businesses: Hotel, Warehouse, Retail

7. Business Description: Hotel, Warehouse, Retail

8. Employment: Existing FTE jobs \_\_\_\_\_ 15 \_\_\_\_\_

9. New Permanent FTE jobs created by project 40 Construction FTE jobs 35

10. Architectural Firm: JRA Architecture & Planning

Address: 2200 W Rosebud Ln, Coeur d' Alene, ID 83814

Representative: Dale Johnson

8. Description of Project: (Attach narrative explanation.) Exhibit B
9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.) Exhibit C
10. Project Schedule: (Attach time line or schedule through completion.) Exhibit D

#### CRITERIA FOR REVIEW

Materials contained in TIF Assistance applications are used to assess the merits of projects in relation to the goals and objectives of the South Billings Urban Renewal Master Plan and in relation to other District development and urban renewal projects. Projects will be evaluated based on the following criteria.

1. **Relevance to the South Billings Urban Renewal Master Plan** – This document is available on SBURA’s website ([www.southbillings.org](http://www.southbillings.org)).
2. **Economic Stimulus** – The amount of economic activity to be generated by the project.
3. **Tax Generation** – The increase in taxable value due to new construction/rehabilitation as estimated by the County Assessor’s office.
4. **Employment Generation** – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.
5. **Elimination of Blight** – The project’s direct and indirect impact on the physical and fiscal condition within the District.
6. **Special or Unique Opportunities** – The extent to which the project represents a unique opportunity, meets a special need, or addresses community goals. The provision of public space or workforce housing are examples of special and unique opportunities.
7. **Impact Assessment** – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.
8. **Financial Assistance** – Other forms of financing available to the Applicant i.e. lender participation and state and federal grant monies,
9. **Project Feasibility** – Demonstration of market demand for the project
10. **Developer’s Ability to Perform** – Applicant’s capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

11. **Timely Completion** – The feasibility of completing the project according to the Applicant’s project schedule.

**PROJECT COSTS**

**Land and Site Improvements (Itemized)**

1. Equity in Land and Buildings	\$ <u>3,435,000</u>
2.	\$ _____
3.	\$ _____
4.	\$ _____
Subtotal	\$ <u>3,435,000</u>

**Construction/Rehabilitation Costs (or attach separate statement)**

1. Demolition	\$ <u>1,447,000</u>
2. Asbestos Abatement	\$ <u>250,000</u>
3. Reroute Utilities	\$ <u>150,000</u>
4. Build new laundry facility	\$ <u>400,000</u>
5. Revise & Improve Parking Lot	\$ <u>400,000</u>
6. Remodel hotel exterior	\$ <u>500,000</u>
7. Landscaping	\$ <u>100,000</u>
8.	\$ _____
Subtotal	\$ <u>3,247,000</u>

Fees

1. Architectural design/Supervision	\$ <u>85,000</u>
2. Permits _____	\$ <u>15,000</u>

3. Other fees _____	\$ _____
Subtotal	\$ <u>100,000</u>
Total Project Development Costs	\$ <u>3,347,000</u>

**PROJECT FINANCING**

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested	\$ <u>235,000</u>
Land & Buildings	\$ <u>3,200,000</u>
Other (Specify) _____	\$ _____
_____	\$ _____
Subtotal	\$ <u>3,435,000</u>

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation.)

Lender Payment/Period	Loan Amount	Interest	Term	
<u>Mountain West Bank</u>	\$ <u>2,000,000</u>	<u>8</u> %	<u>1</u> yrs	\$ <u>14,615</u> /Month
<u>Mountain West Bank</u>	\$ <u>500,000</u>	<u>9.15</u> %	<u>1</u> yrs	\$ <u>3,500</u> /Month
Total Loan Amount				\$ <u>2,500,000</u>



**DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY**

Applicant

1. Name: Malbco Development

Address: 16114 E Indiana Ave #200, Spokane Valley, WA 99216

2. If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of State of Washington.

3. The applicant is:

A corporation.

A nonprofit or charitable institution or corporation

A partnership known as \_\_\_\_\_

Other (explain): \_\_\_\_\_

Date of organization: 1992

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the applicant.

Name and Address

Nature and Extent of Interest

James Mulloy

President/Secretary 50% Owner

Holly Mulloy

Vice President/Treasurer 50% Owner

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Financial Condition

1. Provide a current financial statement for each private entity involved in the project. Documentation of financial capacity may include net worth statements, balance sheets, or profit and loss statements. **Exhibit E**

2. Has the applicant or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten years?

No  Yes \_\_\_\_\_ If yes, give date, place, and under what name:

\_\_\_\_\_

3. Has the applicant or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:

No  Yes \_\_\_\_\_ If yes, give date, charge, place, court and action taken for each case.

\_\_\_\_\_

\_\_\_\_\_

### CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

Name: Malbco Development

Address: 16114 E Indiana Ave #200, Spokane Valley, WA 99216

2. Has such contractor or builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?

No  Yes \_\_\_\_\_ If yes, explain.

