ATTENTION

The City Council meeting will be held in a hybrid format that may include both in-person AND virtual attendance via Zoom. Unless they have cause to appear virtually, Councilmembers will attend the meeting in person in Council Chambers, fifth floor of City Hall, 316 N. 26th Street. In order to honor the Right of Participation and the Right to Know in Article II, Sections 8 and 9, of the Montana Constitution, the City of Billings and City Council are making every effort to meet the requirements of the open meeting laws.

Citizens are invited to:

- Review the Agenda Packet on the City's website at: www.billingsmt.gov and click on "Your Government," "City Council," and "Agendas & Minutes".
- View the meeting:
  - On Community 7 TV - Channel 7 or Channel 507 -- Spectrum Cable. *(On evenings when there is a conflict with School District No. 2 Board meetings, the City Council meeting will be broadcast on Channel 8 - Spectrum Cable.)* Channel 7 or Channel 978 - TDS Fiber.
  - Online at www.comm7tv.com and click on the "Watch Live" icon. Community 7 also has links to their Facebook page and YouTube channel.
  - On the City's website at www.billingsmt.gov and click on "Watch Meetings Online" on the homepage.
  - In-Person.

Citizens may submit public comment via the following methods:

- Mail: City Clerk, P.O. Box 1178, Billings, MT 59103
- Email: Council@billingsmt.gov.
  - Emails received after 3:00 PM on the day of the meeting, may be posted on the Council's webpage the following day for public viewing.
- Attend the meeting in person

Please contact Denise Bohlman, City Clerk, at bohlmand@billingsmt.gov, or at 406.657.8210, with any questions.

CITY OF Billings

VISION STATEMENT:
"The Magic City: A diverse, welcoming community where people prosper and business succeeds."

CITY COUNCIL
REGULAR BUSINESS MEETING
AGENDA

COUNCIL CHAMBERS **NOVEMBER 10, 2025** **5:30 P.M.**
316 N. 26th Street, 5th Floor

CALL TO ORDER: Mayor Cole

PLEDGE OF ALLEGIANCE: Mayor Cole

INVOCATION: Councilmember Boyett

ROLL CALL: Councilmembers present on roll call were: ☐ Shaw, ☐ Gulick, ☐ Neese, ☐ Owen, ☐ Rogers, ☐ Kennedy, ☐ Aspenlieder, ☐ Tidswell, ☐ Boyett, ☐ Rupsis

MINUTES: October 27, 2025

COURTESIES:

- Citizens Hero Awards

PROCLAMATIONS:

COUNCIL REPORTS:

ADMINISTRATOR REPORTS - CHRIS KUKULSKI

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Items: 1, 3 and 4 ONLY. Speaker sign-in required. (Comments are limited to three (3) minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium. Comments on items listed as public hearing items will be heard ONLY during the designated public hearing time for each respective item. For items not on this agenda, public comment will be taken at the end of the agenda.)

1. CONSENT AGENDA -- Separations:

A. **Mayor Cole recommends that Council confirm the following appointments:**

1.

	Name	Board/Commission	Term	
			Begins	Ends
1	Mark Morse	EBURD Advisory Committee -- Yellowstone County Rep.	01/01/26	12/31/29
2	Zack Terakedis	EBURD Advisory Committee -- School District 2 Rep.	01/01/26	12/31/29
3	Robert Johnson	EBURD Advisory Committee	01/01/26	TBD*
4	Jarod Greenwood	EBURD Advisory Committee	01/01/26	TBD*
5	Jill Dawson	EBURD Advisory Committee	01/01/26	TBD*
6	Patrick Scott	EBURD Advisory Committee	01/01/26	TBD*
7		EBURD Advisory Committee	01/01/26	TBD*
8		EBURD Advisory Committee	01/01/26	TBD*

9	Mark Morse	SBBURD Advisory Committee -- Yellowstone County Rep.	01/01/26	12/31/29
10	Jourdan Guidice	SBBURD Advisory Committee -- School District 2 Rep.	01/01/26	12/31/29
11		SBBURD Advisory Comm -- Elysian School District 23 Rep.	01/01/26	12/31/28
12	Scott Hanser	SBBURD Advisory Committee	01/01/26	TBD*
13	Andrew Houlihan	SBBURD Advisory Committee	01/01/26	TBD*
14	Michael Mayott	SBBURD Advisory Committee	01/01/26	TBD*
15	Jeff Muri	SBBURD Advisory Committee	01/01/26	TBD*
16	Kelphen Lienemann	SBBURD Advisory Committee	01/01/26	TBD*
17	Joseph Walsh	SBBURD Advisory Committee	01/01/26	TBD*
18		SBBURD Advisory Committee	01/01/26	TBD*
19	Chris White	Downtown Urban Renewal AC - Yellowstone County Rep.	01/01/26	12/31/29
20	Janna Hafer	Downtown Urban Renewal AC - School District 2 Rep.	01/01/26	12/31/29
21	Heather Kirpach	Downtown Urban Renewal AC - BSEDA Rep.	01/01/26	12/31/28
22	Mary Walks Over Ice	Downtown Urban Renewal AC - NA Development Corp	01/01/26	12/31/29
23	Nick Steen	Downtown Urban Renewal AC - DBA Rep.	01/01/26	12/31/28
24	Blake Wahrich	Downtown Urban Renewal AC - BID #0001 Rep.	01/01/26	12/31/29
25	Jan Peterson	Downtown Urban Renewal Advisory Committee	01/01/26	TBD*
26	Sean Lynch	Downtown Urban Renewal Advisory Committee	01/01/26	TBD*
27	JR Reger	Downtown Urban Renewal Advisory Committee	01/01/26	TBD*
28	Ethan Kanning	Downtown Urban Renewal Advisory Committee	01/01/26	TBD*

B. Bid Awards:

1. **Snow Plowing on Local Streets.** (Opened 10/21/25) Recommend awarding all contractors.

C. **Agreements** with Downtown Billings Partnership, BIRDworks and South Billings Urban Renewal Association.

D. **Amendment No. 4, Airport Automobile Parking Concession Agreement;** SP Plus, LLC.

E. **Amendment No. 31, Airline Ticket Counters and Installation of a New Baggage Inspection System;** Morrison-Maierle.

F. **Change Order No. 7 to W.O. 19-12: West End Reservoir Project,** GC/CM Contract; Dick Anderson Construction, Inc.

G. **Final Acquisition** of 123.52 acres from Dr. Morledge Family, LLC, for the Airport.

H. **FY25 Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant.**

I. **Donation** to Parks and Recreation Department from BSEDA and Pedal United for bicycle pump track at Coulson Park.

J. **Donation** to the City from Anne and Bill Cole for Christmas tree and wreaths at City Hall.

K. **Donation** to the City's Anti-Graffiti Fund from Anne and Bill Cole for 6th Street Underpass mural project.

L. **Donations** to Police Department from various donors.

M. **Donation** to Billings Public Library from Friends of the Library for Co+Lab.

N. **Final Plat** of L.J. Wells Subdivision. *Quasi-Judicial

O. **Resolution** allocating $7,500 Council Contingency for an open house for new City Hall.

P. **Second/Final Reading Ordinance expanding the boundaries** of the South Billings Boulevard Urban Renewal District (SBBURD) and adopting a modified Urban Renewal Plan.

Q. **Bills for the Weeks of:**

1. September 30, 2025
2. October 8, 2025
3. October 13, 2025

Recommended Motion: I move to approve the items of the Consent Agenda as submitted, with the exception of items moved for separation.

REGULAR AGENDA:

2. **PUBLIC HEARING AND RESOLUTION** approving and adopting FY2026 Budget Amendments. Staff recommends approval.

   Recommended Motion: Having conducted a public hearing, considered written and spoken public testimony, I move to approve a resolution approving and adopting a resolution for FY2026 budget amendments, as recommended by staff.

3. **TAX INCREMENT FINANCING ASSISTANCE** from the Downtown Urban Renewal TIF District for Old Billings Hardware Development Venture, LP for its mixed use project at 2802 Montana Avenue, up to $745,000. Downtown Billings Partnership (DBP) Board recommends approval.

   Recommended Motion: I move to conditionally approve tax increment financing assistance from the Downtown Urban Renewal TIF District for Old Billings Hardware Development Venture, LP for its mixed use project at 2802 Montana Avenue, up to $745,000, as recommended by DBP Board.

4. **NOMINATION AND ELECTION OF DEPUTY MAYOR.** Staff recommends Council nominate and elect a Deputy Mayor.

   Recommended Motion: I move to nominate and elect, Councilmember XXXXX as Deputy Mayor.

PUBLIC COMMENT on "NON-AGENDA ITEMS". Speaker Sign-in required. (*Restricted to ONLY items not on this printed agenda. Comments are limited to 3 minutes or as set by the Mayor. Please sign the roster at the cart located at the back of the Council chambers or at the podium.)*

COUNCIL INITIATIVES:

ADJOURN:

Council Chambers are readily accessible to individuals with physical disabilities.

For more information or to make requests for special arrangements, please contact the City Clerk's Office at 657-8210 or e-mail bohlmand@billingsmt.gov, 72 hours prior to the meeting date.

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City Council Regular
Date: 11/10/2025
Title: Boards & Commissions Appointments
Presented by: Chris Kukulski, City Administrator
Department: City Hall Administration
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Mayor Cole recommends that the City Council confirm the appointments to the following Urban Renewal District Advisory Committees.

	Name	Board/Commission	Term	
			Begins	Ends
1	Mark Morse	EBURD Advisory Committee -- Yellowstone County Rep.	01/01/26	12/31/29
2	Zack Terakedis	EBURD Advisory Committee -- School District 2 Rep.	01/01/26	12/31/29
3	Robert Johnson	EBURD Advisory Committee	01/01/26	TBD*
4	Jarod Greenwood	EBURD Advisory Committee	01/01/26	TBD*
5	Jill Dawson	EBURD Advisory Committee	01/01/26	TBD*
6	Patrick Scott	EBURD Advisory Committee	01/01/26	TBD*
7		EBURD Advisory Committee	01/01/26	TBD*
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9	Mark Morse	SBBURD Advisory Committee -- Yellowstone County Rep.	01/01/26	12/31/29
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11		SBBURD Advisory Comm -- Elysian School District 23 Rep.	01/01/26	12/31/28
12	Scott Hanser	SBBURD Advisory Committee	01/01/26	TBD*
13	Andrew Houlihan	SBBURD Advisory Committee	01/01/26	TBD*
14	Michael Mayott	SBBURD Advisory Committee	01/01/26	TBD*
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24	Blake Wahrich	Downtown Urban Renewal AC - BID #0001 Rep.	01/01/26	12/31/29
25	Jan Peterson	Downtown Urban Renewal Advisory	01/01/26	TBD*

		Committee		
26	Sean Lynch	Downtown Urban Renewal Advisory Committee	01/01/26	TBD*
27	JR Reger	Downtown Urban Renewal Advisory Committee	01/01/26	TBD*
28	Ethan Kanning	Downtown Urban Renewal Advisory Committee	01/01/26	TBD*

*The length of each at-large member's initial term shall be established at the first meeting of the new committee through a random process by having the members draw straws (or the equivalent), designating either a three-year or four-year term. All subsequent at-large members will be assigned four-year terms.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The 2025 Montana Legislature passed Senate Bill 3 (SB3) which required "the local government that adopts a tax increment financing provision shall appoint an advisory committee to advise the local government about the administration of the urban renewal area or targeted economic development district." The committee must include at least one representative from each incorporated city or town, county, or school district with boundaries that overlap with the urban renewal area or targeted economic development district.

At its meeting on August 25, per SB 3, the City Council approved resolutions directing the formation of three new Advisory Committees for the three Urban Renewal Districts in the City - SBBURD (Resolution 25-11292), Downtown District (Resolution 25-11293), and the EBURD (Resolution 25-11291). These resolutions specify the makeup of the new Advisory Committees and follow the City's code in BMCC 2-500 regarding operations of City boards and commissions. The new operation of the Committees, per Council direction, were specified to keep the operations of the districts and advisory committees the same, to the extent possible. Based on this direction, staff requested feedback from the three urban renewal districts to obtain their requests and recommendations about the makeup of the advisory committees.

Per the adopted resolutions, staff has coordinated with the Mayor and City Administrator application processes for the seats on the new Committees. The Mayor has reviewed those applications and is presenting these appointments for the the three Committees per the process for Council confirmation.

STAKEHOLDERS

The City Council, County, school districts, and members of the public in Billings are all stakeholders in this process to provide advice to the City Council on the use of urban renewal programs, projects and processes for the benefit of residents and businesses of the community.

ALTERNATIVES

Council may:

- Confirm the proposed appointments; or
- Not confirm the appointments. Given that SB 3 required these committees to be in place bay October 1, 2025, it is important that these appointments and committee formation be accomplished as soon as is practical for the Mayor and Council to act.

FISCAL EFFECTS

The proposed action has no financial impact.

City Council Regular

Date:	11/10/2025
Title:	Public Works Department FY26 Snow Plowing on Local Streets Bid Award
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council award the one-year contract with two optional one-year extensions for snow plowing on local streets to all contractors at the hourly rate of their individual bid, not to exceed $425,000 per year. The budgeted amount for each contractor will be: Knife River $174,800; EMX $121,300; K2 $128,900.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The City Council approved residential street snow plowing by private contractors beginning in FY18. The City of Billings maintains over 800 lane miles of local streets and does not have sufficient labor or equipment resources to perform the service in-house. Under this program, the successful bidders will be responsible for plowing designated local streets in Billings when Public Works determines that plowing operations are necessary. In general, snow plowing on local streets will be initiated when:

- Snow accumulation exceeds five (5) inches,
- Continued accumulation is forecasted, and
- No significant melting is expected in the near future.

Public Works staff will consider long-term weather forecasts and current street conditions in making activation decisions. Based on these factors, Public Works will determine how many contractors to activate and the extent of their deployment. The operational approach may vary with each storm event. With the bids received, up to twelve pieces of equipment could be activated versus a maximum of six in previous years.

The bids were requested for equipment and operators meeting the following criteria:

- A minimum of two (2) all-wheel drive motor graders with at least a 12-foot moldboard, capable of being equipped with provided snow gates.
- The City will supply used snow gates to the successful bidder upon request. All maintenance, repair and upkeep of the equipment will be the responsibility of the contractor.
- Contractors must be fully operational within four (4) hours of activation. City staff will provide as much advance notice as possible when activation is anticipated.
- A one-time annual payment of $500 per blade will be provided to compensate for snow gate setup in preparation for potential activation.
- Additional graders may be utilized at a mutually agreed upon price between the contractor and the City.

The Snow Plowing on Local Streets invitation for bid was advertised on October 3 & 10, 2025 in the Yellowstone County News and on the City's website. Bids were received and opened on October 21, 2025, and three bids were received.

ALTERNATIVES

City Council may:

- Approve the contract for all contractors; or,
- Approve the contract for the two lowest bids. If only Knife River and EMX are awarded contracts, only 8 pieces of equipment will be activated instead of 12 with all three contractors; If only two contracts are awarded, the Knife River contract should increase to $250,000 and the EMX contract should increase to $175,000; or
- Not approve the contract, which will result in local streets not being plowed this winter.

FISCAL EFFECTS

The City received three bids for snow plowing on local streets as shown below:

Vendor	Hourly price for Equipment and Operator Year 1	Hourly price for Equipment and Operator Year 2	Hourly price for Equipment and Operator Year 3
Knife River	4 Graders $310.00/hr	4 Graders $340.00/hr	4 Graders $380.00/hr
K2 Civil	2 Graders $450.00/hr 2 Graders $475.00/hr	2 Graders $500.00/hr 2 Graders $525.00/hr	2 Graders $550.00/hr 2 Graders $575.00/hr
Earth Movers	2 Graders $370.00/hr 2 Loaders $300.00/hr	2 Graders $370.00/hr 2 Loaders $300.00/hr	2 Graders $370.00/hr 2 Loaders $300.00/hr

Snow plowing on local streets is in the approved FY26 budget in the amount of $425,000.00 using Street Maintenance District 2 funds.

City Council Regular

Date:	11/10/2025
Title:	Urban Renewal District agreements with DBP, BIRDworks, and SBURA
Presented by:	Gina Dahl
Department:	Legal
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends Council approve the proposed agreements to replace the memoranda of understanding with the three urban renewal districts.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On May 13, 2019, Council approved MOUs with each of the three urban renewal districts. These MOUs had terms of 5 years and expired in 2024. Council approved a 1-year extension of the MOUs in April 2024 with a new expiration date of June 30, 2025. An additional extension until October 1, 2025, was approved on June 23, 2025, following legislative changes (Senate Bill 3 "SB 3") which required the City to create its own advisory committees to provide recommendations regarding TIF funding. These recommendations were previously provided by the three private entities, South Billings Urban Renewal Association, Downtown Billings Partnership, and BIRDworks. During a July 21, 2025, work session, Council directed staff to proceed with developing agreements that would keep the current processes in place as much as possible while still complying with SB 3. Based on this, staff did not conduct an RFP for these services and negotiated directly with the three entities.

City staff met with representatives of each district and tentatively agreed on the terms contained in the draft agreements. The terms include provisions generally included in any agreement the City enters into with a private entity but also allow the entities to continue to engage in the activities they previously did when acting as the City's advisory boards for urban renewal and TIF recommendations in each District.

On October 6, 2025, Council reviewed and discussed the draft agreements and provided some additional direction regarding terms of the agreement, including:

1. the term of the agreement shall be through the fiscal year and will expire on June 30, 2026;
2. an option for renewal of the agreement after the first year (and second year);
3. a 60-day notice before any termination; and
4. payments should be tied to the budget process instead of including specific dollar figures.

Staff discussed these terms with the districts and attached are the final drafts incorporating the revisions.

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

The City has previously used TIF funds to support these entities for the services provided to the City. Under these agreements, the annual contribution made to each entity will continue to be part of the annual budget process. The proposed cost for Fiscal Year 2026 is the same amount that was approved during the FY26 budget.

Attachments

DBP agreement
EBURD agreement
SBBURD agreement

AGREEMENT

This Agreement is made and entered into on _____, 2025, (the "Effective Date") by and between the City of Billings ("City"), and the Downtown Billings Partnership, Inc. ("DBP"), a 501c(4) tax exempt corporation. For purposes of this Agreement, the City, and the DBP are each a "Party" and are sometimes collectively referred to as the "Parties."

RECITALS

1. This Agreement is for the purpose of assisting the City in the revitalization and continued development of the Expanded North 27th Street Urban Renewal District ("District") through coordinated planning, project implementation, and economic development initiatives. The Downtown Billings Partnership will collaborate with City staff, the Urban Renewal District Advisory Committee ("Downtown Committee"), and private partners to administer and advance the District's Urban Renewal Plan, promote investment, identify and facilitate public infrastructure improvements, and assist the City Council in evaluating and implementing projects supported by Tax Increment Financing (TIF) and other related programs.

2. The District was created by the City in 2006 and modified in 2008 (Ordinance No. 06-5394 & Ordinance No. 08-5483) and is defined in the attached Exhibit A map. The 2008 modification of the District followed multiple amendments by the City to the boundary of the original District first created by the City in 1976.

3. The City has adopted a TIF Policy by Resolution No. 18-10750 ("Policy").

4. The parties share the mutual objective of enhancing economic development opportunities in the District. These efforts include, but are not limited to, commercial, residential and mixed-use development, public infrastructure improvement, and implementing the Goals for Downtown Billings as embodied in the 2018 Downtown Billings Strategic Plan, as well as other City-adopted ordinances, plans and programs affecting Downtown Billings.

5. This Agreement is intended to be a cooperative effort between the City and Downtown Billings Partnership, with the mutual objective of enhancing economic development opportunities in the District by promoting efforts that include, but are not limited to, commercial, residential and mixed-use development, public infrastructure improvement, and implementing the goals for downtown Billings as embodied in the 2018 Downtown Billings Strategic Plan, 2008 Urban Renewal Plan, as well as other City-adopted ordinances, plans and programs affecting Downtown Billings.

6. In order to actively pursue the administration and marketing of the District, DBP requires funding assistance from the City to supplement the funds of its staff dedicated to this effort.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises, covenants, and agreements contained herein, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals are incorporated into this Agreement by this

reference.

2. **Purpose.** The City agrees to hire DBP as an independent contractor to perform the services as described in the Scope of Work attached hereto as Exhibit "B" and by this reference made a part hereof.

a. In performing these services, DBP shall at all times comply with all federal, state and local statutes, rules and ordinances applicable.

b. These services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance.

c. The DBP will maintain compliance with the City's TIF Policy in operating under this Agreement and will use the Policy in its decisions related to any opinions or recommendations rendered to City Council.

3. **Term.** This Agreement shall be in effect from the Effective Date until June 30, 2026. The parties may mutually agree, in writing, to renew this agreement for up to two (2) additional one (1) year terms.

4. **Payment.** As part of the annual budgeting process, City Council will review the work plan and proposed budget prepared by DBP and approve appropriate allocations of TIF funds for DBP to carry out the timely performance of the services required under this Agreement as described in the Scope of Services attached hereto as Exhibit B and incorporated herein by this reference.

The amount of the payment may be modified upon request by DBP with approval of City Council. Except as otherwise specified herein, the DBP shall invoice the City monthly (or on such other basis as the Parties may mutually determine) for all services rendered pursuant to this Agreement. Such invoices shall specify the services provided to the City during the preceding month and identify the applicable fees and shall be accompanied by reasonable documentation or other reasonable explanations supporting such charges.

Except as otherwise specified herein, the City shall pay, net of applicable withholding tax, if any, the DBP for said invoice within thirty (30) days after receipt.

It is understood that the DBP will not perform any work that the City deems outside the scope prior to receiving written approval from the City. Any payment for work not agreed upon by the City shall be denied.

5. **Relationship of the Parties**. The parties agree that DBP is an independent contractor for purposes of this Agreement and is not to be considered an employee of the City for any purpose. DBP is not subject to the terms and provisions of the City's personnel policies handbook and may not be considered a City employee for workers' compensation or any other purpose.

a. DBP is not authorized to represent the City or otherwise bind the City in any

dealings between DBP and any third parties.

b. This Agreement is not intended to create or constitute any joint venture, partnership, joint powers agency, or other formal organization of any kind.

c. No Party is authorized herein to act as the agent of the other.

6. **Training and Conflict of Interest.**

a. DBP shall exercise reasonable care and diligence to prevent any actions or conditions which could result in a conflict with the City's interest. During the term of this Agreement, DBP shall not accept any employment or engage in any consulting work which creates a conflict of interest with City or in any way compromises the services to be performed under this Agreement. DBP shall immediately notify City of any and all violations of this Section upon becoming aware of such violation.

b. DBP will participate, support, and assist in providing biannual training for the Downtown Committee in coordination with City staff. The training must include but is not limited to review of urban renewal and tax increment financing laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

c. DBP shall avoid both actual and potential conflicts of interest and shall be subject to the applicable code of ethics provisions in state law and city code including but not limited to all laws governing conflict between public duty and private interest.

7. **Tax Increment Financing Authority and Administration.** The parties agree that City Council shall have the ultimate decision-making authority regarding any expenditure of TIF funds related to the District.

8. **Other Adopted Plans.** The parties agree to consider and implement other adopted plans relevant to the District.

9. **Identify Funding Sources And Facilitate Public Infrastructure Improvements.**

a. The City will identify appropriate funding sources to facilitate necessary infrastructure and facility improvements as identified in the City's Current Capital Improvement Plan and other infrastructure master plans for projects within the District boundary.

b. The DBP also will work with City staff, the Downtown Committee, and property owners to consider public infrastructure projects in the District and bring recommendations to City Council through established processes, including the City's Capital Improvement Plan.

10. **Indemnity.**

The DBP shall:

a. Indemnify, defend and save the City, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional, reckless or negligent act on the part of DBP or its officers, agents or employees.

b. Not indemnify, defend, save and hold the City harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees, expert fees and costs arising from wrongful, reckless or negligent acts, error or omission solely of the City occurring during the course of or as a result of the performance of the Agreement.

c. Where claims, lawsuits or liability, including attorneys' fees, expert fees and costs arise from wrongful, reckless or negligent act of both the City and DBP, DBP shall indemnify, defend, save, and hold the City harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees, expert fees and costs, which result from DBP'S wrongful, reckless or negligent acts occurring as a result from DBP'S performance pursuant to this Agreement.

The City shall:

a. Indemnify, defend and save DBP, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional or negligent act on the part of City or its agents or employees.

b. Not indemnify, defend, save and hold the DBP harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees and costs arising from wrongful, reckless or negligent acts, error or omission solely of DBP occurring during the course of or as a result of the performance of the Agreement.

c. Where claims, lawsuits or liability, including attorneys' fees and costs arise from wrongful, reckless or negligent act of both the DBP and the City, the City shall indemnify, defend, save, and hold the DBP harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees and costs, which result from the City's or its officers, agents or employee's wrongful, reckless or negligent acts occurring as a result from the City's performance pursuant to this Agreement.

11. **Insurance.**

a. The DBP shall maintain in good standing the insurance described in this Section. Before rendering any services under this Agreement, the DBP shall furnish the City with proof of insurance in accordance with this Section.

The DBP shall provide the following insurance:

i. Workers' compensation and employer's liability coverage as required by Montana law.
ii. Commercial general liability, including contractual liability assumed under an insured agreement and personal injury coverages in the minimum amount of $750,000 per claim and $1,500,000 per occurrence.
iii. Automobile liability in the minimum amount of $1,500,000 per accident.
iv. Professional liability in the minimum amount of $1,500,000 per claim.

The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies).

Each policy of insurance required by this Section shall provide for no less than 30 days' advance written notice to the City prior to cancellation.

The City shall be listed as an additional insured on all policies except Professional Liability and Worker's Compensation Policies.

DBP shall comply with the applicable requirements of the Workers' Compensation Act, Title 39, Chapter 71, MCA, and the Occupational Disease Act of Montana, Title 39, Chapter 71, MCA.

DBP shall maintain workers' compensation insurance coverage for all members and employees of DBP's business, except for those members who are exempted as independent contractors under the provisions of §39-71-401, MCA.

DBP shall furnish City with copies showing one of the following: (1) a binder for workers' compensation coverage by an insurer licensed and authorized to provide workers' compensation insurance in the State of Montana; or (2) proof of exemption from workers' compensation granted by law for independent contractors.

12. **Agreements of DBP:** As an inducement to the execution of this Agreement by the City and in consideration of the agreements to be performed by the City, the DBP agrees that:

a. Qualifications. The DBP is qualified to perform the services to be furnished under this Agreement and is permitted by law to perform such services, and all personnel engaged in the work shall be qualified and so permitted to do the work they perform.

b. Facilities and Personnel. DBP has and will continue to have proper facilities and personnel to perform the services and work agreed to be performed.

c. Subcontracting. None of the work or services covered by this Agreement shall be subcontracted without the prior approval of the City.

d. Compliance. If the DBP does seek contract services, supplies, or expenditures for other capital costs that utilize TIF funds, the DBP must follow City purchasing and

procurement policies in effect at the time.

e. Affidavits of Compliance. The DBP will, if requested by the City, furnish the City affidavits certifying compliance with the provisions of this Section.

13. **Agreements of City:**

a. To furnish all information, materials, equipment, supplies, and incidentals necessary to conduct and complete the City's portion of the project as designated in the scope of work.

14. **Nondiscrimination:**

a. DBP shall, in performance of work under this Agreement, fully comply with all applicable federal, state, or local laws, rules, regulations, and executive orders including but not limited to, the Montana Human Rights Act, the Equal Pay Act of 1963, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. DBP is the employer for the purpose of providing healthcare benefits and paying any applicable penalties, fees and taxes under the Patient Protection and Affordable Care Act [P.L. 111-148, 124 Stat. 119]. Any subletting or subcontracting by DBP subjects subcontractors to the same provisions. In accordance with 49-3-207, MCA, and Executive Order No. 04-2016. DBP agrees that the hiring of persons to perform this Contract will be made on the basis of merit and qualifications and there will be no discrimination based on race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability, military service or veteran status, or marital status by the persons performing this Agreement. DBP will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

b. DBP shall state, in all solicitations or advertisements for employees to work on jobs, that all qualified applicants will receive equal consideration for employment without regard to race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability, military service or veteran status, or marital status.

DBP and subcontractor shall abide by the requirements of 41 CFR 60- 300.5(a) and 41 CFR 60-741.5(a), which prohibit discrimination against qualified protected veterans and/or qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

DBP and any subcontractor shall abide by the requirements of 41 CRF 60- 1.4, which states employees or applicants may not be discharged or in any other manner discriminated against because they have inquired about, discussed, or disclosed their own pay or the pay of another employee or applicant. However, employees who have access to the compensation information of other employees or applicants as a part of their essential job functions cannot disclose the pay of other employees or applicants to individuals who do not otherwise have access to compensation information, unless the disclosure is (a) in response to a formal complaint or charge, (b) in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or (c) consistent with DBP's legal duty to furnish information.

c. DBP will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

d. DBP shall comply with any and all reporting requirements that may apply to it that the City may establish by regulation. DBP will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

e. DBP shall comply with all applicable federal, state, and city laws concerning the prohibition of discrimination. This includes complying with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

f. In the event of DBP's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of

September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

g. DBP shall include the provisions of Subsections a through f of this Section in every subcontract or purchase order under this Agreement, so as to be binding upon every such subcontractor or vendor of DBP under this Agreement. DBP will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

h. DBP agrees to post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non- discrimination clause.

15. **Permits, Laws, and Taxes.** The DBP shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to its performance under this Agreement. All actions taken by DBP under this Agreement shall comply with all applicable statutes, ordinances, rules and regulations. DBP shall pay all taxes pertaining to its performance under this Agreement.

16. **Nonwaiver.** The failure of either party at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provision, nor in any way affect the validity of this Agreement or any part hereof, or the right of such party thereafter to enforce each and every provision hereof.

17. **Termination Of Agreement**. The right is reserved by the City to terminate this Agreement at any time upon not less than sixty (60) days' written notice to the DBP.

In the event the City terminates this Agreement, the DBP shall be paid for the amount of work performed or services rendered to date of termination per the Agreement fee.

If either party fails to comply with any condition of this Agreement at the time or in the manner provided for, the other party may, at its option, terminate this Agreement and be released from all obligations if the default is not cured within ten (10) calendar days after written notice is provided to the defaulting party. Said notice shall set forth the items to be cured. Additionally, the non-defaulting party may bring suit for damages, specific performance, and any other remedy provided by law. These remedies are cumulative and not exclusive. Use of one remedy does not preclude use of the others. Notices shall be provided in writing and hand-delivered or mailed to the parties at the addresses set forth in the first paragraph of this Agreement.

18. **Successors and Assigns**. This Agreement and all the covenants hereof shall inure to the benefit of and be binding upon the City and the DBP respectively and his partners, successors, assigns, and legal representatives. Neither the City nor the DBP shall have the right to assign, transfer, or sublet his interest or obligations hereunder without written consent of the other party.

19. **Changes in Work**: Any change in the scope of DBP'S services as stated in this Agreement for whatever reason, will be negotiated between the City and the DBP and an amendment to this Agreement will be issued with the appropriate change of services and

Agreement fee noted.

20. **Legal Relations.** The DBP shall comply with all federal, state, and local laws and ordinances applicable to the work to be done.

21. **Ownership of Documents.** All information relating to the project and prepared under the terms of this Agreement, including reports, data, recommendations, exhibits, analyses, and plans shall be deemed the property of the City. Reproducibles of all notes, reports, and plans shall be made available at the City's request.

22. **Public Information**. The DBP shall inform the City of any statements, releases, or information regarding the work outlined in this Agreement for public dissemination. All materials related to this Agreement and services provided are considered public records under Article II, Section 9 of the Montana Constitution and §§ 2-6-102 and 7-1-4144, MCA and may be distributed by written request pursuant to Montana's Constitutional Right to Know or Public Records Acts.

23. **Records.** The DBP shall maintain accounting records and other evidence pertaining to the cost incurred and to make the records available at all times during the Agreement term and for three (3) years from the date of final payment. Such accounting records and other evidence pertaining to the cost incurred will be made available for inspections authorized by the City and copies thereof shall be furnished if requested.

24. **Attorney's Fees and Costs.** In the event it becomes necessary for either Party to this Agreement to retain an attorney to enforce any of the terms or conditions of the Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and costs.

25. **Litigation Location.** The parties agree that this Agreement shall be governed in all respects by the laws of the state of Montana, and the parties expressly agree that venue shall be in the Montana Thirteenth Judicial District Court for Yellowstone County and there shall be no other venue for resolution of disputes arising from the Agreement or the performance of its terms.

26. **Modification and Amendments**. That any amendment or modification of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

27. **Notice.**

The Parties have identified the following individuals for all communication and coordination. Any notice required hereunder shall be provided in writing.

City:	Wyeth Friday Director, Planning and Community Services Department 316 N 26th St. Billings, MT 59101 fridayw@billingsmt.gov (406) 657-8249

DBP:	Katy Schreiner Chief Executive Officer DBA katy@downtownbillings.com (406) 294-5060

28. **Authority and Execution**. Each Party represents that it has the authority to enter into this Agreement and to perform the functions stated herein, and that the persons executing this Agreement on their respective behalf are authorized by law, resolution or other requisite action of the Party's governing body.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated below.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

ATTEST:

By:_____
Denise R. Bohlman, City Clerk

APPROVED AS TO FORM:

By:_____
Gina Dahl, City Attorney

DOWNTOWN BILLINGS PARTNERSHIP, INC.

By: _____
DPB Board President

EXHIBIT A

Map of entire Expanded N. 27th District

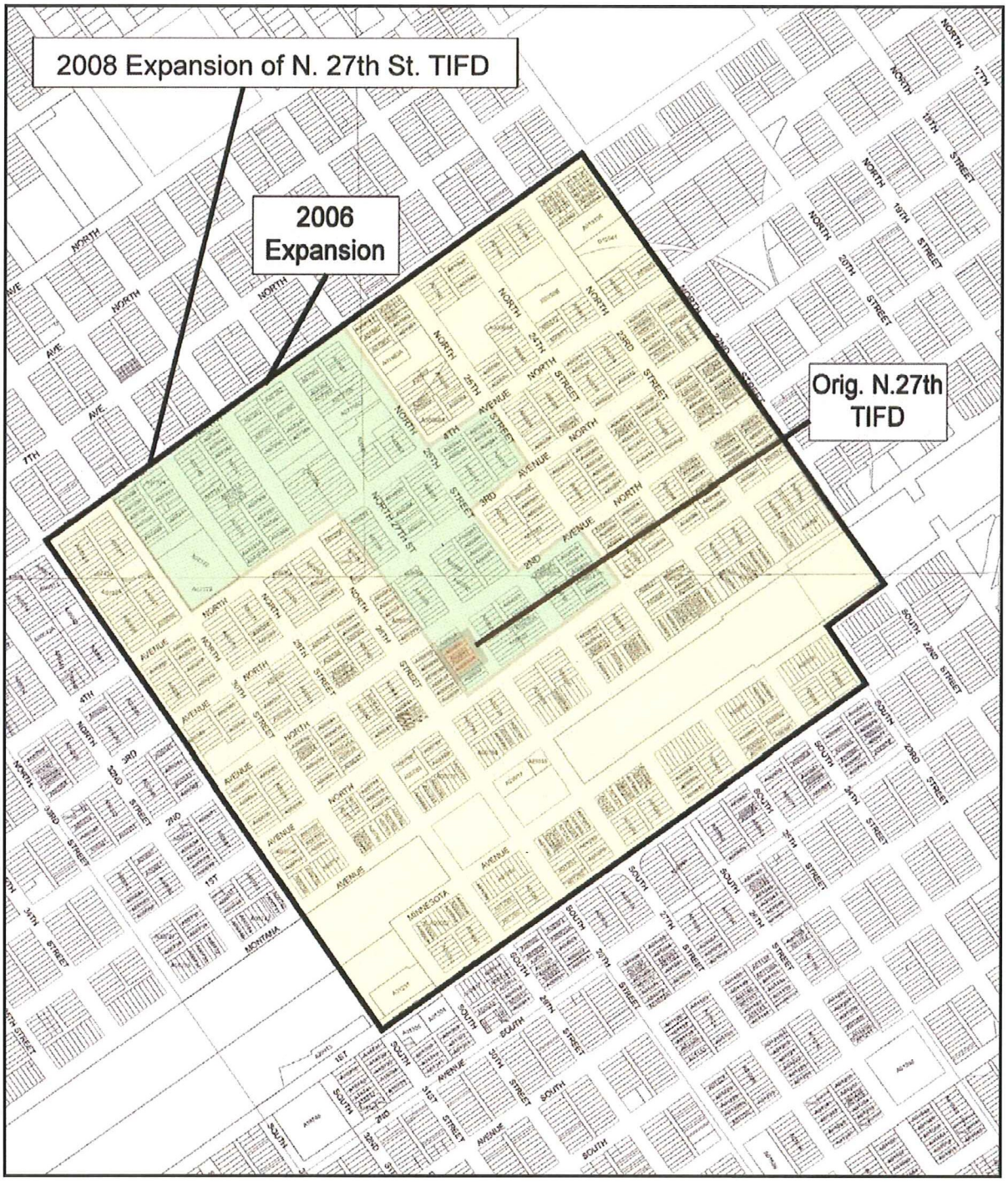


EXHIBIT B

Scope of Services

All Services provided under this Agreement must comply with the adopted District Urban Renewal Plan, City's TIF policy, Montana law, and City code and shall include, but are not necessarily limited to:

1. Administration and Implementation of the Urban Renewal Plan

a. DBP will ensure TIF funded projects and activities in the District align with the Urban Renewal Plan.

b. DBP shall coordinate with City staff and the Downtown Committee on any recommendations for amendments or updates to the Urban Renewal Plan.

c. DBP shall coordinate with the Downtown Committee to provide written quarterly reports to the City on the progress of implementing the Urban Renewal Plan.

d. DBP will actively work to recruit private investment in the District in partnership with the City.