\_\_\_\_\_

**CERTIFICATION**

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

Signature *Megan Gummersall*

Signature \_\_\_\_\_

Title Authorized Representative

Title \_\_\_\_\_

Address \_\_\_\_\_

Address \_\_\_\_\_

16114 E Indiana Ave #200, Spokane Valley, WA 99216

\_\_\_\_\_

Date 6/5/24

Date \_\_\_\_\_

## **Exhibit B**

### **Project Description**

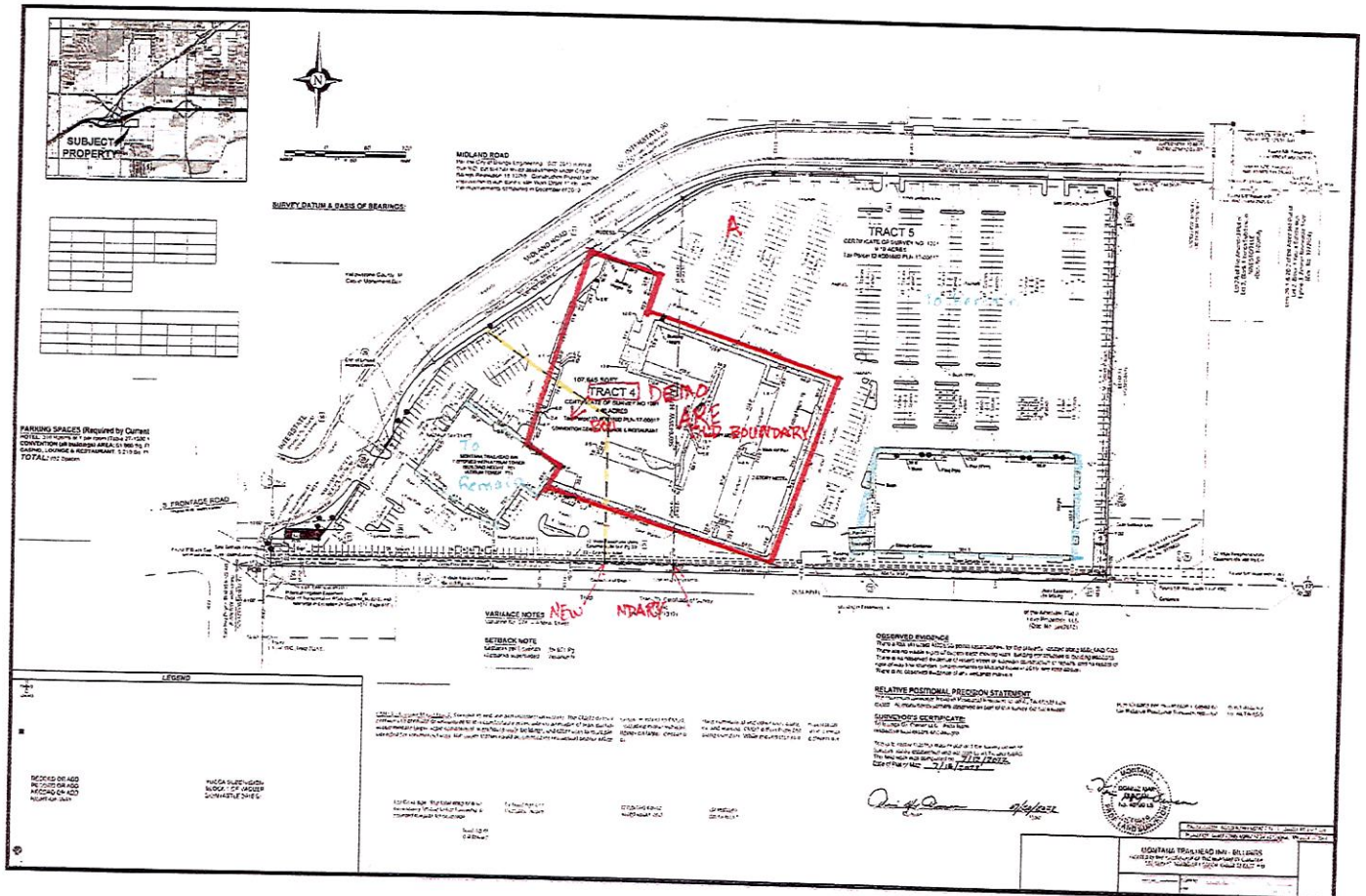
This project is located on a 13-acre parcel at 5500 Midland Road. The scope of work is extensive and includes asbestos abatement, demolishing the existing former Holiday Inn buildings, revising and improving the parking lot, adding new laundry facilities in the remaining hotel tower, remodeling the hotel exterior, installing new landscaping, and rerouting the utilities as needed.

The site is currently in poor condition and an eyesore to the public. Our goal is to improve and redevelop the property to better serve the community and hotel guests. Our management group has existed for 46 years. We have extensive hotel management and development experience and a proven track record of successful projects. We have previously invested heavily in the Montana market including Missoula, Kalispell, Hamilton, Belgrade, Bozeman, Helena, Great Falls, and now Billings. We want to restore this property and make it a beautiful asset for South Billings.

# Exhibit C

## Construction Plans

### Demolition Plans



## Exhibit A

### Legal Description

That part of S1/2 NW1/4 of Section 17, Township 1 South, Range 26 East, of the Principal Montana Meridian, in the City of Billings, Yellowstone County, Montana, described as Tracts 4 and 5, of Certificate of Survey No. 1091 on file in the office of the Clerk and Recorder of said County, under Document No. 819695.

# Exhibit D

## Project Schedule

### Segmented Timeline

60 days - Asbestos Abatement

60 days - Demolition (after abatement is complete)

90-120 days - New laundry room, exterior remodel,  
landscaping, utilities























# Exhibit E

## Financial Statements

Tropicana Inn-Vestments 2.0, LLC  
Financial Statement  
June 1, 2024  
5500 Midland Road  
Billings, MT 59101

Assets:

Cash/Cash Equivalents:

Wells Fargo Checking \$ 234,000

Real Estate: \$ 5,700,000

Total Assets: \$ 5,934,000

Liabilities:

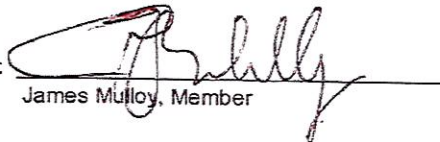
Mountain West Bank Mortgage \$ 2,000,000