2. Tax Increment Financing Authority and Administration

a. DBP and the City will develop and maintain an application form and assistance guidelines for parties seeking the use of TIF Funds.

b. DBP will accept and review applications for TIF Funds related to the District and will provide a copy of the application to the City staff for review.

c. DBP will ensure applications are complete and the proposals align with the Urban Renewal Plan before Downtown Committee review and consideration.

d. DBP shall timely submit all complete applications that meet statutory criteria as well as the City's TIF policy to Council for consideration with a recommendation for approval or denial. The only applications not forwarded to Council should be incomplete applications or those that do not meet criteria of the TIF policy.

e. Recommendations for expenditures shall be presented to the City Council by DBP in coordination with City staff.

f. In coordination with City staff, DPB shall draft development agreements for approved applications in accordance with Council's conditions of approval, if any.

g. DBP shall follow up with the applicant to ensure compliance with the conditions of the development agreement and provide any documentation requested by the City.

h. Plan and coordinate regular meetings of Downtown Committee in compliance with notice, open meeting, and public participation requirements of Montana law and City code. DPB shall provide affidavits of publication for any public notices required under this Agreement.

i. Meetings of the Downtown Committee shall be held at City Hall or other facility open and accessible to the public.

j. DBP will provide support to the Downtown Committee including, but not limited to:

    i. Preparing Meeting Agendas
    ii. Communicating with the Committee and City staff on meeting notifications, cancellations and agenda items
    iii. Preparing and publishing meeting notices

k. DBP shall coordinate, consult, and assist the Downtown Committee to prepare and submit the following:

    i. Annual work plans and budgets;
    ii. Allocation of TIF funds for urban renewal projects and programs;
    iii. Amendments to the District's urban renewal plan; and
    iv. Other matters as directed by City Council related to the District.

l. DBP staff will work with the City Administrator and City Finance Director to maintain and administer the City of Billings Downtown Revolving Loan Program as per Section 13-1100 of the Billings City Code.

m. DBP shall, within three (3) months of appointment of all Downtown Committee members, assist the Committee in adopting bylaws providing for meeting schedules, officers and their election, and other appropriate conditions for the conduct of its members. The bylaws and any policies and procedures adopted shall comply with the provisions of Billings, Montana City Code Article 2-500. Boards, Commissions and Committees.

AGREEMENT

This Agreement is made and entered into on _____, 2025, (the "Effective Date") by and between the City of Billings ("City"), and BIRDworks, an I.R.C. 501(c)(3) Montana Non-Profit Corporation ("BIRD"). For purposes of this Agreement, the City, and BIRD are each a "Party" and are sometimes collectively referred to as the "Parties."

RECITALS

1. 1. This Agreement is for the purpose of assisting the City in the revitalization and continued development of the East Billings Urban Renewal District ("District") through coordinated planning, project implementation, and economic development initiatives. The BIRD will collaborate with City staff, the City's Urban Renewal District Advisory Committee ("EBURD Committee"), and private partners to administer and advance the District's Urban Renewal Plan, promote investment, identify and facilitate public infrastructure improvements, and assist the City Council in evaluating and implementing projects supported by Tax Increment Financing (TIF) and other related programs.

2. The District was created by the City of Billings in 2006 and expanded in 2015 (Ordinance No. 06-5395, Ordinance No. 15-5652) and is defined in the attached Exhibit A map.

3. The City has adopted a TIF Policy by Resolution No. 18-10750 ("Policy").

4. This Agreement is intended to be a cooperative effort between the City and BIRD, with the mutual objective of enhancing economic development opportunities in the District by promoting efforts that include, but are not limited to, commercial, residential and mixed-use development, public infrastructure improvement, and implementing the goals for the District as embodied in the 2015 Modified East Billings Urban Renewal Plan, 2009 EBURD Master Plan, 2012 EBURD Code (Ordinance No. 12-5581), 2013 Exposition Gateway Concept Plan, 2013 Hospitality Corridor Planning Study, as well as other City-adopted ordinances, plans and programs affecting the District.

5. In order to actively pursue the administration and marketing of the District, BIRD requires funding assistance from the City to supplement the funds of its staff dedicated to this effort.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises, covenants, and agreements contained herein, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals are incorporated into this Agreement by this reference.

2. **Purpose.** The City agrees to hire BIRD as an independent contractor to perform the services as described in the Scope of Work attached hereto as Exhibit B and by this reference made a part hereof.

a. In performing these services, BIRD shall at all times comply with all federal, state and local statutes, rules and ordinances applicable.

b. These services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance.

c. BIRD will maintain compliance with the City's TIF Policy in operating under this Agreement and will use the Policy in its decisions related to any opinions or recommendations rendered to City Council.

3. **Term.** This Agreement shall be in effect from the Effective Date until June 30, 2026. The parties may mutually agree, in writing, to renew this agreement for up to two (2) additional one (1) year terms.

4. **Payment.** As part of the annual budgeting process, City Council will review the work plan and proposed budget prepared by BIRD and approve appropriate allocations of TIF funds for SBURA to carry out the timely performance of the services required under this Agreement as described in the Scope of Services attached hereto as Exhibit B and incorporated herein by this reference.

The amount of the payment may be modified upon request by BIRD with approval of City Council. Except as otherwise specified herein, BIRD shall invoice the City monthly (or on such other basis as the Parties may mutually determine) for all services rendered pursuant to this Agreement. Such invoices shall specify the services provided to the City during the preceding month and identify the applicable fees and shall be accompanied by reasonable documentation or other reasonable explanations supporting such charges.

Except as otherwise specified herein, the City shall pay, net of applicable withholding tax, if any, BIRD for said invoice within thirty (30) days after receipt.

It is understood that BIRD will not perform any work that the City deems outside the scope prior to receiving written approval from the City. Any payment for work not agreed upon by the City shall be denied.

5. **Relationship of the Parties**. The parties agree that BIRD is an independent contractor for purposes of this Agreement and is not to be considered an employee of the City for any purpose. BIRD is not subject to the terms and provisions of the City's personnel policies handbook and may not be considered a City employee for workers' compensation or any other purpose.

a. BIRD is not authorized to represent the City or otherwise bind the City in any dealings between BIRD and any third parties.

b. This Agreement is not intended to create or constitute any joint venture, partnership, joint powers agency, or other formal organization of any kind.

c. No Party is authorized herein to act as the agent of the other.

6. **Training and Conflict of Interest.**

a. BIRD shall exercise reasonable care and diligence to prevent any actions or conditions which could result in a conflict with the City's interest. During the term of this Agreement, BIRD shall not accept any employment or engage in any consulting work which creates a conflict of interest with City or in any way compromises the services to be performed under this Agreement. BIRD shall immediately notify City of any and all violations of this Section upon becoming aware of such violation.

b. BIRD will participate, support, and assist in providing biannual training for the EBURD Committee in coordination with City staff. The training must include but is not limited to review of urban renewal and tax increment financing laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

c. BIRD shall avoid both actual and potential conflicts of interest and shall be subject to the applicable code of ethics provisions in state law and city code including but not limited to all laws governing conflict between public duty and private interest.

7. **Tax Increment Financing Authority and Administration.** The parties agree that City Council shall have the ultimate decision-making authority regarding any expenditure of TIF funds related to the District.

8. **Other Adopted Plans.** The parties agree to consider and implement other adopted plans relevant to the District.

9. **Identify Funding Sources And Facilitate Public Infrastructure Improvements.**

a. The City will identify appropriate funding sources to facilitate necessary infrastructure and facility improvements as identified in the City's Current Capital Improvement Plan and other infrastructure master plans for projects within the District boundary.

b. BIRD also will work with City staff, the EBURD Committee, and property owners to consider public infrastructure projects in the District and bring recommendations to City Council through established processes, including the City's Capital Improvement Plan.

10. **Indemnity.**

BIRD shall:

a. Indemnify, defend and save the City, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional, reckless or negligent act on the

part of BIRD or its officers, agents or employees.

b. Not indemnify, defend, save and hold the City harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees, expert fees and costs arising from wrongful, reckless or negligent acts, error or omission solely of the City occurring during the course of or as a result of the performance of the Agreement.

c. Where claims, lawsuits or liability, including attorneys' fees, expert fees and costs arise from wrongful, reckless or negligent act of both the City and BIRD, BIRD shall indemnify, defend, save, and hold the City harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees, expert fees and costs, which result from BIRD's wrongful, reckless or negligent acts occurring as a result of BIRD's performance pursuant to this Agreement.

The City shall:

a. Indemnify, defend and save BIRD, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional or negligent act on the part of City or its agents or employees.

b. Not indemnify, defend, save and hold BIRD harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees and costs arising from wrongful, reckless or negligent acts, error or omission solely of BIRD occurring during the course of or as a result of the performance of the Agreement.

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11. **Insurance.**

a. BIRD shall maintain in good standing the insurance described in this Section. Before rendering any services under this Agreement, BIRD shall furnish the City with proof of insurance in accordance with this Section.

BIRD shall provide the following insurance:

i. Workers' compensation and employer's liability coverage as required by Montana law.

ii. Commercial general liability, including contractual liability assumed under an insured agreement and personal injury coverages in the minimum amount of $750,000 per claim and $1,500,000 per occurrence.
iii. Automobile liability in the minimum amount of $1,500,000 per accident.
iv. Professional liability in the minimum amount of $1,500,000 per claim.

The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies).

Each policy of insurance required by this Section shall provide for no less than 30 days' advance written notice to the City prior to cancellation.

The City shall be listed as an additional insured on all policies except Professional Liability and Worker's Compensation Policies.

BIRD shall comply with the applicable requirements of the Workers' Compensation Act, Title 39, Chapter 71, MCA, and the Occupational Disease Act of Montana, Title 39, Chapter 71, MCA.

BIRD shall maintain workers' compensation insurance coverage for all members and employees of BIRD's business, except for those members who are exempted as independent contractors under the provisions of §39-71-401, MCA.

BIRD shall furnish City with copies showing one of the following: (1) a binder for workers' compensation coverage by an insurer licensed and authorized to provide workers' compensation insurance in the State of Montana; or (2) proof of exemption from workers' compensation granted by law for independent contractors.

12. **Agreements of BIRD:** As an inducement to the execution of this Agreement by the City and in consideration of the agreements to be performed by the City, BIRD agrees that:

a. Qualifications. BIRD is qualified to perform the services to be furnished under this Agreement and is permitted by law to perform such services, and all personnel engaged in the work shall be qualified and so permitted to do the work they perform.

b. Facilities and Personnel. BIRD has and will continue to have proper facilities and personnel to perform the services and work agreed to be performed.

c. Subcontracting. None of the work or services covered by this Agreement shall be subcontracted without the prior approval of the City.

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e. Affidavits of Compliance. BIRD will, if requested by the City, furnish the City affidavits certifying compliance with the provisions of this Section.

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a. To furnish all information, materials, equipment, supplies, and incidentals necessary to conduct and complete the City's portion of the project as designated in the scope of work.

14. **Nondiscrimination:**

a. BIRD shall, in performance of work under this Agreement, fully comply with all applicable federal, state, or local laws, rules, regulations, and executive orders including but not limited to, the Montana Human Rights Act, the Equal Pay Act of 1963, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. BIRD is the employer for the purpose of providing healthcare benefits and paying any applicable penalties, fees and taxes under the Patient Protection and Affordable Care Act [P.L. 111-148, 124 Stat. 119]. Any subletting or subcontracting by BIRD subjects subcontractors to the same provisions. In accordance with 49-3-207, MCA, and Executive Order No. 04-2016. BIRD agrees that the hiring of persons to perform this Contract will be made on the basis of merit and qualifications and there will be no discrimination based on race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability, military service or veteran status, or marital status by the persons performing this Agreement. BIRD will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

b. BIRD shall state, in all solicitations or advertisements for employees to work on jobs, that all qualified applicants will receive equal consideration for employment without regard to race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability, military service or veteran status, or marital status.

BIRD and subcontractor shall abide by the requirements of 41 CFR 60- 300.5(a) and 41 CFR 60-741.5(a), which prohibit discrimination against qualified protected veterans and/or qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and

advance in employment qualified protected veterans and individuals with disabilities.

BIRD and any subcontractor shall abide by the requirements of 41 CRF 60- 1.4, which states employees or applicants may not be discharged or in any other manner discriminated against because they have inquired about, discussed, or disclosed their own pay or the pay of another employee or applicant. However, employees who have access to the compensation information of other employees or applicants as a part of their essential job functions cannot disclose the pay of other employees or applicants to individuals who do not otherwise have access to compensation information, unless the disclosure is (a) in response to a formal complaint or charge, (b) in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or (c) consistent with BIRD's legal duty to furnish information.

c. BIRD will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

d. BIRD shall comply with any and all reporting requirements that may apply to it that the City may establish by regulation. BIRD will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

e. BIRD shall comply with all applicable federal, state, and city laws concerning the prohibition of discrimination. This includes complying with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

f. In the event of BIRD's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

g. BIRD shall include the provisions of Subsections a through f of this Section in every subcontract or purchase order under this Agreement, so as to be binding upon every

such subcontractor or vendor of BIRD under this Agreement. BIRD will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

h. BIRD agrees to post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non- discrimination clause.

15. **Permits, Laws, and Taxes.** BIRD shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to its performance under this Agreement. All actions taken by BIRD under this Agreement shall comply with all applicable statutes, ordinances, rules and regulations. BIRD shall pay all taxes pertaining to its performance under this Agreement.

16. **Nonwaiver.** The failure of either party at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provision, nor in any way affect the validity of this Agreement or any part hereof, or the right of such party thereafter to enforce each and every provision hereof.

17. **Termination Of Agreement**. The right is reserved by the City to terminate this Agreement at any time upon not less than sixty (60) days' written notice to BIRD.

In the event the City terminates this Agreement, BIRD shall be paid for the amount of work performed or services rendered to date of termination per the Agreement fee.

If either party fails to comply with any condition of this Agreement at the time or in the manner provided for, the other party may, at its option, terminate this Agreement and be released from all obligations if the default is not cured within ten (10) calendar days after written notice is provided to the defaulting party. Said notice shall set forth the items to be cured. Additionally, the non-defaulting party may bring suit for damages, specific performance, and any other remedy provided by law. These remedies are cumulative and not exclusive. Use of one remedy does not preclude use of the others. Notices shall be provided in writing and hand-delivered or mailed to the parties at the addresses set forth in the first paragraph of this Agreement.

18. **Successors and Assigns**. This Agreement and all the covenants hereof shall inure to the benefit of and be binding upon the City and BIRD respectively and his partners, successors, assigns, and legal representatives. Neither the City nor BIRD shall have the right to assign, transfer, or sublet his interest or obligations hereunder without written consent of the other party.

19. **Changes in Work**: Any change in the scope of BIRD'S services as stated in this Agreement for whatever reason, will be negotiated between the City and BIRD and an amendment to this Agreement will be issued with the appropriate change of services and Agreement fee noted.

20. **Legal Relations.** BIRD shall comply with all federal, state, and local laws and ordinances applicable to the work to be done.

21. **Ownership of Documents.** All information relating to the project and prepared under the terms of this Agreement, including reports, data, recommendations, exhibits, analyses, and plans shall be deemed the property of the City. Reproducibles of all notes, reports, and plans shall be made available at the City's request.

22. **Public Information**. BIRD shall not issue any statements, releases, or information regarding the work outlined in this Agreement for public dissemination without prior written approval of the City. All materials related to this Agreement and services provided are considered public records under Article II, Section 9 of the Montana Constitution and §§ 2-6-102 and 7-1-4144, MCA and may be distributed by written request pursuant to Montana's Constitutional Right to Know or Public Records Acts.

23. **Records.** BIRD shall maintain accounting records and other evidence pertaining to the cost incurred and to make the records available at all times during the Agreement term and for three (3) years from the date of final payment. Such accounting records and other evidence pertaining to the cost incurred will be made available for inspections authorized by the City and copies thereof shall be furnished if requested.

24. **Attorney's Fees and Costs.** In the event it becomes necessary for either Party to this Agreement to retain an attorney to enforce any of the terms or conditions of the Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and costs.

25. **Litigation Location.** The parties agree that this Agreement shall be governed in all respects by the laws of the state of Montana, and the parties expressly agree that venue shall be in the Montana Thirteenth Judicial District Court for Yellowstone County and there shall be no other venue for resolution of disputes arising from the Agreement or the performance of its terms.

26. **Modification and Amendments**. That any amendment or modification of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

27. **Notice.**

The Parties have identified the following individuals for all communication and coordination. Any notice required hereunder shall be provided in writing.

City:	Wyeth Friday Director, Planning and Community Services Department 316 N 26th St. Billings, MT 59101 fridayw@billingsmt.gov (406) 657-8249
BIRD:	Heather Doty Community Liaison 319 N 14th St. Billings, MT 59102 heather@billingsbird.com (406) 545-7007

28. **Authority and Execution**. Each Party represents that it has the authority to enter into this Agreement and to perform the functions stated herein, and that the persons executing this Agreement on their respective behalf are authorized by law, resolution or other requisite action of the Party's governing body.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated below.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

ATTEST:

By:_____
Denise R. Bohlman, City Clerk

APPROVED AS TO FORM:

By:_____
Gina Dahl, City Attorney

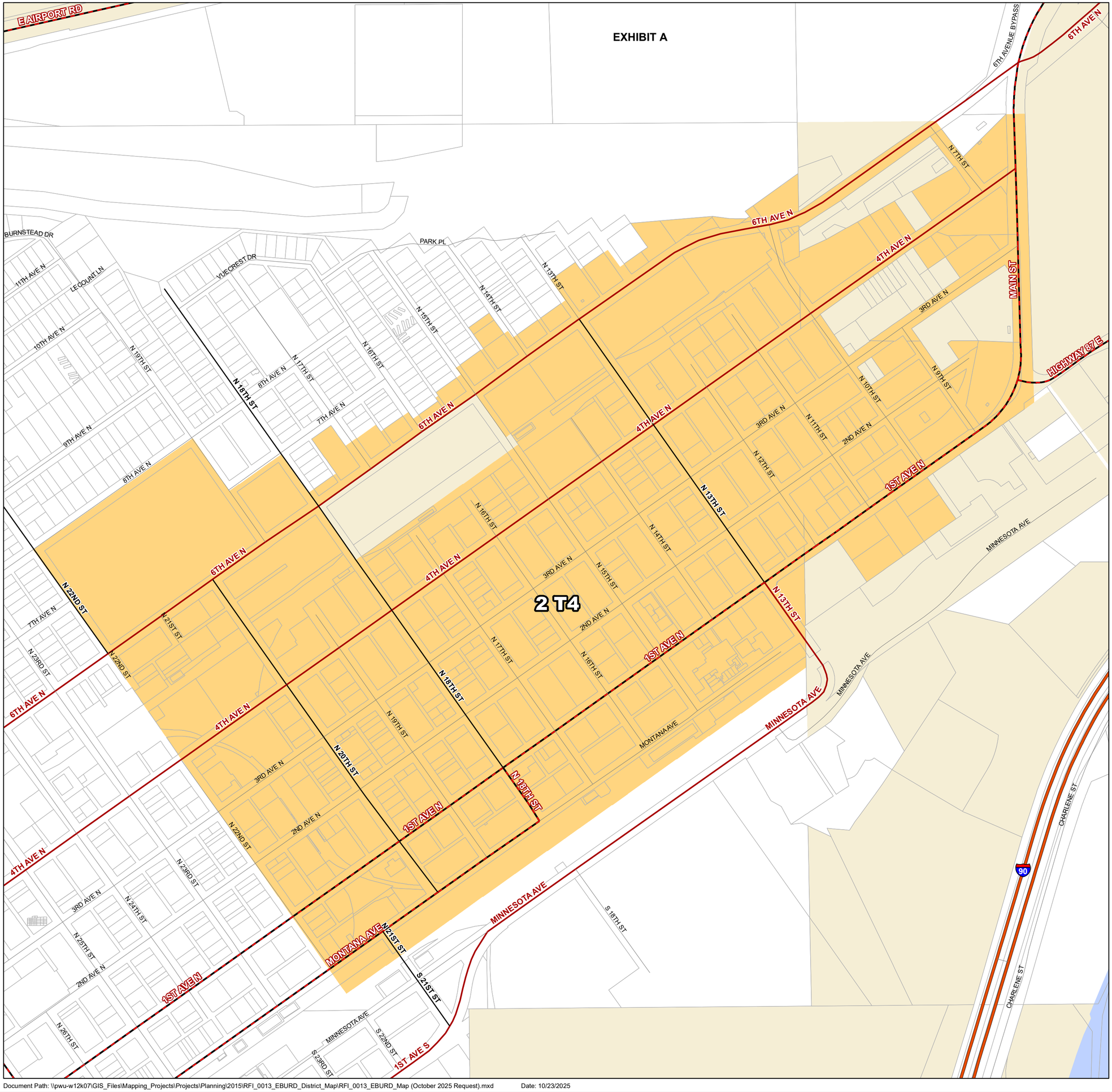
BIRDworks, INC.

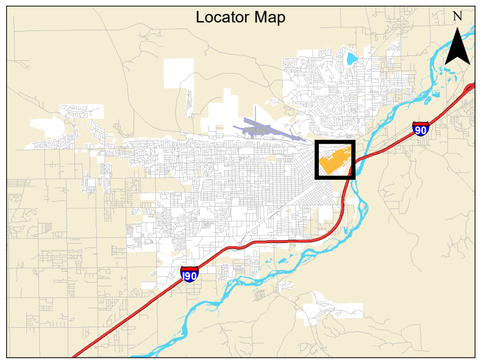
By: _____
BIRD Board President

East Billings Urban Renewal District (EBURD)

EBURD comprised of Levy District 2T4

EXHIBIT A





The parcel data mapped hereon does not constitute a legal survey. Inaccuracies exist with both the mapped data and the Montana Department of Revenue CAMA data; when seeking the definitive description of real property, consult the deed recorded at the Yellowstone County court house.

Legend

- Interstate Highway
- US or State Route
- Arterial Street
- Collector Street
- City Street
- Levy District 2T4 (EBURD)
- Tax Parcel
- Yellowstone County Boundary

N
W E
S

STAR OF THE BIG SKY COUNTRY
BILLINGS
MONTANA

Scale in Miles

0 0.125 0.25

Document Path: \\pwu-w12k07\GIS_Files\Mapping_Projects\Projects\Planning\2015\RFI_0013_EBURD_District_Map\RFI_0013_EBURD_Map (October 2025 Request).mxd Date: 10/23/2025

EXHIBIT B

Scope of Services

All Services provided under this Agreement must comply with the adopted District Urban Renewal Plan, City's TIF policy, Montana law, and City code and shall include, but are not necessarily limited to:

1. Administration and Implementation of the Urban Renewal Plan

a. BIRD will ensure TIF funded projects and activities in the District align with the Urban Renewal Plan.

b. BIRD shall coordinate with City staff and the EBURD Committee on any recommendations for amendments or updates to the Urban Renewal Plan.

c. BIRD shall coordinate with the EBURD Committee to provide written quarterly reports to the City on the progress of implementing the Urban Renewal Plan.

d. BIRD will actively work to recruit private investment in the District in partnership with the City.

2. Tax Increment Financing Authority and Administration

a. BIRD and the City will develop and maintain an application form and assistance guidelines for parties seeking the use of TIF Funds.

b. BIRD will accept and review applications for TIF Funds related to the District and will provide a copy of the application to the City staff for review.

c. BIRD will ensure applications are complete and the proposals align with the Urban Renewal Plan before EBURD Committee review and consideration.

d. BIRD shall timely submit all complete applications that meet statutory criteria as well as the City's TIF policy to Council for consideration with a recommendation for approval or denial. The only applications not forwarded to Council should be incomplete applications or those that do not meet criteria of the TIF policy.

e. Recommendations for expenditures shall be presented to the City Council by BIRD in coordination with City staff.

f. In coordination with City staff, BIRD shall draft development agreements for approved applications in accordance with Council's conditions of approval, if any.

g. BIRD shall follow up with the applicant to ensure compliance with the conditions of the development agreement and provide any documentation requested by the City.

h. Plan and coordinate regular meetings of EBURD Committee in compliance with notice, open meeting, and public participation requirements of Montana law and City code. BIRD shall provide affidavits of publication for any public notices required under this Agreement.

i. Meetings of the EBURD Committee shall be held at City Hall or other facility open and accessible to the public.

j. BIRD will provide support to the EBURD Committee including, but not limited to:

    i. Preparing Meeting Agendas
    ii. Communicating with the Committee and City staff on meeting notifications, cancellations and agenda items
    iii. Preparing and publishing meeting notices

k. BIRD shall coordinate, consult, and assist the EBURD Committee to prepare and submit the following:

    i. Annual work plans and budgets;
    ii. Allocation of TIF funds for urban renewal projects and programs;
    iii. Amendments to the District's urban renewal plan; and
    iv. Other matters as directed by City Council related to the District.

l. BIRD shall, within three (3) months of appointment of all EBURD Committee members, assist the Committee in adopting bylaws providing for meeting schedules, officers and their election, and other appropriate conditions for the conduct of its members. The bylaws and any policies and procedures adopted shall comply with the provisions of Billings, Montana City Code Article 2-500. Boards, Commissions and Committees.

AGREEMENT

This Agreement is made and entered into on _____, 2025, (the "Effective Date") by and between the City of Billings ("City"), and the South Billings Urban Renewal Association, ("SBURA"), a 501(c)(6) tax exempt Montana nonprofit corporation. For purposes of this Agreement, the City, and SBURA are each a "Party" and are sometimes collectively referred to as the "Parties."

RECITALS

1. This Agreement is for the purpose of assisting the City in the revitalization and continued development of the Modified South Billings Boulevard Urban Renewal District ("District") through coordinated planning, project implementation, and economic development initiatives. The SBURA will collaborate with City staff, the City's Urban Renewal District Advisory Committee ("SBBURD Committee"), and private partners to administer and advance the District's Urban Renewal Plan, promote investment, identify and facilitate public infrastructure improvements, and assist the City Council in evaluating and implementing projects supported by Tax Increment Financing (TIF) and other related programs.

2. The District was created and modified by the City in 2007 and 2008 (Ordinance No. 07-5441, Ordinance No. 08-5462, Ordinance No. 08-5484), expanded in 2021 (Ordinance No. 21-5765), and is defined in the attached Exhibit A map.

3. The City has adopted a TIF Policy by Resolution No. 18-10750 ("Policy").

4. This Agreement is intended to be a cooperative effort between the City and SBURA with the mutual objective of enhancing economic development opportunities in the District by promoting efforts that include, but are not limited to, commercial, residential and mixed-use development, public infrastructure improvement, and implementing the goals for the District as embodied in the 2021 Amended Urban Renewal Plan for the South Billings Boulevard Urban Renewal District and the 2012 South Billings Master Plan, as well as other City-adopted ordinances, plans and programs affecting the District.

5. In order to actively pursue the administration and marketing of the District, SBURA requires funding assistance from the City to supplement the funds of its staff dedicated to this effort.

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises, covenants, and agreements contained herein, the parties agree as follows:

1. **Incorporation of Recitals.** The recitals are incorporated into this Agreement by this reference.

2. **Purpose.** The City agrees to hire SBURA as an independent contractor to perform the services described in the Scope of Work attached hereto as Exhibit B and by this reference made a part hereof.

a. In performing these services, SBURA shall at all times comply with all federal, state and local statutes, rules and ordinances applicable.

b. These services and all duties incidental or necessary therefore, shall be performed diligently and completely and in accordance with professional standards of conduct and performance.

c. SBURA will maintain compliance with the City's TIF Policy in operating under this Agreement and will use the Policy in its decisions related to any opinions or recommendations rendered to City Council.

3. **Term.** This Agreement shall be in effect from the Effective Date until June 30, 2026. The parties may mutually agree, in writing, to renew this agreement for up to two (2) additional one (1) year terms.

4. **Payment.** As part of the annual budgeting process, City Council will review the work plan and proposed budget prepared by SBURA and approve appropriate allocations of TIF funds for SBURA to carry out the timely performance of the services required under this Agreement as described in the Scope of Services attached hereto as Exhibit B and incorporated herein by this reference.

The amount of the payment may be modified upon request by SBURA with approval of City Council. Except as otherwise specified herein, SBURA shall invoice the City monthly (or on such other basis as the Parties may mutually determine) for all services rendered pursuant to this Agreement. Such invoices shall specify the services provided to the City during the preceding month and identify the applicable fees and shall be accompanied by reasonable documentation or other reasonable explanations supporting such charges.

Except as otherwise specified herein, the City shall pay, net of applicable withholding tax, if any, SBURA for said invoice within thirty (30) days after receipt.

It is understood that SBURA will not perform any work that the City deems outside the scope prior to receiving written approval from the City. Any payment for work not agreed upon by the City shall be denied.

5. **Relationship of the Parties**. The parties agree that SBURA is an independent contractor for purposes of this Agreement and is not to be considered an employee of the City for any purpose. SBURA is not subject to the terms and provisions of the City's personnel policies handbook and may not be considered a City employee for workers' compensation or any other purpose.

a. SBURA is not authorized to represent the City or otherwise bind the City in any dealings between SBURA and any third parties.

b. This Agreement is not intended to create or constitute any joint venture, partnership, joint powers agency, or other formal organization of any kind.

c. No Party is authorized herein to act as the agent of the other.

6. **Training and Conflict of Interest.**

a. SBURA shall exercise reasonable care and diligence to prevent any actions or conditions which could result in a conflict with the City's interest. During the term of this Agreement, SBURA shall not accept any employment or engage in any consulting work which creates a conflict of interest with City or in any way compromises the services to be performed under this Agreement. SBURA shall immediately notify City of any and all violations of this Section upon becoming aware of such violation.

b. SBURA will participate, support, and assist in providing biannual training for the SBBURD Committee in coordination with City staff. The training must include but is not limited to review of urban renewal and tax increment financing laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

c. SBURA shall avoid both actual and potential conflicts of interest and shall be subject to the applicable code of ethics provisions in state law and city code including but not limited to all laws governing conflict between public duty and private interest.

7. **Tax Increment Financing Authority and Administration.** The parties agree that City Council shall have the ultimate decision-making authority regarding any expenditure of TIF funds related to the District.

8. **Other Adopted Plans.** The parties agree to consider and implement other adopted plans relevant to the District.

9. **Identify Funding Sources And Facilitate Public Infrastructure Improvements.**

a. The City will identify appropriate funding sources to facilitate necessary infrastructure and facility improvements as identified in the City's Current Capital Improvement Plan and other infrastructure master plans for projects within the District boundary.

b. SBURA also will work with City staff, the SBBURD Committee, and property owners to consider public infrastructure projects in the District and bring recommendations to City Council through established processes, including the City's Capital Improvement Plan.

10. **Indemnity.**

SBURA shall:

a. Indemnify, defend and save the City, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in

any way arising or resulting from any intentional, reckless or negligent act on the part of SBURA or its officers, agents or employees.

b. Not indemnify, defend, save and hold the City harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees, expert fees and costs arising from wrongful, reckless or negligent acts, error or omission solely of the City occurring during the course of or as a result of the performance of the Agreement.

c. Where claims, lawsuits or liability, including attorneys' fees, expert fees and costs arise from wrongful, reckless or negligent act of both the City and SBURA, SBURA shall indemnify, defend, save, and hold the City harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees, expert fees and costs, which result from SBURA's wrongful, reckless or negligent acts occurring as a result of SBURA's performance pursuant to this Agreement.

The City shall:

a. Indemnify, defend and save SBURA, its officers, agents and employees harmless from any and all losses, damage and liability occasioned by, growing out of, or in any way arising or resulting from any intentional or negligent act on the part of City or its agents or employees.

b. Not indemnify, defend, save and hold SBURA harmless from claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses or attorneys' fees and costs arising from wrongful, reckless or negligent acts, error or omission solely of SBURA occurring during the course of or as a result of the performance of the Agreement.

c. Where claims, lawsuits or liability, including attorneys' fees and costs arise from wrongful, reckless or negligent act of both SBURA and the City, the City shall indemnify, defend, save, and hold SBURA harmless from only that portion of claims, causes of action, lawsuits, damages, judgments, liabilities, and litigation costs and expenses including attorneys' fees and costs, which result from the City's or its officers, agents or employee's wrongful, reckless or negligent acts occurring as a result of the City's performance pursuant to this Agreement.

11. **Insurance.**

a. SBURA shall maintain in good standing the insurance described in this Section. Before rendering any services under this Agreement, SBURA shall furnish the City with proof of insurance in accordance with this Section.

SBURA shall provide the following insurance:

i. Workers' compensation and employer's liability coverage as required by Montana law.

ii. Commercial general liability, including contractual liability assumed under an insured agreement and personal injury coverages in the minimum amount of $750,000 per claim and $1,500,000 per occurrence.
iii. Automobile liability in the minimum amount of $1,500,000 per accident.
iv. Professional liability in the minimum amount of $1,500,000 per claim.

The limits required by this Agreement can be met by either providing a primary policy or in combination with umbrella/excess liability policy(ies).

Each policy of insurance required by this Section shall provide for no less than 30 days' advance written notice to the City prior to cancellation.

The City shall be listed as an additional insured on all policies except Professional Liability and Worker's Compensation Policies.

SBURA shall comply with the applicable requirements of the Workers' Compensation Act, Title 39, Chapter 71, MCA, and the Occupational Disease Act of Montana, Title 39, Chapter 71, MCA.

SBURA shall maintain workers' compensation insurance coverage for all employees of SBURA's business, except for those persons who are exempted as independent contractors under the provisions of §39-71-401, MCA.

SBURA shall furnish City with copies showing one of the following: (1) a binder for workers' compensation coverage by an insurer licensed and authorized to provide workers' compensation insurance in the State of Montana; or (2) proof of exemption from workers' compensation granted by law for independent contractors.

12. **Agreements of SBURA:** As an inducement to the execution of this Agreement by the City and in consideration of the agreements to be performed by the City, SBURA agrees that:

a. Qualifications. SBURA is qualified to perform the services to be furnished under this Agreement and is permitted by law to perform such services, and all personnel engaged in the work shall be qualified and so permitted to do the work they perform.

b. Facilities and Personnel. SBURA has and will continue to have proper facilities and personnel to perform the services and work agreed to be performed.

c. Subcontracting. None of the work or services covered by this Agreement shall be subcontracted without the prior approval of the City. The City acknowledges and agrees that certain services provided under this Agreement are provided pursuant to a consulting agreement between SBURA and Dick Zier Consulting, LLC.

d. Compliance. If SBURA does seek contract services, supplies, or expenditures for other capital costs that utilize TIF funds, SBURA must follow City purchasing and procurement policies in effect at the time.

e. Affidavits of Compliance. SBURA will, if requested by the City, furnish the City affidavits certifying compliance with the provisions of this Section.

13. **Agreements of City:**

a. To furnish all information, materials, equipment, supplies, and incidentals necessary to conduct and complete the City's portion of the project as designated in the scope of work.

14. **Nondiscrimination:**

a. SBURA shall, in performance of work under this Agreement, fully comply with all applicable federal, state, or local laws, rules, regulations, and executive orders including but not limited to, the Montana Human Rights Act, the Equal Pay Act of 1963, the Civil Rights Act of 1964, the Age Discrimination Act of 1975, the Americans with Disabilities Act of 1990, and Section 504 of the Rehabilitation Act of 1973. SBURA is the employer for the purpose of providing healthcare benefits and paying any applicable penalties, fees and taxes under the Patient Protection and Affordable Care Act [P.L. 111-148, 124 Stat. 119]. Any subletting or subcontracting by SBURA subjects subcontractors to the same provisions. In accordance with 49-3-207, MCA, and Executive Order No. 04-2016. SBURA agrees that the hiring of persons to perform this Contract will be made on the basis of merit and qualifications and there will be no discrimination based on race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability, military service or veteran status, or marital status by the persons performing this Agreement. SBURA will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex, sexual orientation, gender identity, or national origin. Such action shall include, but not be limited to the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.

b. SBURA shall state, in all solicitations or advertisements for employees to work on jobs, that all qualified applicants will receive equal consideration for employment without regard to race, color, sex, pregnancy, childbirth or medical conditions related to pregnancy or childbirth, political or religious affiliation or ideas, culture, creed, social origin or condition, genetic information, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability, military service or veteran status, or marital status.

SBURA and subcontractor shall abide by the requirements of 41 CFR 60- 300.5(a) and 41 CFR 60-741.5(a), which prohibit discrimination against qualified protected veterans and/or qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and

advance in employment qualified protected veterans and individuals with disabilities.

SBURA and any subcontractor shall abide by the requirements of 41 CRF 60- 1.4, which states employees or applicants may not be discharged or in any other manner discriminated against because they have inquired about, discussed, or disclosed their own pay or the pay of another employee or applicant. However, employees who have access to the compensation information of other employees or applicants as a part of their essential job functions cannot disclose the pay of other employees or applicants to individuals who do not otherwise have access to compensation information, unless the disclosure is (a) in response to a formal complaint or charge, (b) in furtherance of an investigation, proceeding, hearing, or action, including an investigation conducted by the employer, or (c) consistent with SBURA's legal duty to furnish information.

c. SBURA will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

d. SBURA shall comply with any and all reporting requirements that may apply to it that the City may establish by regulation. SBURA will send to each labor union or representative of workers with which it has a collective bargaining agreement or other contract or understanding, a notice to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under section 202 of Executive Order 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.

e. SBURA shall comply with all applicable federal, state, and city laws concerning the prohibition of discrimination. This includes complying with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.

f. In the event of SBURA's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.

g. SBURA shall include the provisions of Subsections a through f of this Section in every subcontract or purchase order under this Agreement, so as to be binding upon

every such subcontractor or vendor of SBURA under this Agreement. SBURA will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: Provided, however, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of the United States.

h. SBURA agrees to post, in conspicuous places available to employees and applicants for employment, notices setting forth the provisions of this non- discrimination clause.

15. **Permits, Laws, and Taxes.** SBURA shall acquire and maintain in good standing all permits, licenses and other entitlements necessary to its performance under this Agreement. All actions taken by SBURA under this Agreement shall comply with all applicable statutes, ordinances, rules and regulations. SBURA shall pay all taxes pertaining to its performance under this Agreement.