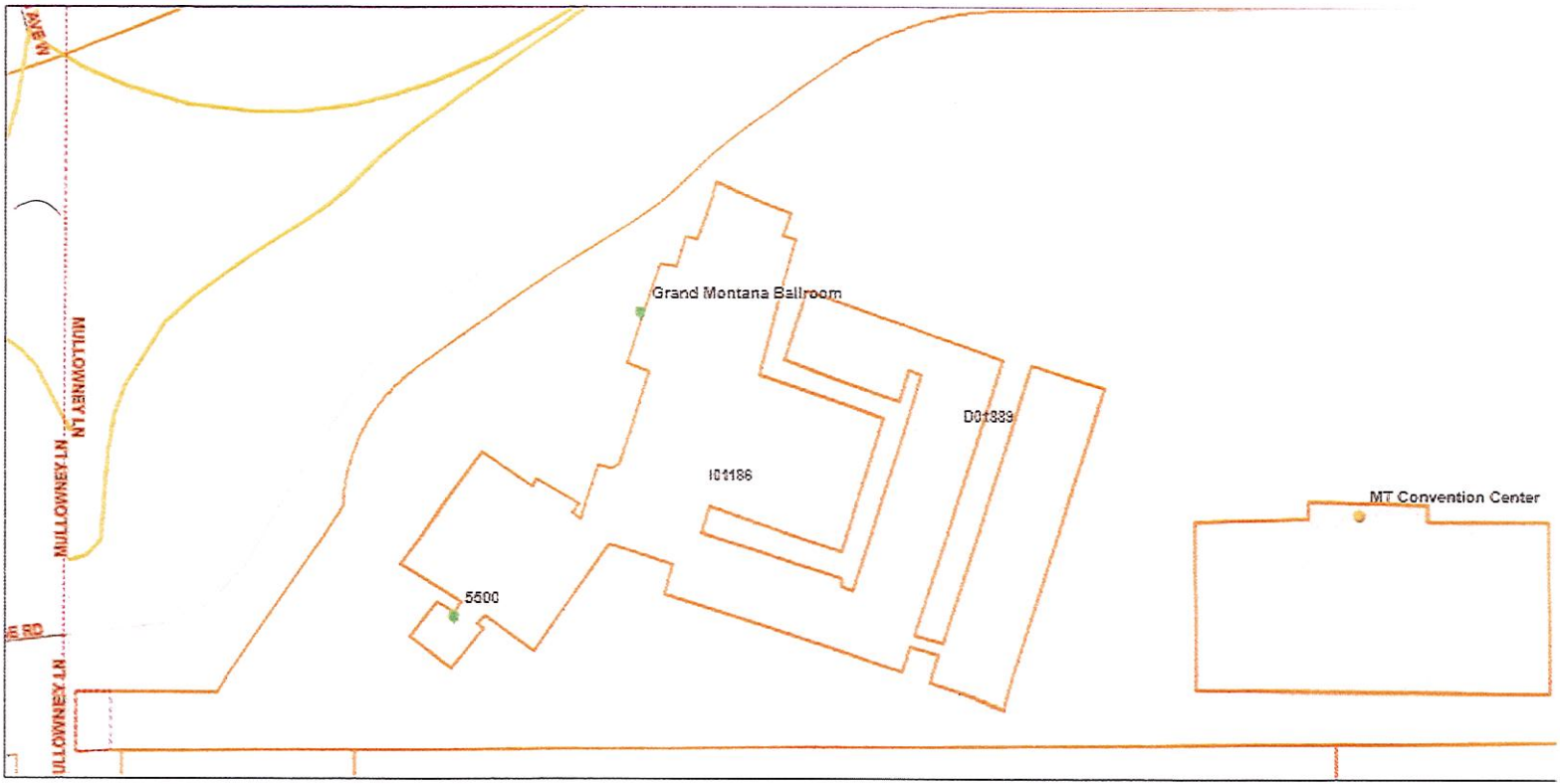
Mountain West Bank 2nd Mortgage \$ 500,000

Total Liabilities: \$ 2,500,000

Net Worth: \$ 3,434,000

Signed:

  
James Mulloy, Member





# Yellowstone County, Montana Property Tax Detail For D01889



TaxCode: D01889

Owner Listed On Last Tax Statement

Last Updated: May 14, 2024

Primary Owner: TROPICAN INN-VESTMENTS 2.0 LLC

Owner as of May 14, 2024

Primary Owner Name: TROPICAN INN-VESTMENTS 2.0 LLC

2024 Mailing Address

Mailing Address: TROPICAN INN-VESTMENTS 2.0 LLC  
16114 E INDIANA AVE  
SPOKANE VALLEY, WA 99216-1874

Property Information

Property Address: 5500 MIDLAND RD

Township: 01 S Range: 26 E Section: 17

Certificate of Survey: 1091 Parcel: 4 & 5

Full Legal: S17, T01 S, R26 E, C.O.S. 1091, PARCEL 4 & 5, (LESS 2130 SQ FT HWY) APPROX 13.66 ACRES

GeoCode: 03-0927-17-2-01-01-0000

Levy District: 23T5 - SOUTH BILLINGS BLVD URBAN (593.46 Mills)

### 2023 Assessed Value Summary

Assessed Land Value =	\$1,128,798.00
Assessed Building(s) Value =	\$0.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$1,128,798.00

### Assessed Value Detail Tax Year: 2023

Description	Tax Rate	Amount
Commercial City/Town Lots %		\$1,128,798.00
		Total: \$1,128,798.00