16. **Nonwaiver.** The failure of either party at any time to enforce a provision of this Agreement shall in no way constitute a waiver of the provision, nor in any way affect the validity of this Agreement or any part hereof, or the right of such party thereafter to enforce each and every provision hereof.

17. **Termination Of Agreement**. The right is reserved by the City to terminate this Agreement, at any time, upon not less than sixty (60) days' written notice to SBURA.

In the event the City terminates this Agreement, SBURA shall be paid for the amount of work performed or services rendered to date of termination per the Agreement fee.

If either party fails to comply with any condition of this Agreement at the time or in the manner provided for, the other party may, at its option, terminate this Agreement and be released from all obligations if the default is not cured within ten (10) calendar days after written notice is provided to the defaulting party. Said notice shall set forth the items to be cured. Additionally, the non-defaulting party may bring suit for damages, specific performance, and any other remedy provided by law. These remedies are cumulative and not exclusive. Use of one remedy does not preclude use of the others. Notices shall be provided in writing and hand-delivered or mailed to the parties at the addresses set forth in the first paragraph of this Agreement.

18. **Successors and Assigns**. This Agreement and all the covenants hereof shall inure to the benefit of and be binding upon the City and SBURA respectively and his partners, successors, assigns, and legal representatives. Neither the City nor SBURA shall have the right to assign, transfer, or sublet his interest or obligations hereunder without written consent of the other party.

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25. **Litigation Location.** The parties agree that this Agreement shall be governed in all respects by the laws of the state of Montana, and the parties expressly agree that venue shall be in the Montana Thirteenth Judicial District Court for Yellowstone County and there shall be no other venue for resolution of disputes arising from the Agreement or the performance of its terms.

26. **Modification and Amendments**. That any amendment, modification, or renewal of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

27. **Notice.**

The Parties have identified the following individuals for all communication and coordination. Any notice required hereunder shall be provided in writing.

City:	Wyeth Friday Director, Planning and Community Services Department 316 N 26th St. Billings, MT 59101 fridayw@billingsmt.gov (406) 657-8249

SBURA:	Dick Zier Dick Zier Consulting, LLC 2139 Broadwater Ave., Suite F Billings, MT 59102 Dzier2@bresnan.net (406) 698-3153

28. **Authority and Execution**. Each Party represents that it has the authority to enter into this Agreement and to perform the functions stated herein, and that the persons executing this Agreement on their respective behalf are authorized by law, resolution or other requisite action of the Party's governing body.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the dates indicated below.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

ATTEST:

By:_____
Denise R. Bohlman, City Clerk

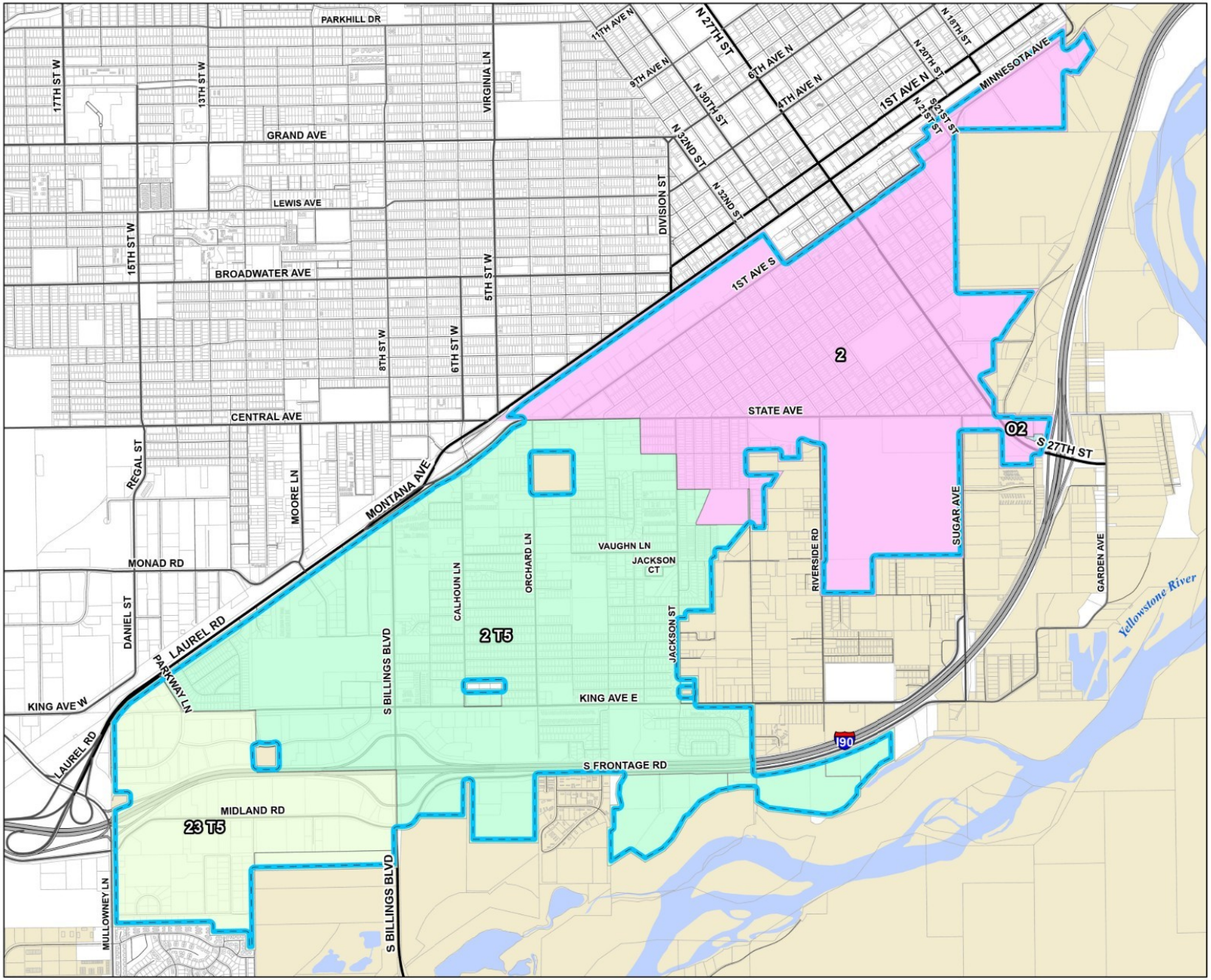
APPROVED AS TO FORM:

By:_____
Gina Dahl, City Attorney

SOUTH BILLINGS URBAN RENEWAL ASSOCIATION, INC.

By: _____
SBURA Board President

EXHIBIT A



Document Path: \\pwu-w12k07GIS_Files\Mapping_Projects\Projects\Planning\2025\RFI_1042_SBBURD_Proposed_Expansion\RFI_1042_SBBURD_Proposed_Expansion\RFI_1042_SBBURD_Proposed_Expansion.aprx | Date: 10/1/2025

South Billings Boulevard Urban Renewal District (SBBURD) - Combined Area Existing & Proposed Expansion

SBBURD comprised of Levy Districts 2, 2T5, 23T5, & O2

Billings PLANNING & COMMUNITY SERVICES

Legend

- SBBURD Boundary Combined (Existing & Proposed)
- Billings City Limits
- Yellowstone County Boundary

SBBURD Levy Districts

- 2
- 2 T5
- 23 T5
- O2

The parcel data mapped hereon does not constitute a legal survey. Inaccuracies exist with both the mapped data and the Montana Department of Revenue CAMA data; when seeking the definitive description of real property, consult the deed recorded at the Yellowstone County court house.

N W E S

Scale in Miles

0 0.25 0.5

EXHIBIT B

Scope of Services

All Services provided under this Agreement must comply with the adopted District Urban Renewal Plan, City's TIF policy, Montana law, and City code and shall include, but are not necessarily limited to:

1. Administration and Implementation of the Urban Renewal Plan

a. SBURA will ensure TIF funded projects and activities in the District align with the Urban Renewal Plan.

b. SBURA shall coordinate with City staff and the SBBURD Committee on any recommendations for amendments or updates to the Urban Renewal Plan.

c. SBURA shall coordinate with the SBBURD Committee to provide written quarterly reports to the City on the progress of implementing the Urban Renewal Plan.

d. SBURA will actively work to recruit private investment in the District in partnership with the City.

2. Tax Increment Financing Authority and Administration

a. SBURA and the City will develop and maintain an application form and assistance guidelines for parties seeking the use of TIF Funds.

b. SBURA will accept and review applications for TIF Funds related to the District and will provide a copy of the application to the City staff for review.

c. SBURA will ensure applications are complete and the proposals align with the Urban Renewal Plan before SBBURD Committee review and consideration.

d. SBURA shall timely submit all complete applications that meet statutory criteria as well as the City's TIF policy to Council for consideration with a recommendation for approval or denial. The only applications not forwarded to Council should be incomplete applications or those that do not meet criteria of the TIF policy.

e. Recommendations for expenditures shall be presented to the City Council by SBURA in coordination with City staff.

f. In coordination with City staff, SBURA shall draft development agreements for approved applications in accordance with Council's conditions of approval, if any.

g. SBURA shall follow up with the applicant to ensure compliance with the conditions of the development agreement and provide any documentation requested by the City.

h. Plan and coordinate regular meetings of SBBURD Committee in compliance with notice, open meeting, and public participation requirements of Montana law and City code. SBURA shall provide affidavits of publication for any public notices required under this Agreement.

i. Meetings of the SBBURD Committee shall be held at City Hall or other facility open and accessible to the public.

j. SBURA will provide support to the SBBURD Committee including, but not limited to:

    i. Preparing Meeting Agendas
    ii. Communicating with the Committee and City staff on meeting notifications, cancellations and agenda items
    iii. Preparing and publishing meeting notices

k. SBURA shall coordinate, consult, and assist the SBBURD Committee to prepare and submit the following:

    i. Annual work plans and budgets;
    ii. Allocation of TIF funds for urban renewal projects and programs;
    iii. Amendments to the District's urban renewal plan; and
    iv. Other matters as directed by City Council related to the District.

l. SBURA shall, within three (3) months of appointment of all SBBURD Committee members, assist the Committee in adopting bylaws providing for meeting schedules, officers and their election, and other appropriate conditions for the conduct of its members. The bylaws and any policies and procedures adopted shall comply with the provisions of Billings, Montana City Code Article 2-500. Boards, Commissions and Committees.

City Council Regular

Date:	11/10/2025
Title:	Amendment No. 4 to Automobile Parking Concession Agreement
Presented by:	Jeff Roach
Department:	Airport
Presentation:	No
Legal Review:	Template Contract
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council approve Amendment No. 4 to the Automobile Parking Concession Agreement with SP Plus LLC, adding the west end overflow lots for revenue collection, setting the parking rates to accommodate the west end overflow lots, updating the parking rate schedule, updating the concessionaire name, requiring SP Plus LLC to provide a seasonal shuttle service holiday overflow parking, and adding three months to the Agreement term.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

SP Plus LLC, formerly known as SP Plus and Standard Parking, has been the public parking lot concessionaire at the Airport for a number of years, with the most recent Agreement beginning in 2012. In Montana there are only two concessionaires that typically vie for and operate at the commercial service airports, SP Plus LLC and Republic Parking. Over the years and multiple concession agreements with SP Plus, as parking needs increased, the Airport worked with the company to upgrade both the parking lots and parking lot control equipment, bring additional parking spaces online, and introduce credit card pay lanes and scan-to-pay options.

With the upgrade project in 2015, the Airport reconstructed the Airport's old employee parking lot into a new 234 stall Long Term Premium Lot parking area. That project included a new entry merge lane, an entry plaza, an express credit card exit area, and a bypass lane to the existing pay booth for those customers wanting to pay with cash. With this upgrade, SP Plus invested an additional $224,000 for: (a) the additional parking control equipment for the Premium Lot, and (b) upgrading the existing Long Term and Short Term Lots' revenue control system so that all ticket dispensing, credit card exit lane, and manual revenue control equipment would be compatible and current once the Premium Parking Lot was opened. In exchange for SP Plus's investment, the City approved a term extension on the concession agreement to expire on December 31, 2021.

In 2019, with the new air service provided by American Airlines and the return of Frontier Airlines, the demand for public parking spaces increased, with long-term parking frequently overflowing into a lot that was not part of the Concession Agreement and therefore not generating any revenue. Staff once again worked with SP Plus on a solution to add parking revenue control equipment to the North Economy Lot. SP Plus invested $135,000 for the additional parking control equipment to incorporate the 223 stall North Economy Parking Lot into revenue generation, as well as performed software updates for the parking control equipment in all the Airport's public parking lots. With the addition of the revenue control equipment for the added parking lot, the concessionaire received additional revenue from that lot. Staff also negotiated a new revenue percentage during the three-year term extension.
Previously, SP Plus provided the Airport with 80.5% of gross revenues collected. Staff negotiated with SP Plus to increase the percentage rate for the three-year extension to 82.57% of gross revenues, adding approximately $62,000 per year to the Airport's revenues.

As enplanements continued to increase, the public parking lots were once again often full, especially during special events, holidays, peak seasonal travel, and frequently overflowed beyond the four current paid surface lots. The frequent overflow required use of the last overflow lot referred to as the South Economy Lot. This parking lot was not included in the Concession Agreement and resulted in lost parking revenue for both the concessionaire and the Airport. SP Plus proposed an easy-to-deploy, digital scan and payment platform solution for the South Economy Lot and also deployed this solution to the North Economy Lot that had been experiencing frequent equipment problems especially during cold weather. This payment solution was deployed in time for the 2024 December holiday travel season. There was no equipment, software, or construction costs for the City.

In order to incorporate the South Economy Lot into the current Automobile Parking Concession Agreement, the City Council approved Amendment Three to the Automobile Parking Concession Agreement with SP Plus. The Amendment (1) incorporated the new South Economy Lot into the Agreement, adding 127 parking spaces to the paid public lot

inventory, (2) provided a digital scan and payment platform needed to operate the South Economy Lot, (3) updated all the revenue control software for the North Economy Lot with the same digital scan and payment platform and (4) added one year to the existing Concession Agreement's term (to expire on December 31, 2025).

As passenger numbers are continuing to increase, with over one million passengers projected for 2025, and considering requests from travelers for more holiday parking space and shuttle service from the surface lots furthest away from the Terminal during the holidays, staff has once again worked with SP Plus to identify seasonal surface overflow lots for seasonal use that provide 310 additional spaces, and a plan for shuttle service during the peak holiday travel season of November 15, 2025 through January 15, 2026. In exchange for this assistance, to not disrupt parking operations through most of the winter, and to allow the airport additional time to complete master planning for future parking improvements, a three-month term extension was negotiated. These changes and additions require an amendment to the concession agreement and are included in Amendment 4.

ALTERNATIVES

City Council may:

- Approve Amendment 4 to the Automobile Parking Concession Agreement; or,
- Not Approve Amendment 4 to the Automobile Parking Concession Agreement.

FISCAL EFFECTS

The Airport estimates that at 80% use of the four west Overflow Lots, for the 60-day contracted shuttle period, this Amendment will provide approximately $148,800 of additional annual revenue during the holiday period. Total annual parking revenues are projected to be between $3,600,000 to $3,850,000 depending on passenger traffic. Additionally, the Airport will not be required to provide any capital outlay for new equipment or software updates and will benefit from the percentage of gross revenues generated from the extended period, estimated to be approximately $870,000 for the three-month extended period. The cost of the contract shuttle service for the holiday period is estimated at $54,000.

Attachments

Amendment 4

AMENDMENT FOUR

AUTOMOBILE PARKING CONCESSION AGREEMENT

THIS AMENDMENT FOUR is made and entered into by and between the City of Billings, Montana (City) and SP Plus LLC, f/k/a SP Plus Corporation f/k/a Standard Parking Corporation (Concessionaire). Together, City and Concessionaire will be referred to as the "Parties."

W I T N E S S E T H

WHEREAS, the Parties entered into a certain Automobile Parking Concession Agreement dated December 19, 2011 for the purpose of providing paid parking at the Billings Logan International Airport, for a term commencing on the 1st day of January 2012 and terminating on the 31st day of December 2016, and

WHEREAS, during 2015, the City relocated an employee parking lot and finished construction of a third paid parking lot, adding over 200 parking stalls to the inventory for the Concessionaire's use, reducing the reliance on the use of the free overflow parking area, and

WHEREAS, Concessionaire agreed to supply approximately $224,000 worth of additional parking control equipment to the 2015 additional parking facility and to provide/upgrade the entry device equipment to both existing parking lots, commonly known as Short Term and Long Term parking to reduce the City's construction costs in exchange for extending the term of the Automobile Parking Concession Agreement from December 31, 2016 to December 31, 2021, and

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WHEREAS, Amendment One authorizing the additional and upgraded equipment, extending the term, and adjusting the parking rates was approved by the City Council on April 27, 2015, and

WHEREAS, the City added two airlines providing air service from Billings Logan International Airport, resulting in additional flights and once again required the use of the free overflow parking area for additional parking needs, and

WHEREAS, Concessionaire agreed to supply approximately $135,000 worth of additional parking control equipment to the parking facility to outfit the free north overflow lot (now designated the north Economy Lot) with parking control equipment and to upgrade existing parking control software to reduce the City's construction costs in exchange for extending the term of the Automobile Parking Concession Agreement from December 31, 2021, to December 31, 2024, and

WHEREAS, Amendment Two authorizing the additional equipment to outfit the north overflow lot (now designated the north Economy lot) for paid parking and upgraded equipment, extending the term, and adjusting the fees and charges the Concessionaire pays to the City was approved by the City Council on October 15, 2019, and

WHEREAS, the Airport enplanements continued to increase creating additional public parking needs and requiring the use of the remaining free overflow lot, known as the south overflow lot, (now designated the south Economy lot) for additional parking needs, which are especially critical during special events and holidays, and

WHEREAS, Concessionaire agreed to: (1) equip the south overflow lot (now designated the south Economy lot) with a digital scan and payment platform to enable conversion of the free parking lot to a paid public lot and adding 127 additional paid parking spaces, (2)

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quickly deploy the revenue control solution in time for holiday use, (3) simultaneously also deploy the wireless revenue control solution to the north overflow lot (now designated the north Economy lot) to replace and update the failing parking control equipment and software currently in use for that paid parking lot, and (4) reduce the City's construction cost and time, in exchange for extending the expiration of the term of the Agreement for one year from December 31, 2024 to December 31, 2025, and

WHEREAS, the Parties also agreed the fees and charges the Concessionaire pays to the City each year should be modified to include the additional year of the term, and

WHEREAS, Amendment Three authorizing the additional equipment to outfit the south overflow lot (now designated the south Economy lot) for paid parking and upgraded equipment for the north overflow lot (now designated the north Economy lot), extending the term, and adjusting the fees and charges the Concessionaire pays to the City was approved by the City Council on December 16, 2024, and

WHEREAS, the Concessionaire has had a change of ownership in which SP Plus Corporation was purchased by Metropolis Technologies, Inc. and rebranded as SP Plus LLC, and the Parties desire to memorialize this change of ownership with this Amendment, and

WHEREAS, the Airport enplanements are continuing to increase creating additional public parking needs and requiring the use of four newly identified vacant parcels to be used as temporary remote overflow and contingent parking lots to be utilized only if needed, adding 310 parking spots for additional overflow parking needs, which are especially critical during special events and holidays, and

WHEREAS, the Airport is in the process of updating its Master Plan, which includes a future major capital project to address the continually increasing public parking needs,

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and requires additional time to complete the Master Plan update and identify the future public parking solution, and

WHEREAS, both Parties desire to update the parking lot designations, the parking lot rates, and modify the fees and charges the Concessionaire pays to the City each year to include the additional three months of term, and

WHEREAS, working with the Airport, the Concessionaire agrees to (1) deploy the wireless revenue solution to the four remote overflow lots and contingent lots if utilized, (2) extend the Economy lot rates to the four remote overflow lots and contingent lots if utilized, (3) work with the Airport to identify a temporary holiday shuttle service solution and (4) reduce the City's construction cost and time, in exchange for extending the expiration of the term of the Agreement for three months from December 31, 2025 to March 31, 2026.