SID Payoff Information

Rural SID

**NONE**

## Property Tax Billing History

<b>Year</b>	<b>1st Half</b>	<b>2nd Half</b>	<b>Total</b>
<a href="#">2023</a> ♦	26,841.03 P	26,841.01 P	53,682.04
<a href="#">2023</a> ♦	11,158.00 P	0.00	11,158.00
<a href="#">2023</a> ♦	0.00	9,138.00 P	9,138.00
<a href="#">2023</a> ♦	0.00	369.08 P	369.08
<a href="#">2023</a> ♦	0.00	3,054.00	3,054.00
<a href="#">2022</a> ♦	49,298.78 P	0.00 R	49,298.78
<a href="#">2022</a> ♦	0.00	42,772.77 P	42,772.77
<a href="#">2021</a> ♦	30,232.85 P	0.00 P	30,232.85
<a href="#">2021</a> ♦	0.00	34,370.34 P	34,370.34
<a href="#">2020</a> ♦	29,795.29 P	29,795.26 P	59,590.55
<a href="#">2019</a> ♦	91,499.31 P	0.00 P	91,499.31
<a href="#">2019</a> ♦	0.00	86,183.28 P	86,183.28
<a href="#">2018</a>	92,722.87 P	0.00 R	92,722.87
<a href="#">2018</a>	0.00	92,370.86 P	92,370.86
<a href="#">2017</a>	135,674.42 P	0.00	135,674.42
<a href="#">2017</a>	0.00	56,194.33 P	56,194.33
<a href="#">2016</a>	175,302.55 P	176,450.52 P	351,753.07
<a href="#">2015</a>	130,910.49 P	130,910.49 P	261,820.98
<a href="#">2015</a>	56,182.00 P	0.00	56,182.00
<a href="#">2015</a>	0.00	58,142.00 P	58,142.00
<a href="#">2014</a>	138,146.05 P	0.00 R	138,146.05
<a href="#">2014</a>	0.00	135,832.02 P	135,832.02
<a href="#">2013</a>	107,337.64 P	0.00 R	107,337.64
<a href="#">2013</a>	0.00	139,984.61 P	139,984.61
<a href="#">2012</a>	106,726.91 P	0.00 R	106,726.91
<a href="#">2012</a>	0.00	109,952.89 P	109,952.89
<a href="#">2011</a>	112,974.25 P	0.00 R	112,974.25
<a href="#">2011</a>	0.00	117,958.24 P	117,958.24

<a href="#">2010</a>	128,414.11	P	0.00	R	128,414.11
<a href="#">2010</a>	0.00		132,626.10	P	132,626.10
<a href="#">2009</a>	130,150.50	P	0.00	R	130,150.50
<a href="#">2009</a>	0.00		123,353.21	P	123,353.21
<a href="#">2008</a>	118,881.43	P	0.00	R	118,881.43
<a href="#">2008</a>	0.00		118,370.66	P	118,370.66
<a href="#">2007</a>	88,435.23	P	88,435.23	P	176,870.46
<a href="#">2007</a>	0.00		9,868.50	P	9,868.50
<a href="#">2006</a>	71,010.93	P	71,010.93	P	142,021.86
<a href="#">2005</a>	68,839.46	P	68,839.45	P	137,678.91
<a href="#">2004</a>	62,348.80	P	62,348.80	P	124,697.60
<a href="#">2003</a>	56,597.14	P	56,597.16	P	113,194.30
<a href="#">2002</a>	50,615.58	P	50,615.57	P	101,231.15
<a href="#">2001</a>	49,643.05	P	49,643.03	P	99,286.08
<a href="#">2000</a>	51,179.23	P	51,179.21	P	102,358.44

(P) indicates paid taxes.

◆-Current records indicate tax bill protected under a bankruptcy filing.

Jurisdictional Information

Commissioner:

[District - 1](#)  
[John Ostlund \(R\)](#)  
 PO Box 35000  
 Billings,  
 MT 59107  
 406-256-2701 -  
 Work

Senate:

[District - 24](#)  
[Kathy Kelker \(D\)](#)  
 P O Box 20584  
 Billings,  
 MT 59102  
 (406) 698-5610  
 - Home

House:

[District - 48](#)  
[Jodee Etchart](#)  
 (R)  
 PO BOX 22014  
 Billings,  
 MT 59104  
 (406) 318-9773  
 - Work

Ward: [3 - \(BILLINGS\)](#)

<a href="#">Bill Kennedy</a>	<a href="#">Denise Joy</a>
902 Parkhill Drive	PO Box 31192
Billings,	Billings,
MT 59102	MT 59107
406-698-5229 -	406-647-0337 -
Home	Home

Precinct: [35](#)

**High School:** West

**Middle School:** Elysian

**Elementary School:** Elysian

**Zoning:** CMU2-Corridor Mixed Use 2  
[Click Here to view Billings Regulations](#)  
[Click Here to view Laurel Regulations](#)  
[Click Here to view Broadview Regulations](#)  
[Click Here to view Yellowstone County Regulations](#)

**Trustee:** [School District](#)  
[Trustee Links](#)

**Clerk & Recorder Documents For Tax Code:**

Recording #	Document type	Recorded Date	Document Date	Book	Page
4072613	Warranty Deed	4/26/2024	4/26/2024		
4070949	Warranty Deed	4/2/2024	4/2/2024		
4034394	Quit Claim Deed	11/10/2022	7/28/2022		
3820983	Warranty Deed	7/26/2017	7/18/2017		
3764434	Warranty Deed	12/23/2015	12/14/2015		
			2/10/2006	0033	66723
			7/23/2003	PD32	42588
			7/23/2003	0032	42588
			2/11/1998	0019	09822
			10/29/1997	0018	96834

[Orion Detail](#)

**Owner Information**

**Primary Owner:** TROPICAN INN-VESTMENTS 2.0 LLC

**Tax Code:** D01889

**GeoCode:** 03-0927-17-2-01-01-0000

**Property Address:** 5500 MIDLAND RD BILLINGS 59101

**Legal Description:** S17, T01 S, R26 E, C.O.S. 1091, PARCEL 4 & 5, (LESS 2130 SQ FT HWY) APPROX 13.66 ACRES

**Property Type:** VAC\_U - Vacant Land - Urban

**Site Information - [View Codes](#)**

**Levy District:** 03-0981T5-23T5      **Location:**

**Neighborhood Code:** 203.007.C      **Fronting:**

**Parking type:**      **Parking Prox:**

Utilities: Access:  
 Lot Size: 13.659 Acres Topography:

### GENERAL TAX DETAIL

Levy Description	1st Half	2nd Half	Total
<b>CITY</b>			
BILLINGS-GEN OBLIGATION BALLPARK	\$14.95	\$14.95	\$29.90
BILLINGS-GEN OBLIGATION LIBRARY	\$13.51	\$13.51	\$27.02
BILLINGS-GEN OBLIGATION STREETS	\$7.16	\$7.16	\$14.32
BILLINGS-GENERAL	\$390.36	\$390.35	\$780.71
BILLINGS-LIBRARY	\$22.80	\$22.80	\$45.60
BILLINGS-PUBLIC SAFETY 1998	\$106.80	\$106.80	\$213.60
BILLINGS-PUBLIC SAFETY 2020	\$320.40	\$320.40	\$640.80
BILLINGS-PUBLIC SAFETY 2021	\$181.56	\$181.56	\$363.12
BILLINGS-TRANSIT	\$45.55	\$45.55	\$91.10
<b>CITY TOTALS:</b>	<b>\$1,103.09</b>	<b>\$1,103.08</b>	<b>\$2,206.17</b>
<b>COUNTY</b>			
BRIDGE	\$18.58	\$18.58	\$37.16
COUNTY PLANNING	\$6.46	\$6.46	\$12.92
EXTENSION SERVICE	\$3.79	\$3.79	\$7.58
GENERAL FUND	\$176.59	\$176.59	\$353.18
LIABILITY & PROPERTY INSURANCE	\$11.21	\$11.21	\$22.42
MENTAL HEALTH	\$4.81	\$4.81	\$9.62
METRA (CIVIC CENTER)&COUNTY FAIR	\$42.93	\$42.93	\$85.86
MUSEUM	\$9.45	\$9.45	\$18.90
PERMISSIVE MEDICAL LEVY	\$50.41	\$50.41	\$100.82
PUBLIC HEALTH	\$35.41	\$35.41	\$70.82
PUBLIC SAFETY - MENTAL HEALTH	\$15.91	\$15.91	\$31.82
PUBLIC SAFETY - SHERIFF	\$139.80	\$139.80	\$279.60
PUBLIC SAFETY- COUNTY ATTORNEY	\$59.54	\$59.54	\$119.08
SENIOR CITIZENS-ELDERLY ACTIVITIES	\$20.35	\$20.35	\$40.70
WEED CONTROL	\$4.17	\$4.17	\$8.34
<b>COUNTY TOTALS:</b>	<b>\$599.41</b>	<b>\$599.41</b>	<b>\$1,198.82</b>
<b>OTHER</b>			

SOUTH BILLINGS BLVD URBAN	\$3,129.40	\$3,313.71	\$6,443.11
BIG SKY ECONOMIC DEVELOPMENT AUTHORITY	\$16.07	\$16.07	\$32.14
<b>OTHER TOTALS:</b>	<b>\$3,145.47</b>	<b>\$3,329.78</b>	<b>\$6,475.25</b>
<b>SCHOOL</b>			
ELEM & HIGH SCH TRANSPORTATION	\$13.08	\$13.08	\$26.16
ELEMENTARY RETIREMENT	\$122.71	\$122.71	\$245.42
HIGH SCHOOL RETIREMENT	\$69.96	\$69.95	\$139.91
SD #2 (BILLINGS) - HS ADULT EDUCATION	\$16.39	\$16.39	\$32.78
SD #2 (BILLINGS) - HS BUILDING RESERVE	\$4.91	\$4.91	\$9.82
SD #2 (BILLINGS) - HS DEBT SERVICE	\$5.87	\$5.88	\$11.75
SD #2 (BILLINGS) - HS GENERAL	\$201.91	\$201.91	\$403.82
SD #2 (BILLINGS) - HS TECHNOLOGY	\$16.07	\$16.07	\$32.14
SD #2 (BILLINGS) - HS TRANSPORTATION	\$36.37	\$36.37	\$72.74
SD #2 (BILLINGS) - HS TUITION	\$21.73	\$21.73	\$43.46
SD #23 (ELYSIAN) ELEM ADULT ED	\$3.85	\$3.85	\$7.70
SD #23 (ELYSIAN) ELEM BLDG RES	\$8.12	\$8.12	\$16.24
SD #23 (ELYSIAN) ELEM DEBT SERVICE	\$169.60	\$169.60	\$339.20
SD #23 (ELYSIAN) ELEM TECHNOLOGY	\$2.03	\$2.03	\$4.06
SD #23 (ELYSIAN) ELEM TUITION	\$13.94	\$13.94	\$27.88
SD #23 (ELYSIAN) ELEMENTARY GENERAL	\$255.57	\$255.57	\$511.14
SD #23 (ELYSIAN) ELEMENTARY TRANSPORTATI	\$33.43	\$33.43	\$66.86
<b>SCHOOL TOTALS:</b>	<b>\$995.54</b>	<b>\$995.54</b>	<b>\$1,991.08</b>
<b>STATE</b>			
TIDU TID - UNIVERSITY MILLAGE	\$31.96	\$31.96	\$63.92
ACCREDITED HIGH SCHOOL	\$96.12	\$96.12	\$192.24
GENERAL SCHOOL	\$144.18	\$144.18	\$288.36
STATE EQUALIZATION AID	\$175.69	\$175.69	\$351.38
UNIVERSITY MILLAGE	\$32.04	\$32.04	\$64.08
VOCATIONAL-TECHNICAL SCHOOLS	\$6.94	\$6.94	\$13.88
<b>STATE TOTALS:</b>	<b>\$486.93</b>	<b>\$486.93</b>	<b>\$973.86</b>
<b>TOTAL GENERAL TAXES</b>	<b>\$6,330.44</b>	<b>\$6,514.74</b>	<b>\$12,845.18</b>