NOW, THEREFORE, in consideration of the mutual promises contained in this Amendment Four, the Parties hereby agree as follows:

A. Extension of Term. ARTICLE II, TERM OF AGREEMENT, shall be amended so that the Agreement shall end at 11:59 p.m. local time, March 31, 2026.

B. Exhibit A. ARTICLE III, PREMISES AND FACILITIES, shall be amended to revise and update Exhibit A, to include the addition of four remote overflow lots and contingent lots, attached and made a part hereof.

C. Amendment to Fees and Charges. ARTICLE IV, FEES AND CHARGES, Paragraph 1., shall be replaced in its entirety with the following new Paragraph 1.:

"1. For the privilege of operating the Automobile Parking Concession and the use of the Premises and Facilities, the Concessionaire shall pay to the City each year

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during the term of this Agreement the following net percentages of annual Gross Receipts:

Percentage of Gross Receipts

Contract Year One (January 1-December 31, 2012):
87.5% of Gross Receipts up to $2,200,000
70.0% of Gross Receipts over $2,200,000

Contract Year Two (January 1 – December 31, 2013):
88.5% of Gross Receipts up to $2,200,000
70.0% of Gross Receipts over $2,200,000

Contract Year Three through Five (January 1, 2014 – December 31, 2016):
70.0% of Gross Receipts

Contract Years Six through Ten (January 1, 2017 – December 31, 2021):
80.5% of Gross Receipts

Contract Years Eleven through Fifteen (January 1, 2022 – March 31, 2026):
82.57% of Gross Receipts

Notwithstanding the "Revenue Sharing" provided by the allocation of revenues pursuant to the above percentage of Gross Receipts formula, Concessionaire guarantees the City the greater of either:

A. The above percentage Gross Receipts formula, or

B. A minimum annual guarantee equal to $1,400,000 for Contract Year One;

A minimum annual guarantee equal to $1,400,000 for Contract Year Two;

A minimum annual guarantee equal to $2,015,000 for Contract Year Three;

A minimum annual guarantee equal to $2,342,500 for Contract Years Four and Five;

A minimum annual guarantee equal to $2,100,000 for Contract Years Six through Ten;

A minimum annual guarantee equal to $2,100,000 for Contract Years Eleven through Fifteen.

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The minimum annual guarantee (MAG) is only applicable in the Contract Years in which the annual enplaned passenger numbers exceed 360,000. The annual enplaned passenger number will be calculated by the City using the information provided by the air carriers for all enplaned passengers during each Contract Year."

D. Amendment to Equipment. ARTICLE IX, PARKING CONTROL EQUIPMENT, Paragraph 3., shall be replaced in its entirety with the following new Paragraph 3.:

"3. Concessionaire agrees to replace/update the existing parking control equipment with new equipment during the first Contact Year. During the Spring of 2015, Concessionaire agrees to provide the additional equipment to operate the added parking lot, designated as "Express Parking Lot," (now designated as the Long-Term Premium Parking Lot, providing an estimated 200 additional parking stalls to Concessionaire's parking inventory. Additionally, Concessionaire agrees to provide/upgrade the entry device equipment to both existing parking lots, commonly known as Short Term and Long Term parking lots. During 2019, Concessionaire agrees to provide the additional equipment to operate the added parking lot, designated as "North Overflow Lot," (now designated as the North Economy Lot) providing an estimated 223 additional parking stalls to Concessionaire's parking inventory and to update the existing parking control software. The inventory of equipment specifications and software updates added during the Term of the Agreement are described in Exhibit C, Exhibit C-1, and Exhibit C-2, attached and made a part hereof. All parking control equipment in place at the end of the term of this Agreement or any extension thereof, shall remain in place and become the property of the City. The cost of the original replacement parking control equipment at the beginning of the Agreement term as set forth in said Exhibit C is estimated to be $130,748. The cost of

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the new parking control equipment for the third parking lot installed during 2015 is estimated to be $224,000. The cost of the new parking control equipment for the North Overflow Lot (now designated as the North Economy Lot) and software update installed during 2019 is estimated to be $135,000. Said costs of the 2015 and 2019 equipment shall be amortized on a straight line basis over the remaining term of the Agreement. If this Agreement should be terminated for any reason prior to expiration of the term, then the unamortized cost of such equipment as of the date of such early termination shall be paid by the City to the Concessionaire. Payment shall be due within thirty (30) business days of the City's receipt of Concessionaire's statement of such cost, which statement shall be supported by commercially reasonable documentation. Upon receipt of such payment, title to the equipment shall be transferred to the City. Concessionaire will not charge the City for the addition and implementation of the digital scan and payment platform utilized for the North and South Overflow lots,(now designated as the North and South Economy lots) and for use at the four new, temporary remote overflow lots. Concessionaire will retain the $1.99 transaction fee for use of the digital scan and payment platform; this transaction fee shall be excluded from reported Gross Receipts."

E. Amendment to Parking Rates. ARTICLE X, SCHEDULE OF PARKING RATES, Paragraph 1., shall be replaced in its entirety with the following new Paragraph 1.:

"1. The Concessionaire shall place in effect the following schedule of parking rates upon commencement of this Agreement.

Short Term Parking Lot	Years 1-3	Years 4-13	Years 14-15
0-1/2 Hour	$ 1.75	$ 2.00	Free
Each Additional 1/2 Hour	$ 1.25	$ 1.50	$ 3.00
Maximum Each 24 Hours	$14.00	$15.00	$18.00

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Long Term Premium Parking Lot	Years 1-3	Years 4-13	Years 14-15
0-1/2 Hour		$ 2.00	$ 3.00
Each Additional 1/2 Hour		$ 1.50	$ 2.00
Maximum Each 24 Hours		$11.00	$15.00

Long Term Parking Lot	Years 1-3	Years 4-13	Years 14-15
0-1 Hour	$ 2.25	$ 2.50	$ 4.00
Each Additional 1/2 Hour	$ 1.25	$ 1.50	$ 3.00
Maximum Each 24 Hours	$ 8.50	$ 9.00	$12.00

North Economy Lot	Years 11-13	Years 14-15
0-1 Hour	$ 2.50	$ 2.00
Each Additional 1/2 Hour	$ 1.50	
Each Additional 0-1 Hour		$ 2.00
Maximum Each 24 Hours	$ 9.00	$10.00

South Economy Lot	Years 14-15
0-1 Hour	$ 2.00
Each Additional 0-1 Hour	$ 2.00
Maximum Each 24 Hours	$ 10.00

Remote Overflow Lots 1-4 and Contingent Lots	Years 14-15
0-1 Hour	$ 2.00
Each Additional 0-1 Hour	$ 2.00
Maximum Each 24 Hours	$10.00

Parking patrons who exit any lot within the first ten (10) minutes after entering the lot shall be allowed to exit without a charge."

FURTHER, other than as expressly amended above, all other terms and conditions of the Concession Agreement by and between the Parties are hereby ratified, confirmed, and remain in full force and effect.

IN WITNESS WHEREOF, approved and dated _____.

Draft

ATTEST:

BY _____
CITY CLERK

CITY OF BILLINGS

BY _____
MAYOR

APPROVED AS TO FORM

BY _____
CITY ATTORNEY

SP PLUS LLC

BY _____
JASON FINCH, PRESIDENT –
WEST AIRPORTS

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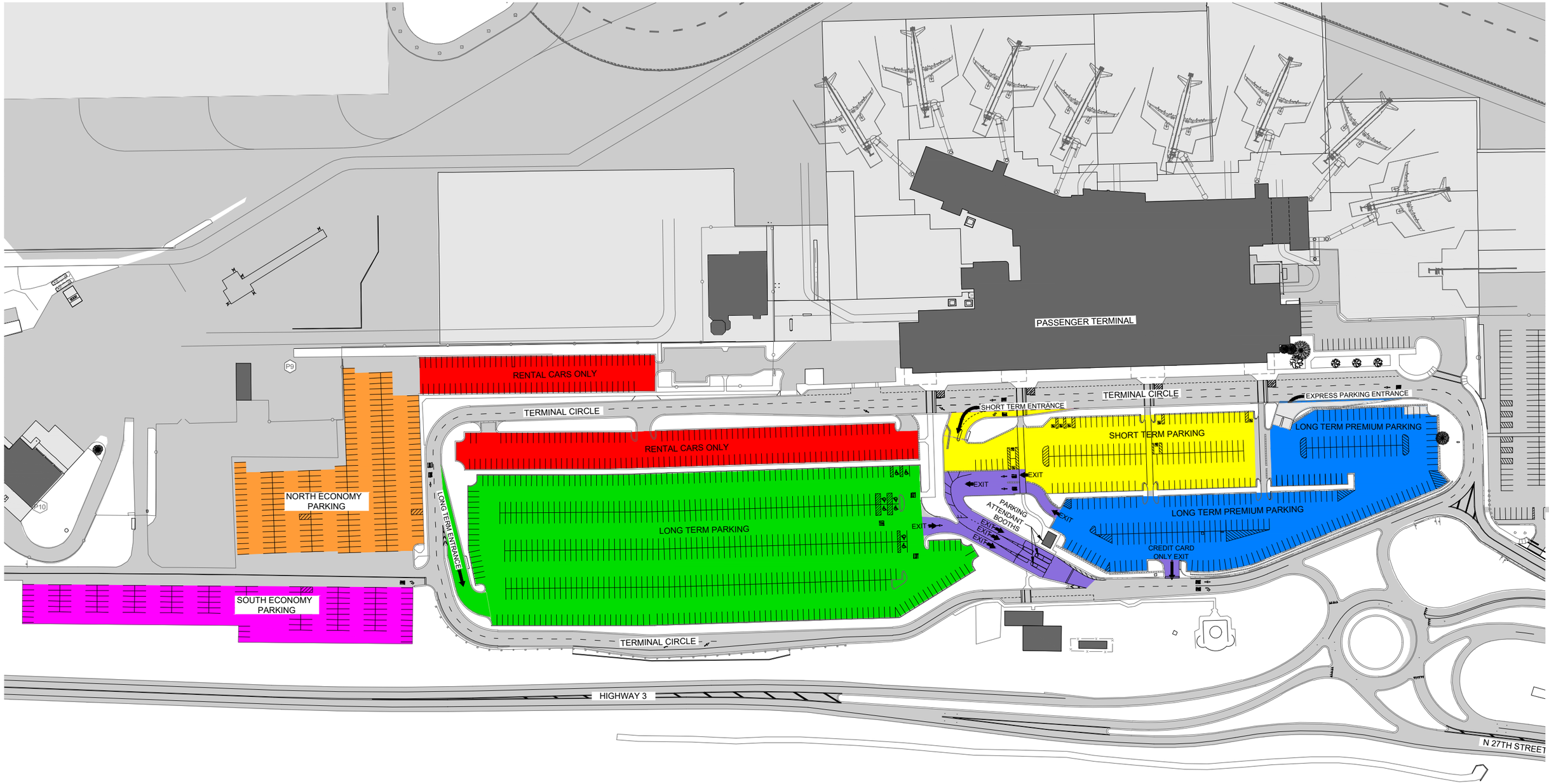


EXHIBIT A

PUBLIC PARKING LOTS
BILLINGS LOGAN INTERNATIONAL AIRPORT

Revised November 2025

OVERFLOW PARKING OPTIONS

A daily parking fee of $10 per day will be in effect at all overflow and contingent parking areas.

Complimentary shuttle service will operate daily from 4:00 a.m. to 12:00 a.m., from November 17, 2025, through January 15, 2026.



City Council Regular

Date: 11/10/2025
Title: Amendment 31 to Agreement for Engineering Services A & T Department
Presented by: Paul Khera
Department: Airport
Presentation: No
Legal Review: Not Applicable
Project Number: N/A

RECOMMENDATION

Staff recommends that the City Council approve Amendment 31 with Morrison-Maierle, Inc. for the engineering services associated with the expansion and remodel of the Airline Ticket Counters and installation of a new baggage inspection system in the amount of $778,000.00.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On May 5, 2022, the City Council approved a 5-year contract with Morrison-Maierle, Inc. (M-M) to provide all pre-design and scope of work activities, survey, construction inspection and oversight, and project closeout for the Aviation and Transit Department for all civil engineering work required during the five-year term. This base contract with M-M is amended each time a new project is undertaken. Amendment 31 for $778,000 will provide funding to M-M for the project management and design through construction documents (Phase III) and bidding (Phase IV) phases for the ticket and baggage area, bidding assistance, construction administration, field observation, and project closeout reports for the Federal Aviation Administration (FAA). The remodel project at Billings Logan International Airport focuses on enhancing passenger processing, operational efficiency, and airline support functions with upgrades to ticketing, baggage handling, and back-of-house infrastructure.

This project includes electrical systems, mechanical, plumbing, IT/security, baggage handling, and fire protection. Collaborative Design Architects (CDA) and Swanson Rink are subconsultants on the project team, providing architecture and baggage handling services, respectively. Coordination of documents for the airport, review Gross Maximum Price (GMP) with the General Contractor/Contract Manager (GCCM), and write the FAA recommendation of award letter. Morrison-Maierle are the subject-matter experts to work with the day-to-day project management and bidding assistance needed for this complex airport terminal project.

The scope of work and associated fees for these services have been reviewed by Rood & Associates of Arvada, CO and negotiated by staff for approval by the FAA. The FAA requires that all airport engineering fees be reviewed by a second contracted engineering firm to verify that these fees are reasonable, fair, and equitable. Rood & Associates was contracted to perform the secondary review, providing staff with an independent cost estimate to negotiate fees with M-M.

ALTERNATIVES

City Council may:

- Approve Amendment 31 with Morrison-Maierle for the expansion and remodel of the Airline Ticket Counters and installation of a new baggage inspection system in the amount of $778,000; or,
- Not approve Amendment 31 with Morrison-Maierle, and provide further direction to staff.

FISCAL EFFECTS

The total cost of the engineering services in Amendment 31 is $778,000.00. Approximately 78.10% of the fees will be paid by a combination of Passenger Facility Charge (PFC) and Infrastructure Investment and Jobs Act (IIJA) grant funds. The remaining 21.90% or $170,382, will be paid with local share dollars that are available in the airports Capital Account and Construction Fund.

Attachments

MM-IFE for C&D Phase Terminal

AMENDMENT NO. THIRTY-ONE (31)

TO
AGREEMENT FOR ENGINEERING SERVICES
CITY OF BILLINGS AVIATION AND TRANSIT DEPARTMENT

DATED May 5, 2022

This AMENDMENT, made and entered into on _____ by and between the following:

City of Billings, Montana, a Municipal Corporation, PO Box 1178
Billings, Montana 59103, hereinafter designated the OWNER

and

Morrison-Maierle, Inc., 315 N. 25th Street, Suite 102, Billings, Montana 59101,
a private Montana Corporation, hereinafter designated as the ENGINEER

WITNESSETH:

WHEREAS, the OWNER and the ENGINEER have entered into an Agreement for Professional Engineering service contract dated **May 5, 2022**, and;

WHEREAS, the OWNER has a need for additional engineering services, and;

WHEREAS, the ENGINEER represents that he/she is qualified to perform such services, is in compliance with the Montana Statutes relating to the registration of professional engineers and is willing to furnish such services to the OWNER;

NOW, THEREFORE, in consideration of the terms, conditions, covenants and performance contained herein, or attached and incorporated herein, the parties hereto agree to amend the **May 5, 2022** Agreement, corresponding amendments to this Agreement, and all related exhibits as follows:

ARTICLE I – SCOPE OF SERVICES

The following items of work are added and amended by Amendment THIRTY-ONE (31) for the Terminal Ticketing Area.

The general scope of work involves design through construction documents (Phase III) and bidding (Phase IV) phases for the ticket and baggage area.

The remodel project at Billings Logan International Airport focuses on enhancing passenger processing, operational efficiency, and airline support functions with upgrades to ticketing, baggage handling, and back-of-house infrastructure.

Section A2 - SERVICES OF ENGINEER

A2.01 Design and Construction Administration of Airport Improvement Projects

- Phase I Programming and Pre-Design Activities for the Project (Master Agreement Section 2.01 B.) – (Included in previous Amendment 27)
- Phase II Preliminary Design Engineering for the Project (Master Agreement Section 2.01 B.) – (Included in previous Amendment 27)
- Phase III Final Design Engineering for the Project (Master Agreement Section 2.01 B.)
- Phase IV Assistance in the Bidding Process (Master Agreement Section 2.01 B.)
- Phase V Construction Phase Services, including Resident Project Representative (Master Agreement Section 2.01 B.) – Not applicable

•Phase VI Project Closeout (Master Agreement Section 2.01 B.)

A2.02 Basic Services

The fees include project management, structural, site/civil, electrical, mechanical, plumbing, IT/security, baggage handling, and fire protection. Collaborative Design Architects (CDA) and Swanson Rink are subconsultants on the project team, providing architecture and baggage handling services, respectively.

ENGINEERING SCOPE OF WORK

Project Management
Attending all the meetings and coordinating with the team and the airport. FAA documentation, which includes:

1. Attend scoping meeting, develop scope, fees, and project schedule. Coordinate with the design team on their role, expectations, and scope/fee submittals.

2. Communicate project progress with the OWNER and FAA-Helena ADO. Manage the services of the design team (including all engineering disciplines and subconsultants), provide oversight and quality control, check documents, and organize project information. Milestone meetings will also include a review of project costs and schedule updates. The following are estimated communication points used to properly manage the project:
   - Meeting w/ OWNER and FAA
   - Internal Design Team Meetings (bi-weekly)
   - OWNER Progress Meetings (bi-weekly beginning week of October 2025)
   - OWNER Milestone Submittal Meetings (2 meetings)
   - Tenant Meetings – Offices and IT (3 total)
   - TSA and Airline Coordination
   - FAA Coordination

3. Coordinate, prepare, and submit the following project documents on behalf of the OWNER:
   - FAA Grant Application(s)
   - 7460 for Airspace Analysis
   - Construction Safety and Phasing Plan
   - Closeout Report for Final Design
   - Monthly Invoicing and Request for Reimbursement paperwork
   - Assist the OWNER in developing a project budget and cash flow reports

Civil

Construction Documents

1. Finalize site demolition plan and notes following coordination with utility providers.
2. Complete dimensioned site plan, grading plan, and drainage plan.
3. Complete site utility plan with service line connection from existing water and sewer mains.
4. Finalize construction section details for parking lot.
5. Complete site construction details for the security fence and gate.
6. Prepare technical specifications for pavement, fencing, gate, and all front-end FAA specifications.