- \* = Voted Levy to impose a New Mill Levy
- \*\* = Voted Levy Increase to a Levy Submitted to Electors
- \*\*\* = Voted Levy to Exceed Levy Limit (MCA 15-10-420)

**SPECIAL ASSESSMENTS**

Description	1st Half	2nd Half	Total
2913 BLGS SW/CURB/GTR	\$6,653.37	\$6,653.37	\$13,306.74
BLSW BILLINGS STORM SEWER	\$4,090.54	\$4,090.54	\$8,181.08
BS#2 BLGS STREET MAINT #2	\$8,733.26	\$8,733.26	\$17,466.52
ELEM GENERAL ADD'L MILLS	\$0.00	\$64.08	\$64.08
HS GENERAL ADD'L MILLS	\$0.00	\$42.72	\$42.72
LIGHT MAINTENANCE 324	\$1,029.47	\$1,029.47	\$2,058.94
SOIL SOIL CONSERVATION	\$3.95	\$3.94	\$7.89
STATE EQUAL ADD'L MILLS	\$0.00	\$75.83	\$75.83
TOURISM BUSINESS IMP DIST	\$11,158.00	\$12,192.00	\$23,350.00
VO-TECH EQUAL ADD'L MILLS	\$0.00	\$2.14	\$2.14
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$31,668.59</b>	<b>\$32,887.35</b>	<b>\$64,555.94</b>

General Taxes	District	Mill Levy	1st Half	2nd Half
SOUTH BILLINGS BLVD URBAN	23T5	593.46	6,330.44	6,514.74

<b>TOTAL TAXES DUE CURRENT YEAR:</b>	<b>\$77,401.12</b>
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This property may qualify for a Property Tax Assistance Program. This may include: Intangible Land Value Assistance, Property Tax Assistance, Disabled or Deceased Veteran's Residential Exemption, and/or Elderly Homeowner's Tax Credit. Contact the Department of Revenue at (406)896-4000 for further information.

This Information is current as of 5/23/2024 10:52:35 AM



# Yellowstone County, Montana Property Tax Detail For I01186



TaxCode: I01186

**Owner Listed On Last Tax Statement**

Last Updated: July 22, 2024

Primary Owner: 5500 MIDLAND HOLDINGS LLC

**Owner as of July 22, 2024**

Primary Owner Name: 5500 MIDLAND HOLDINGS LLC

**2024 Mailing Address**

Mailing Address: 5500 MIDLAND HOLDINGS LLC  
APF- BILLINGS LLC  
5500 MIDLAND ROAD  
BILLINGS, MT 59101

**Property Information**

Property Address:

Township: 01 S Range: 26 E Section: 17

Full Legal: S17, T01 S, R26 E, IMPS @ D01889 (20)

GeoCode: 03-0927-17-2-01-01-4001

Levy District: 23TS - SOUTH BILLINGS BLVD URBAN (593.46 Mills)

**2023 Assessed Value Summary**

Assessed Land Value =	\$0.00
Assessed Building(s) Value =	\$6,007,130.00
Personal Property Value =	\$0.00
Total Assessed Value =	\$6,007,130.00

**Assessed Value Detail Tax Year: 2023**

Description	Tax Rate	Amount
Improvements on Commercial City/Town Lots %		\$6,007,130.00
		Total: \$6,007,130.00

SID Payoff Information

**Rural SID**

**NONE**

Property Tax Billing History

Year	1st Half		2nd Half		Total
<a href="#">2023</a>	33,710.26	P	33,710.22	P	67,420.48
<a href="#">2023</a>	0.00		1,964.16	P	1,964.16
<a href="#">2022</a>	32,043.90	P	32,043.86	P	64,087.76
<a href="#">2021</a>	29,155.61	P	29,155.59	P	58,311.20
<a href="#">2020</a>	31,228.06	P	31,228.03	P	62,456.09

(P) indicates paid taxes.

Jurisdictional Information

Commissioner:

[District - 1](#)

[John Ostlund \(R\)](#)  
PO Box 35000  
Billings,  
MT 59107  
406-256-2701 -  
Work

Senate:

[District - 24](#)

[Kathy Keiker \(D\)](#)  
P O Box 20584  
Billings,  
MT 59102  
(406) 698-5610  
- Home

House: [District - 48](#)

[Jodee Etchart \(R\)](#)  
PO BOX 22014  
Billings,  
MT 59104  
(406) 318-9773  
- Work

Ward: [3 - \(BILLINGS\)](#)

[Bill Kennedy](#)

902 Parkhill Drive  
Billings,  
MT 59102  
406-698-5229 -  
Home

[Denise Joy](#)

PO Box 31192  
Billings,  
MT 59107  
406-647-0337 -  
Home

Precinct: [35](#)

High School: West

Middle School: Elysian

Elementary School: Elysian

Zoning:

CMU2-Corridor Mixed Use 2

[Click Here to view Billings Regulations](#)

[Click Here to view Laurel Regulations](#)

[Click Here to view Broadview Regulations](#)

[Click Here to view Yellowstone County Regulations](#)

Trustee:

[School District](#)  
[Trustee Links](#)

Clerk & Recorder Documents For Tax Code:

No Documents Were Found

[Orion Detail](#)

**Owner Information**

**Primary Owner:** 5500 MIDLAND HOLDINGS LLC

**Tax Code:** I01186

**GeoCode:** 03-0927-17-2-01-01-4001

**Property Address:**

**Legal Description:** S17, T01 S, R26 E, IMPS @ D01889 (20)

**Property Type:** Improved Property

**Site Information - [View Codes](#)**

**Levy District:** 03-0981T5-23T5      **Location:**

**Neighborhood Code:** 203.007.C      **Fronting:**

**Parking type:**      **Parking Prox:**

**Utilities:**      **Access:**

**Lot Size:** 0 Sq. Ft.      **Topography:**

**Commercial Building 1**

**Year Built:** 1972      **Year Remodel:** 1999

**Improvement Class:** 3507      **Effective Year:**

**Building Name:** Radisson      **Building Number:** 1

**Grade (Factor):** L (0.74)      **Structure Type:** 315 - Hotel/Motel, Low Rise (1 to 4 stories)

**Total Identical Buildings:** 1      **Units per Building:** 224

**ECF:** 1.14

**Interior/Exterior Commercial Building 1**

Floors	Area/Floor(Sq Ft)	Area (Sq Ft)	Use	Construction	Ptns	Heat	A/C	plumb
01 - 01	47552	47552	012 - Hotel	1-Wood Frame/Joist/Beam	2- Normal	1-Hot Air	1- Central	2- Normal
01 - 01	40063	40063	012 - Hotel	1-Wood Frame/Joist/Beam	2- Normal	1-Hot Air	1- Central	2- Normal
02 - 02	47139	47139	012 - Hotel	1-Wood Frame/Joist/Beam	2- Normal	1-Hot Air	1- Central	2- Normal

**Building Total:** 134754

**Elevator/Escalator Commercial Building 1**

Code-Type	Units	Rise	Speed	Stops
EL2-Electric Passenger Elevator	1	150		2

**Commercial Building 2**

**Year Built:** 1985      **Year Remodel:** 1999  
**Improvement Class:** 3507      **Effective Year:**  
**Building Name:** Radisson      **Building Number:** 2  
**Grade (Factor):** A (1)      **Structure Type:** 314 - Hotel/Motel, High Rise (5 stories & up)  
**Total Identical Buildings:** 1      **Units per Building:** 94  
**ECF:** 1.14

**Interior/Exterior Commercial Building 2**

Floors	Area/Floor(Sq Ft)	Area (Sq Ft)	Use	Construction	Ptns	Heat	A/C	plumb
02 - 07	8197	49182	012 - Hotel	1-Wood Frame/Joist/Beam	2- Normal	2-Hot Water or Steam	2- Unit	2- Normal
01 - 01	17324	17324	012 - Hotel	1-Wood Frame/Joist/Beam	2- Normal	2-Hot Water or Steam	2- Unit	2- Normal

**Building Total:** 66506

**Elevator/Escalator Commercial Building 2**

Code-Type	Units	Rise	Speed	Stops
EL2-Electric Passenger Elevator	2	200		8

**Commercial Building 3**

**Year Built:** 1985                      **Year Remodel:**  
**Improvement Class:** 3507              **Effective Year:**  
**Building Name:** Montana Convention Center      **Building Number:** 3  
**Grade (Factor):** F (0.83)                      **Structure Type:** 315 - Hotel/Motel, Low Rise (1 to 4 stories)  
**Total Identical Buildings:** 1                      **Units per Building:** 1  
**ECF:** 1.14

**Interior/Exterior Commercial Building 3**

Floors	Area/Floor(Sq Ft)	Area (Sq Ft)	Use	Construction	Ptns	Heat	A/C	plumb
01 - 01	43414	43414	012 - Hotel	4-Pre-engineered Steel	2- Normal	2-Hot Water or Steam	2- Unit	2- Normal

**Building Total:** 43414

**Main Features Commercial Building**

Code-Type	Quantity
PP1 - Porch, open	1
PP1 - Porch, open	1
RP5 - Swimming Pool, indoor	1
WH1 - Whirlpool/hot tub, < 5 persons	1
OA1 - Open Area, high rise apts/hotels	1
CP6 - Canopy Roof, Average	1
BA1 - Balcony	6
SS1 - Sprinkler System - wet pipe	1
LD4 - Truck & Train Wells	1
PP1 - Porch, open	1
OD4 - Overhead Door, rolling steel with motor & operator	2
OD4 - Overhead Door, rolling steel with motor & operator	1
SS2 - Sprinkler System, dry pipe	1

**Other Building and Yard Improvements**

**Code - Type                      Quantity Area/Unit Classcode**

CLT4 - Light, incandescent, pole & bracket	48	1	3507
CLT4 - Light, incandescent, pole & bracket	25	1	3507
CGFU - Garage, detached, frame, unfinished	1	720	3507
CPA1 - Paving, asphalt	1	91500	3507
CPA2 - Paving, concrete, 4"	1	3570	3507
CGFF - Garage, detached, frame, finished	1	800	3507
CRS3 - Utility Building, brick/stone	1	196	3507
CPA1 - Paving, asphalt	1	269050	3507

**GENERAL TAX DETAIL**

Levy Description	1st Half	2nd Half	Total
<b>CITY</b>			
BILLINGS-GEN OBLIGATION BALLPARK	\$79.57	\$79.57	\$159.14
BILLINGS-GEN OBLIGATION LIBRARY	\$71.90	\$71.90	\$143.80
BILLINGS-GEN OBLIGATION STREETS	\$38.08	\$38.08	\$76.16
BILLINGS-GENERAL	\$2,077.36	\$2,077.35	\$4,154.71
BILLINGS-LIBRARY	\$121.34	\$121.34	\$242.68
BILLINGS-PUBLIC SAFETY 1998	\$568.36	\$568.36	\$1,136.72
BILLINGS-PUBLIC SAFETY 2020	\$1,705.08	\$1,705.08	\$3,410.16
BILLINGS-PUBLIC SAFETY 2021	\$966.21	\$966.21	\$1,932.42
BILLINGS-TRANSIT	\$242.40	\$242.41	\$484.81
<b>CITY TOTALS:</b>	<b>\$5,870.30</b>	<b>\$5,870.30</b>	<b>\$11,740.60</b>
<b>COUNTY</b>			
BRIDGE	\$98.89	\$98.89	\$197.78
COUNTY PLANNING	\$34.39	\$34.39	\$68.78
EXTENSION SERVICE	\$20.18	\$20.18	\$40.36
GENERAL FUND	\$939.78	\$939.78	\$1,879.56
LIABILITY & PROPERTY INSURANCE	\$59.68	\$59.68	\$119.36
MENTAL HEALTH	\$25.58	\$25.58	\$51.16
METRA (CIVIC CENTER)&COUNTY FAIR	\$228.48	\$228.48	\$456.96
MUSEUM	\$50.30	\$50.30	\$100.60
PERMISSIVE MEDICAL LEVY	\$268.27	\$268.27	\$536.54
PUBLIC HEALTH	\$188.41	\$188.41	\$376.82
PUBLIC SAFETY - MENTAL HEALTH	\$84.69	\$84.69	\$169.38