Bidding

1. Answer bidder questions regarding site items.
2. Assist project Architect in preparing any site addendum items as needed.
3. Attend pre-bid in person meeting.
4. Review GMP with GCCM, Owner, FAA and write the FAA recommendation of award letter.

Structural

Construction Drawing Phase

1. Coordinate with Architect the final gravity, lateral, and foundation system for agreement and approval prior to final design.
2. Finalize the design and detailing of the gravity, lateral load resisting systems, and the foundation system.
3. Finalize design and detailing of the framing for walls, ramps, and stairs.
4. Review and markup Architectural details that require structural design input, as requested.
5. Finalize the structural Revit model.
6. Deliver PDF stamped and signed construction documents consisting of general structural notes, statement of special inspections, typical details, foundation and framing plans, elevations, and details.
7. Coordinate loads of the baggage equipment, any mechanical, plumbing, and electrical equipment.
8. Deliver PDF stamped and signed structural calculations as requested by the Architect.
9. Deliver PDF final specifications of the structural-related sections in Divisions 03, 04, 05, and 06.

Bidding

1. Provide responses to bidder questions via addenda as required during bidding phase.
2. Respond to comments from the authorities having jurisdiction and the design team on the structural design to assist in obtaining a building permit.
3. Attend pre-bid meeting in person.

Mechanical – HVAC

Construction Documents Phase

1. We will provide design of heating ventilation and air conditioning (HVAC) systems for the building. We have assumed the system will include the following in the development of our fees:
   a. Provide the design for the new gas-fired air handling systems to serve the remodeled areas. Cooling will be provided through the air handlers with DX coils.
   b. All new equipment will be provided with DDC controls and connected into the existing building temperature controls system.
   c. Heating and cooling zones will be established based on building exterior exposures and interior heat gains.
   d. Natural gas distribution system.
   e. Assess and provide design of second floor office area equipment.
2. The HVAC design will extend up to 5-feet from the exterior perimeter of the building where the site civil engineer will show work from that point to their connection/termination.
3. Deliver PDF stamped and signed construction documents consisting of general notes, mechanical equipment schedules, details, duct or pipe plans, 3D views/section views.
4. Deliver Division 22 & 23 PDF specifications for the mechanical systems.

Permitting and Bidding

1. Provide responses to bidder questions via addenda as required during bidding phase.
2. Respond to comments from the authorities having jurisdiction and the design team on the mechanical design to assist in obtaining a building permit.
3. Attend pre-bid meeting in person.

Exclusions:

1. Energy modeling or building energy simulation.
2. Commissioning of mechanical systems.
3. Alternative energy systems such as, solar hot water, and geothermal.

Mechanical – Plumbing

Construction Documents Phase

1. Provide design of the following plumbing systems or components:
    a. Domestic water distribution system.
    b. Domestic hot water heating equipment.
    c. Sanitary waste and vent piping.
    d. Roof drainage systems.
2. The plumbing design will extend up to 5-feet from the exterior perimeter of the building where the site civil engineer will show all work from that point to their connection/termination.
3. Deliver PDF stamped and signed construction documents consisting of general notes, plumbing schedules, pipe plans, details, and/or 3D views/section views.
4. Deliver Division 22 PDF specifications for the plumbing systems.

Permitting and Bidding

1. Provide responses to bidder questions via addenda as required during bidding phase.
2. Respond to comments from the authorities having jurisdiction and the design team on the mechanical design to assist in obtaining a building permit.
3. Attend pre-bid meeting in person.

Exclusions:

1. Radon abatement systems.
2. Design of roof drainage scuppers, gutters and downspouts.
3. Foundation drainage systems.
4. Camera-scoping of existing sanitary and roof drainage piping.

Fire Suppression

Construction Documents Phase

1. Provide a fire suppression delegated design set that will include the following:
    a. Applicable code and standard references.
    b. Design density requirements.
    c. Riser location, schematic detail including associated valves, fittings, and minimum size.
    d. Sprinkler layout and preliminary sizing and coordination work.
    e. Calculate approximate fire sprinkler system demand.
    f. Hazard classifications and associated design densities.
2. We will provide PDF stamped and signed construction documents consisting of general notes, specifications, schedules, details, fire sprinkler hazard plans, 3D views, and/or section views.

Permitting and Bidding

1. Provide responses to bidder questions via addenda as required during bidding phase.

Exclusions:

1. Site visits to document existing conditions.
2. Design is based on following prescriptive code criteria of applicable NFPA Codes and local jurisdiction requirements. Insurance requirements, waivers, equivalencies are excluded from this scope of work.
3. Development or review of life safety drawings or building fire code analysis.
4. Commissioning or testing of fire protection system(s).
5. Hydrant flow testing (to be completed by others).

Electrical

Construction Documents Phase

1. Provide design of the electrical distribution system for the building remodel that is connected to the existing electrical service. This requires an initial estimated load calculation, in addition to final NEC calculated demand loads.
2. Provide a power system layout and circuiting for the building remodel.
3. Provide luminaire options for the Architect's selection to meet the needs of each space in the building remodel.
4. Provide a lighting layout and circuiting for the building remodel. Luminaire layout will be limited to two revisions.
5. Provide an interior lighting control system layout that meets the requirements of the International Energy Conservation Code (IECC).
6. Provide the design of a fire alarm system in the building remodel. This will be a delegated design. All battery calculations, wiring layouts, and manufacturer specific design will be done by the Contractor.
7. Deliver PDF stamped and signed construction documents consisting of general notes, electrical schedules, and details.
8. Deliver PDF specifications for the electrical systems.

Permitting and Bidding

1. Provide responses to bidder questions via addenda as required during bidding phase.
2. Respond to comments from the authorities having jurisdiction and the design team on the electrical design to assist in obtaining a building permit.
3. Attend pre-bid meeting in person.

Information and Communications Technology (ICT)

Construction Documents Phase

1. Provide design of fiber optic backbone cabling which includes fiber type and strand count, connector type, patch panels, source to destination routing, and testing requirements.
2. Provide design of design category 6/6A & coaxial cabling infrastructure which includes the following:
    a. Horizontal cabling with conduit / j-hook / cable tray infrastructure and cable pathways/routing throughout the building. Horizontal cabling includes work area outlet, conduit infrastructure to ceiling, cabling pathways back to a patch panel inside a rack with testing requirements.
    b. IT equipment room design which includes design of equipment racks with patch panels, cable management, ladder rack, backboards, and grounding. Passive equipment only.
    c. Wireless access point (wi-fi) design.
3. Provide design of access control system which includes cabling, controllers, I/O boards, card readers, power supplies, access cards, request to exit devices and door position switches. We will provide coordination with electrical engineer on power requirements and coordination with the Architect provided door hardware schedule.
4. Provide design of the video surveillance system which includes camera layout and design with Owner direction for coverage required, rack mounted video recording, and the video management system.
5. Provide design of intrusion detection system, including the layout and design with Owner direction for requirements.
6. Provide design of the overhead paging system, including head end equipment, speaker selection and cabling design.
7. Attend one meeting for airline IT coordination.

Permitting and Bidding

1. Provide responses to bidder questions via addenda as required during bidding phase.
2. Respond to comments from the authorities having jurisdiction and the design team on the ICT design to assist in obtaining a building permit.
3. Attend virtual pre-bid meeting as requested.

SUBCONSULTANTS

CDA – Architectural Scope

I. PHASE III – Construction Documents

Construction Documents & Working Drawings

The Architect will prepare a coordinated set of construction documents and specifications necessary for permitting, bidding, and construction:

- Architectural Drawings:
  - Site plans, floor plans, roof plans, exterior and interior elevations
  - Wall sections, cross-sections, building details, and construction assemblies
  - Documentation of existing and new conditions
- Schedules and Details:
  - Finish, door, window, hardware, and material schedules
  - Additional detail drawings for architectural finishes and specialty features including casework & finish applications.
- Specifications:
  - CSI-format specifications coordinated with consultant input
  - Coordination of material characteristics, installation procedures, workmanship standards, and warranties
- Permit Readiness:
  - Provide documents sufficient to meet jurisdictional permitting requirements
  - Identify and prepare for phased construction strategies as needed
- Bid Alternatives:
  - Identify potential alternates and organize documentation to support optional scope variations

Production Management & Coordination

The Architect will lead coordination and document management efforts to ensure integration across all project disciplines:

- Consultant Coordination:
  - Transmit design updates and ensure consistent understanding across teams
  - Schedule and lead coordination meetings to compare consultant drawings
  - Incorporate client-furnished equipment and fixture requirements into design coordination
- Design Validation:
  - Compare architectural documentation with structural, MEP, and other consultant drawings
  - Confirm compatibility of building systems and spatial requirements
  - Review consultant-provided building operating cost estimates
- Document Reviews:
  - Submit progress prints for cross-team coordination
  - Track design changes and document rationale for program modifications
  - Update the architectural team with current consultant and code compliance data

Program Alignment & Architectural Oversight

To ensure design fidelity and compliance, the Architect will:

- Confirm the project's functional, spatial, and occupancy program with the client
- Review design updates for code compliance and design integrity
- Continue code search and advise client on permit submittal requirements
- Reconcile evolving program requirements with the approved construction budget
- Track and review client preferences and delivery method
- Confirm deadlines for deliverables and agency submittals

Interior Architecture Support

The Architect will provide baseline coordination to ensure architectural alignment with interior design deliverables:

- Supply architectural base drawings for use by interior consultants
- Confirm schedule for delivery of interior design drawings and specifications
- Review architectural, MEP, and lighting features for compatibility with interior design scope
- Complete color coordination, finish schedules, and signage documentation as required

Presentations & Documentation Reviews
The Architect will develop and present visual and technical materials during the Construction Document Phase to support approvals and stakeholder engagement:

- Prepare and present graphics for permit and funding agencies
- Lead or participate in review meetings as required for interim approvals
- Conduct client-facing and agency-facing presentations of construction documents
- Revise documentation to reflect negotiated feedback or jurisdictional requests
- Track and communicate scope changes that may impact fees or timelines
- Prepare presentation materials for potential reuse in marketing or promotional contexts

Specifications & Project Manual Development
The Architect will develop project specifications and manage the assembly of a formal Project Manual:

- Coordinate documentation of room functions, finishes, lighting, cabinetry, vertical circulation, and material selections
- Develop detailed sections that include:

II. Phase IV – Bidding

Bidding & Permitting Services
The Architect will support the client through bid package preparation, contractor communication, and permitting:

- Permit Support:
  - Confirm that agency and utility permits and approvals have been obtained or are in progress
- Bid Document Preparation:
  - Develop and maintain the Register of Bid Documents
  - Prepare Instructions to Bidders, Invitations to Bid, Bid Forms, Qualification Statements, and related materials
  - Coordinate bid package reviews with the client
- Pre-Bid Administration:
  - Identify and notify prospective prime bidders and distribute documents accordingly
  - Schedule and lead pre-bid conferences
  - Track bidder document deposits and addenda distribution
- Bid Evaluation:
  - Evaluate for responsiveness and completeness; prepare bid tabulations
  - Review discrepancies with the client and provide award recommendation
- Alternates & Substitutions:
  - Track proposed substitutions; prepare and distribute formal addenda
  - Document all verbal interpretations and changes via confirmation memos
  - Confirm approvals and notify bidders accordingly

Post-Bid & Contract Administration Support
Following bid award, the Architect will support contract execution and construction readiness:

- Review contractor submittals: insurance certificates, bonds, and required post-bid documentation
- Consult with client on the final construction schedule and assist with contract negotiation
- Provide contractor with the full set of final documents and specifications
- Maintain a log of contract changes, addenda, and change orders
- Assist with evaluation of phased construction approaches or interim construction if required
- Ensure key bid data, approvals, and correspondence are incorporated into the final Project Manual

Swanson Rink

The project consists of providing design for a renovated terminal facility at Billings-Logan International Airport, which includes an automated outbound Checked Baggage Inspection System (CBIS). The current design has been developed to a Design Development (DD) level of completion. We understand BIL would like to move forward with the DD design concepts and produce Bid and Construction Documents (90% and 100%), in addition to securing engineering support through the Bidding process.

Construction Documents, including 90%, 100% and IFB submittals

a. Meetings: Attendance at 1 weekly design coordination meeting, and 1 weekly Owner meeting review meeting
b. Finalize and coordinate 3D BHS model
c. Update BHS sequence of operation
d. Finalize control systems diagrams
e. Finalize Construction Documents drawing set from Design Development phase
f. Finalize phasing drawings and narrative
g. Provide contingency plan narrative
h. Finalize motor manifest
i. Finalize mechanical/electrical coordination matrix
j. Finalize specifications
k. Update ROM cost estimate and notional construction schedule
l. Site visit to present 90% design package to Stakeholders

2. Bid Support
a. Respond to RFIs during contractor pricing.
b. Prepare Supplemental documents as required.
c. Review proposals and provide recommendations.

ASSUMPTIONS AND CLARIFICATIONS

1. This fee proposal is based on the Scope of Services being completed by April 30, 2026. If the Scope of Services is not completed by this date through no fault of Swanson Rink, then the fee will be equitably adjusted.
2. Weekly coordination meeting efforts are assumed to be attended virtually, except for planned site meetings.
3. Efforts going beyond the scope of work spelled out in this proposal, and additional services requests, will be billed according to the attached schedule of hourly charges, dated March, 2025.
4. Flight schedules and load growth projections used for design are provided by the Airport.
5. Cost Estimates are provided as part of our Scope of Services. Standard cost or budget opinions submitted by Swanson Rink are informal, generalized evaluations only and are not guaranteed.
6. Morrison-Maierle will provide existing building BIM model, system drawings, architectural plans and details, electrical drawings, etc. to Swanson Rink to facilitate execution of our scope of work.
7. Estimated Travel/Expenses will include the following site visits:

CD Phase – 2 site visits (2 Engineers each)

EXCLUSIONS

1. Any work other than what is defined in the Scope of Services.
2. Dynamic Simulation is excluded but can be provided as an additional service.
3. Building Power, HVAC, Fire Protection and Alarm, Telecommunications, and Security engineering are excluded, but can be provided as an additional service.
4. Construction Administration and BHS start-up and commissioning are not included but can be provided if requested.

<u>Section A3</u> – Owner's Responsibilities

The provisions of **Section 3 Owner's Responsibilities** from the Master Agreement are hereby incorporated by reference.

The following SPONSOR's responsibilities related directly to this project are added to this Task Amendment: No additional Changes added to this section.

Section A4 - Times for Rendering Services

Phase	Completion Date
Phase I – Programming and Pre-Design Activities (Amend 27)	January 2026
Phase II – Preliminary Design Engineering (Ament 27)	November 2025
Phase III –Final Design Engineering	January 2026
Phase IV – Bidding Assistance	March 2026
Phase V - Construction Phase Services	NA
Phase VI – Project Closeout Services	June 2026

Section A5 - Payments to ENGINEER

A5.01 Effective Rates for this Task Amendment

A. The approved federal overhead rate in effect on the date of this Amendment is 227.47 %.
B. Per Diem, Subsistence and Transportation rate shall be as set forth in the Federal Travel Regulations.

A5.02. Summary of Total Compensation

The total compensation for services identified under this Amendment is estimated to be $ 778,000.00 based on the following assumed distribution:

Phase	Method of Payment		Compensation
AMENDMENT 27 Phase I – Programming & Pre-Design Activities	**Lump Sum**		
AMENDMENT 27 Phase II – Preliminary Design Services	**Lump Sum**		
AMENDMENT 31 Phase III – Final Design Services	**Lump Sum**		**$ 733,200**
AMENDMENT 31 Phase IV – Assistance in the Bidding Process	Cost Plus Fixed Fee		
	Direct Labor, Payroll & Overhead	$14,252	
	Reimbursable Expenses	$0	
	Subconsultant Costs	$20,910	
	Estimated Total Cost	$35,162	
	Fixed Fee	$2,138	
	Total Estimated Compensation		**$ 37,300**
Phase V - Construction Phase Services	Cost Plus Fixed Fee		
	Direct Labor, Payroll & Overhead	$0	
	Reimbursable Expenses	$0	
	Subconsultant Costs	$0	
	Estimated Total Cost	$0	
	Fixed Fee	$0	
	Total Estimated Compensation		**$ -**
AMENDMENT 27 & 31 Phase VI – Project Closeout Services	**Lump Sum**		**$ 7,500**
TOTAL COMPENSATION THIS TASK AMENDMENT			**$ 778,000**

<u>Section A6</u> - CONSULTANTS:

Collaborative Design Architects (CDA)

Swanson Rink

Section A7- OTHER MODIFICATIONS TO MASTER AGREEMENT:

None

Section A8 - ATTACHMENTS:

A. Exhibit A – Engineering Budget
B. Exhibit B – Total Amendments to Date

Section A9 - APPROVAL AND ACCEPTANCE:

A9.01 Approval and Acceptance of this Amendment, including the attachments listed above, shall incorporate this document as part of the Master Agreement. The Engineer is authorized to begin performance of Programming and Pre-Design Activities on the Project in October 2025, the date of which is confirmed upon receipt of a copy of this Amendment signed by the **Owner**.

The Effective Date of this Amendment is as written above.

IN WITNESS WHEREOF, the parties hereto have made and executed the Amendment THIRTY-ONE (31) on _____.

CONSULTANT

Morrison-Maierle, Inc.