PUBLIC SAFETY - SHERIFF	\$743.98	\$743.98	\$1,487.96
PUBLIC SAFETY- COUNTY ATTORNEY	\$316.86	\$316.86	\$633.72
SENIOR CITIZENS-ELDERLY ACTIVITIES	\$108.27	\$108.27	\$216.54
WEED CONTROL	\$22.17	\$22.17	\$44.34
<b>COUNTY TOTALS:</b>	<b>\$3,189.93</b>	<b>\$3,189.93</b>	<b>\$6,379.86</b>
<b>OTHER</b>			
SOUTH BILLINGS BLVD URBAN	\$16,654.20	\$17,635.08	\$34,289.28
BIG SKY ECONOMIC DEVELOPMENT AUTHORITY	\$85.54	\$85.54	\$171.08
<b>OTHER TOTALS:</b>	<b>\$16,739.74</b>	<b>\$17,720.62</b>	<b>\$34,460.36</b>
<b>SCHOOL</b>			
ELEM & HIGH SCH TRANSPORTATION	\$69.62	\$69.62	\$139.24
ELEMENTARY RETIREMENT	\$653.05	\$653.05	\$1,306.10
HIGH SCHOOL RETIREMENT	\$372.28	\$372.28	\$744.56
SD #2 (BILLINGS) - HS ADULT EDUCATION	\$87.24	\$87.24	\$174.48
SD #2 (BILLINGS) - HS BUILDING RESERVE	\$26.14	\$26.14	\$52.28
SD #2 (BILLINGS) - HS DEBT SERVICE	\$31.26	\$31.26	\$62.52
SD #2 (BILLINGS) - HS GENERAL	\$1,074.48	\$1,074.48	\$2,148.96
SD #2 (BILLINGS) - HS TECHNOLOGY	\$85.54	\$85.54	\$171.08
SD #2 (BILLINGS) - HS TRANSPORTATION	\$193.53	\$193.53	\$387.06
SD #2 (BILLINGS) - HS TUITION	\$115.66	\$115.66	\$231.32
SD #23 (ELYSIAN) ELEM ADULT ED	\$20.46	\$20.46	\$40.92
SD #23 (ELYSIAN) ELEM BLDG RES	\$43.19	\$43.19	\$86.38
SD #23 (ELYSIAN) ELEM DEBT SERVICE	\$902.56	\$902.56	\$1,805.12
SD #23 (ELYSIAN) ELEM TECHNOLOGY	\$10.80	\$10.80	\$21.60
SD #23 (ELYSIAN) ELEM TUITION	\$74.17	\$74.17	\$148.34
SD #23 (ELYSIAN) ELEMENTARY GENERAL	\$1,360.09	\$1,360.08	\$2,720.17
SD #23 (ELYSIAN) ELEMENTARY TRANSPORTATI	\$177.90	\$177.90	\$355.80
<b>SCHOOL TOTALS:</b>	<b>\$5,297.97</b>	<b>\$5,297.96</b>	<b>\$10,595.93</b>
<b>STATE</b>			
TIDU TID - UNIVERSITY MILLAGE	\$170.10	\$170.09	\$340.19
ACCREDITED HIGH SCHOOL	\$511.52	\$511.52	\$1,023.04



GENERAL SCHOOL	\$767.29	\$767.29	\$1,534.58
STATE EQUALIZATION AID	\$934.95	\$934.95	\$1,869.90
UNIVERSITY MILLAGE	\$170.51	\$170.51	\$341.02
VOCATIONAL-TECHNICAL SCHOOLS	\$36.94	\$36.94	\$73.88
<b>STATE TOTALS:</b>	<b>\$2,591.31</b>	<b>\$2,591.30</b>	<b>\$5,182.61</b>

**TOTAL GENERAL TAXES    \$33,689.25    \$34,670.11    \$68,359.36**

\* = Voted Levy to impose a New Mill Levy  
 \*\* = Voted Levy Increase to a Levy Submitted to Electors  
 \*\*\* = Voted Levy to Exceed Levy Limit (MCA 15-10-420)

**SPECIAL ASSESSMENTS**

Description	1st Half	2nd Half	Total
ELEM GENERAL ADD'L MILLS	\$0.00	\$341.02	\$341.02
HS GENERAL ADD'L MILLS	\$0.00	\$227.34	\$227.34
SOIL SOIL CONSERVATION	\$21.01	\$21.00	\$42.01
STATE EQUAL ADD'L MILLS	\$0.00	\$403.54	\$403.54
VO-TECH EQUAL ADD'L MILLS	\$0.00	\$11.37	\$11.37
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$21.01</b>	<b>\$1,004.27</b>	<b>\$1,025.28</b>

General Taxes	District	Mill Levy	1st Half	2nd Half
SOUTH BILLINGS BLVD URBAN	23T5	593.46	33,689.25	34,670.11

<b>TOTAL TAXES DUE CURRENT YEAR:</b>	<b>\$69,384.64</b>
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This Information is current as of 8/26/2024 10:58:25 AM