BY: _____

DATE: 10/7/2025

OWNER

City of Billings

BY: _____

DATE: _____

ATTEST:

BY: _____
City Clerk

APPROVED AS TO FORM:

BY: _____
City Attorney

Exhibit A

Exhibit A

Amendment 31
DESIGN ENGINEERING BUDGET

Engineering Services			Total Man-hours	Labor Rate	Total
Professional Services for			*1,448*	*$251.31*	*$363,895*
Expenses					
Vehicle (Company)	$4,400				
Vehicle (Rental)	$0				
Air Travel (Commercial)	$0				
Air Travel (Charter)	$0				
Meals	$315				
Lodging	$0				
Survey Supplies	$0				
Survey Equipment	$0				
Printing	$0				
Full Size ALP Printing + Postage	$0				
Total Expenses	$4,715				
Professional Charges	$372,090	subconsultants			

Total MU Labor	*$363,895*
Total Direct Expenses	*$4,715*
Total MU Labor & Expenses & Fixed Fee	*$368,610*
Professional Expenses	*$372,090*
Total Lump Sum for Design Phase	***$740,700***

TABLE 2A

Amendment 22
ENGINEERING BUDGET
Phase IV - Bidding

Engineering Services	Total Man-hours	Labor Rate	Total
Professional Services	*80*	*$178.15*	*$14,252*

Expenses		
Vehicle (Company)	$0	
Vehicle (Rental)	$0	
Air Travel (Commercial)	$0	
Air Travel (Charter)	$0	
Meals	$0	
Lodging	$0	
Survey Supplies	$0	
Survey Equipment	$0	
Printing	$0	
Full Size ALP Printing + Postage	$0	
Total Expenses	$0	
Professional Charges	$20,910	subconsultants

Total MU Labor	*$14,252*
Total Direct Expenses	*$0*
Total MU Labor & Expenses	*$14,252*
Fixed Fee	*$2,138*
Professional Expenses	*$20,910*
Total Cost Plus Fixed Fee for Bidding Phase	***$37,300***

Exhibit B

Summary of Agreements for Professional Engineering Services					
Description			**Labor & Expenses**	**Fixed Fee**	**Total**
Amendment No. 1	FY 23 On Call				
PHASE I - DESIGN		TABLE 1A	*$24,999*		$24,999
PHASE II - CONSTRUCTION		TABLE 2A			$0
TOTAL	**Amendment No. 1**		***$24,999***	***$0***	***$24,999***
Amendment No. 2	Carpet Replacement				
PHASE I - DESIGN		TABLE 1A	*$9,792*		$9,792
PHASE II - CONSTRUCTION		TABLE 2A	*$2,047*	*$299*	$2,346
TOTAL	**Amendment No. 2**		***$11,839***	***$299***	***$12,138***
Amendment No. 3	Baggage Claim Restroom Remodel				
PHASE I - DESIGN		TABLE 1A	*$29,627*		$29,627
PHASE II - CONSTRUCTION		TABLE 2A	*$14,810*	*$1,073*	$15,883
TOTAL	**Amendment No. 3**		***$44,437***	***$1,073***	***$45,510***
Amendment No. 4	Steam Boiler Replacement Project				
PHASE I - DESIGN		TABLE 1A	*$9,561*		$9,561
PHASE II - CONSTRUCTION		TABLE 2A	*$2,837*	*$416*	$3,253
TOTAL	**Amendment No. 4**		***$12,398***	***$416***	***$12,814***
Amendment No. 5	Mid-Field Service Road				
PHASE I - DESIGN		TABLE 1A	*$54,709*		$54,709
PHASE II - CONSTRUCTION		TABLE 2A	*$65,006*	*$8,841*	$73,847
TOTAL	**Amendment No. 5**		***$119,715***	***$8,841***	***$128,556***
Amendment No.6	Commerical Apron - Schedule 4				
PHASE I - DESIGN		TABLE 1A	*$67,332*		$67,332
PHASE II - CONSTRUCTION		TABLE 2A	*$143,015*	*$19,070*	$162,085
TOTAL	**Amendment No.6**		***$210,347***	***$19,070***	***$229,417***
Amendment No. 7	MET Transit OnCall				
PHASE I - DESIGN		TABLE 1A	*$24,999*		$24,999
PHASE II - CONSTRUCTION		TABLE 2A			
TOTAL	**Amendment No. 7**		***$24,999***	***$0***	***$24,999***
Amendment No. 8	Passenger Facility Charge (PFC) Application Assistance				
PHASE I - DESIGN		TABLE 1A	*$12,168*		$12,168
PHASE II - CONSTRUCTION		TABLE 2A			
TOTAL	**Amendment No. 8**		***$12,168***	***$0***	***$12,168***
Amendment No. 9	Terminal Patch and Paint				
PHASE I - DESIGN		TABLE 1A	*$9,126*		$9,126
PHASE II - CONSTRUCTION		TABLE 2A	*$3,362*	*$504*	$3,866
TOTAL	**Amendment No. 9**		***$12,488***	***$504***	***$12,992***

Summary of Agreements for Professional Engineering Services (Cont.)

Description			Labor & Expenses	Fixed Fee	Total
Amendment No. 10	MET Monad Office Remodal				
PHASE I - DESIGN		TABLE 1A	*$296,720*		$296,720
PHASE II - CONSTRUCTION		TABLE 2A	*$105,530*	*$6,750*	$112,280
TOTAL Amendment No. 10			***$402,250***	***$6,750***	***$409,000***
Amendment No. 11	FY 24 On Call				
PHASE I - DESIGN		TABLE 1A	*$24,999*		$24,999
PHASE II - CONSTRUCTION		TABLE 2A			$0
TOTAL Amendment No. 11			***$24,999***	***$0***	***$24,999***
Amendment No. 12	2023 Apron Schedule 4 - Amendment				
PHASE I - DESIGN		TABLE 1A			
PHASE II - CONSTRUCTION		TABLE 2A	*$22,000*	*$900*	$22,900
TOTAL Amendment No. 12			***$22,000***	***$900***	***$22,900***
Amendment No. 13	Gate Fiber Replacement Project				
PHASE I - DESIGN		TABLE 1A	*$12,080*		$12,080
PHASE II - CONSTRUCTION		TABLE 2A	*$9,485*	*$1,423*	$10,908
TOTAL Amendment No. 13			***$21,565***	***$1,423***	***$22,988***
Amendment No. 14	MET IT Security Infrastructure				
PHASE I - DESIGN		TABLE 1A	*$8,500*		$8,500
PHASE II - CONSTRUCTION		TABLE 2A	*$4,498*	*$602*	$5,100
TOTAL Amendment No. 14			***$12,998***	***$602***	***$13,600***
Amendment No. 15	Cargo Slot 5 Ramp Construction				
PHASE I - DESIGN		TABLE 1A	*$341,120*		$341,120
PHASE II - CONSTRUCTION		TABLE 2A	*$330,075*	*$42,015*	$372,090
TOTAL Amendment No. 15			***$671,195***	***$42,015***	***$713,210***
Amendment No. 16	Aviation Place Road Rehabiliation				
PHASE I - DESIGN		TABLE 1A	*$80,345*		$80,345
PHASE II - CONSTRUCTION		TABLE 2A	*$71,466*	*$9,719*	$81,185
TOTAL Amendment No. 16			***$151,811***	***$9,719***	***$161,530***
Amendment No. 17	IP 9 Window Replacement				
PHASE I - DESIGN		TABLE 1A	*$6,390*		$6,390
PHASE II - CONSTRUCTION		TABLE 2A	*$3,660*	*$550*	$4,210
TOTAL Amendment No. 17			***$10,050***	***$550***	***$10,600***
Amendment No. 18	FY 25 On Call				
PHASE I - DESIGN		TABLE 1A	*$24,999*		$24,999
PHASE II - CONSTRUCTION		TABLE 2A			$0
TOTAL Amendment No. 18			***$24,999***	***$0***	***$24,999***

Summary of Agreements for Professional Engineering Services (Cont.)					
Description			**Labor & Expenses**	**Fixed Fee**	**Total**
Amendment No. 19	West Sewer and Water Expansion				
PHASE I - DESIGN		TABLE 1A	*$14,495*		$14,495
PHASE II - CONSTRUCTION		TABLE 2A	*$30,380*	*$4,470*	$34,850
TOTAL	**Amendment No. 19**		***$44,875***	***$4,470***	***$49,345***
Amendment No. 20	MET Bus Wash				
PHASE I - DESIGN		TABLE 1A	*$35,670*		$35,670
PHASE II - CONSTRUCTION		TABLE 2A	*$13,326*	*$994*	$14,320
TOTAL	**Amendment No. 20**		***$48,996***	***$994***	***$49,990***
Amendment No. 21	MET Transit Camera System and Sidewalk Modifications				
PHASE I - DESIGN		TABLE 1A	*$25,200*		$25,200
PHASE II - CONSTRUCTION		TABLE 2A	*$9,317*	*$1,383*	$10,700
TOTAL	**Amendment No. 21**		***$34,517***	***$1,383***	***$35,900***
Amendment No. 22	Runway 7/25 Extension and Reconstruction				
PHASE I - DESIGN		TABLE 1A	*$324,845*		$324,845
PHASE II - CONSTRUCTION		TABLE 2A	*$20,684*	*$3,101*	$23,785
TOTAL	**Amendment No. 22**		***$345,529***	***$3,101***	***$348,630***
Amendment No. 23	Pavement Condition Index Study				
PHASE I - DESIGN		TABLE 1A	*$72,330*		$72,330
PHASE II - CONSTRUCTION		TABLE 2A			$0
TOTAL	**Amendment No. 23**		***$72,330***	***$0***	***$72,330***
Amendment No. 24	Overlook Road Rehabiliation				
PHASE I - DESIGN		TABLE 1A	*$63,700*		$63,700
PHASE II - CONSTRUCTION		TABLE 2A	*$53,103*	*$7,012*	$60,115
TOTAL	**Amendment No. 24**		***$116,803***	***$7,012***	***$123,815***
Amendment No. 25	2025 Land Acquisition				
PHASE I - DESIGN		TABLE 1A	*$24,020*		$24,020
PHASE II - CONSTRUCTION		TABLE 2A	*$0*	*$0*	$0
TOTAL	**Amendment No. 25**		***$24,020***	***$0***	***$24,020***
Amendment No. 26	MET Transit Addition Construction Administration				
PHASE I - DESIGN		TABLE 1A			
PHASE II - CONSTRUCTION		TABLE 2A	*$25,000*	*$0*	$25,000
TOTAL	**Amendment No. 26**		***$25,000***	***$0***	***$25,000***
Amendment No. 27	Terminal Ticket Area				
PHASE I - DESIGN		TABLE 1A	*$1,019,570*		$1,019,570
PHASE II - CONSTRUCTION		TABLE 2A	*$0*	*$0*	$0
TOTAL	**Amendment No. 27**		***$1,019,570***	***$0***	***$1,019,570***

Summary of Agreements for Professional Engineering Services (Cont.)					
Description			**Labor & Expenses**	**Fixed Fee**	**Total**
Amendment No. 28	Runway 7/25 Construction Administration				
PHASE I - DESIGN		TABLE 1A	*$27,000*	*$0*	$27,000
PHASE II - CONSTRUCTION		TABLE 2A	*$550,385*	*$73,175*	$623,560
TOTAL	**Amendment No. 28**		***$577,385***	***$73,175***	***$650,560***
Amendment No. 29	MET Transit Addition Construction Administration				
PHASE I - DESIGN		TABLE 1A			$0
PHASE II - CONSTRUCTION		TABLE 2A	*$20,000*		$20,000
TOTAL	**Amendment No. 29**		***$20,000***	***$0***	***$20,000***
Amendment No. 30	FY26 On Call				
PHASE I - DESIGN		TABLE 1A	*$24,999*		$24,999
PHASE II - CONSTRUCTION		TABLE 2A			
TOTAL	**Amendment No. 30**		***$24,999***	***$0***	***$24,999***
Amendment No. 31	Terminal Ticket Area - Final Design & Bidding				
PHASE I - DESIGN		TABLE 1A	*$740,700*	*$0*	$740,700
PHASE II - CONSTRUCTION		TABLE 2A	*$35,162*	*$2,138*	$37,300
TOTAL	**Amendment No. 31**		***$775,862***	***$2,138***	***$778,000***

City Council Regular

Date:	11/10/2025
Title:	W.O. 19-12, West End Reservoir Project: GC/CM Contract Change Order No. 7, Site Clearing & South Material Haul
Presented by:	Debi Meling
Department:	Public Works
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends that the City Council approve Change Order No. 7 to the Standard Agreement and General Conditions Between Owner and General Contractor/Construction Manager (Construction Contract) with Dick Anderson Construction, Inc. for the W.O. 19-12: West End Reservoir Project in the amount of $779,887.57.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On December 11, 2023, City Council approved a Construction Contract with DAC for the West End Reservoir Project in the amount of $153,211.35. This initial contract Guaranteed Maximum Price (GMP) allowed the Project Team to begin dewatering the reservoir site through rental of temporary pumping equipment and purchase of permanent dewatering equipment.

Change Order No. 1 for the procurement of an electrical equipment substation for the Raw Water Pump Station (RWPS) for a GMP of $408,352.64 was approved by City Council on August 26, 2024. Early procurement of this equipment ahead of construction was necessary to maintain overall project schedule due to the 40-week lead time in delivering the project site.

On November 25, 2024, City Council approved Change Order No. 2 for the construction of the BBWA Raw Water Delivery (RWD) Facilities in a GMP amount of $13,553,020.76. Work includes construction of a BBWA Unloader Structure, Screen Structure, Diversion Channel, Raw Water Pump Station (RWPS), a Canyon Creek Diversion Structure, gravel access roads, and 36, 42, and 60-inch connecting piping.

Change Order No. 3 for dewatering pumping improvements for a GMP of $165,070.04 was approved by City Council on December 16, 2024 and allowed for construction of pumping systems that enabled more efficient winter operations and continuous dewatering of the north reservoir site.

On January 27, 2025, City Council approved Change order No. 4 in the amount of $2,168,482.86 to clear a portion of the future north reservoir cell, remove refuse, and install 5,000 linear feet of permanent dewatering drain pipe. Exploratory excavation located buried concrete and confirmed depth to shale. Material excavated to install the dewatering pipe was placed in lifts adjacent to the dewatering trench to 10-12 feet above grade for future installation of WEWTP Zone 3 water transmission main.

Change Order No. 5 to install electrical equipment for BBWA RWD Facilities, haul approximately 500,000 cubic yards of material from the City's north reservoir site to Knife River property, and procure 2 large concrete box culverts and various lengths of FRP pipe for a GMP of $6,102,529.48 was approved by City Council on May 27, 2025.

On July 14, 2025, City Council approved Change Order No. 6 in the amount of $2,011,727.93 to remove a 175' long section of Hesper Road to a maximum depth of 35' to install five large diameter utilities (24" to 48") and 6' x 5' and 8' x 8' box culverts. This change order also procured additional 36", 42", and 48" FRP pipe, valves, and fittings to enable isolation and independent operation of the north and south reservoir cells.

Change Order No. 7 now under consideration includes clearing the City's South Reservoir site, removing trash, burning slash piles and hauling approximately 100,000 cubic yards of material to the Knife River property east of the north reservoir site. The City will have excess material on the south reservoir site, and Knife River would like additional material to spread on their property. The hauling cost per cubic yard is higher than the north reservoir haul cost due to the increased distance for hauling from the south reservoir site. The haul distance is approximately twice the haul distance when compared to north reservoir haul distance. The increased haul distance accounts for the increased cost when compared to the north reservoir material hauling cost.

ALTERNATIVES

City Council may:

- Approve Change Order No. 7 to the Standard Agreement and General Conditions Between Owner and General Contractor/Construction Manager (Construction Contract) with Dick Anderson Construction, Inc., or,
- Not approve Change Order No. 7. If Council does not approve this change order, the City will need to identify an alternate location to haul excess material from the south reservoir site.

FISCAL EFFECTS

The W.O. 19-12: West End Reservoir Project was budgeted in FY26 using Water Funds in the amount of $73,000,000. Considering previously encumbered funds of $21,261,635 and this change order in the amount of $779,887.57, there is approximately $51 million remaining in the budget.

Attachments

CO#7

W.O. 19-12, West End Reservoir Project

Standard Agreement and General Conditions Between Owner and General Contractor/Construction Manager (GC/CM)

Change Order No. 7

OWNER: City of Billings

CONTRACTOR: Dick Anderson Construction, LLC

DATE: October 29, 2025

In accordance with the terms of this Contract, the following changes are approved:

CHANGE IN CONTRACT PRICE:

Original Contract Price:	$153,211.35
Net Increase from Previous Change Orders:	$24,409,183.71
Contract Price Prior to this Change Order:	$24,562,395.06
Net Increase of this Change Order:	**$779,887.57**
Contract Price with all Approved Change Orders:	$25,342,282.63

CHANGE IN CONTRACT TIME:

Original Contract Time:	N/A
Net Change from Previous Change Orders:	577
Contract Time Prior to this Change Order:	577
Net Increase of this Change Order:	0
Contract Time with all Approved Change Orders:	577

DESCRIPTION:

Dick Anderson Construction (DAC) is directed to make the following changes in the Contract Documents:

- Clear the South Reservoir site, remove trash, burn slash piles and haul approximately 100,000 cubic yards of material to the Knife River property east of the north reservoir site. Clear and grub the City's property prior to excavation. Knife River will clear their property and spread and compact the deposited material *($779,887.57 increase)*.

REASON FOR CHANGE ORDER:

The City will have excess material on the South Reservoir site, and Knife River would like to spread it on their property.

ATTACHMENTS:

- W.O. 19-12 Billings West End Reservoir – Site Clearing & South Material Haul, Change Order No. 7 (1p., 10/29/25)

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In consideration of the terms and performance contained herein, or attached and incorporated herein, the Owner and Contractor also agree to the following modifications to the Standard Agreement and General Conditions Between Owner and General Contractor/Construction Manager dated December 13, 2023:

1. ARTICLE 2 GENERAL PROVISIONS, Section 2.6 DEFINITIONS, 2.6.1.1. Add the following to the list of exhibits that are part of this Agreement:

   - EXHIBIT N: W.O. 19-12 Billings West End Reservoir – Site Clearing & South Material Haul, Change Order No. 7 (1p., 10/29/25)

2. ARTICLE 16 SCOPE OF WORK, Add the following:

   - 16.4 SCOPE OF WORK – CHANGE ORDER NO. 6. Pursuant to Section 3.4 and ARTICLE 7, the Owner and CG/CM desire to establish an additional Guaranteed Maximum Price (GMP) for performance of the portion of Work in accordance with the exhibits listed below, which are part of this Agreement:

     a) EXHIBIT N: W.O. 19-12 Billings West End Reservoir – Site Clearing & South Material Haul, Change Order No. 7 (1p., 10/29/25)

The said Contract as hereby amended shall remain in full force and effect.

IN WITNESS WHEREOF the said Parties have caused this agreement to be executed as of the day and year signed below.

GENERAL CONTRACTOR/CONSTRUCTION MANAGER

Name: _____

By: _____

Title: _____

Date: _____

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Date: _____

END OF DOCUMENT.

ConsensusDocs™ 525 - Change Order (Construction Manager Fee Adjustment) - © 2007, Revised 2011. THIS DOCUMENT MAY HAVE BEEN MODIFIED. The ConsensusDocs technology platform creates a redline comparison to the standard language which the purchaser of this contract is authorized to share for review purposes. Consultation with legal and insurance counsel are strongly encouraged. You may only make copies of finalized documents for distribution to parties in direct connection with this contract. Any other uses are strictly prohibited.

EXHIBIT N

10/29/2025

W.O. 19-12 BILLINGS WEST END RESERVOIR

SITE CLEARING & SOUTH MATEIAL HAUL BUDGETED ESTIMATE

Budget Item	Description	Budget Quantity	Units	Unit Price	Budget Total	Note:
100	MOBILIZATION	1.00	LS	$ 17,820.00	$ 17,820.00	BUDGETED 5 LOADS IN, 5 LOADS FROM UNLOADER AND 10 LOADS OUT FOR A TOTAL OF 20 LOADS.
200	GENERAL REQUIREMENTS	2.00	MO	$ 47,096.90	$ 94,193.80	BUDGETED 8 WKS FOR SUPERINTENDENT, LODGING, SUBSISTENCE, FIELD TRAILER, CELL/COMPTER/IT, SURVEY STS, SAFETY STS, & ONSITE FUEL/MAINTENANCE.
300	SOUTH - SITE CLEARING	35.00	AC	$ 1,987.02	$ 69,545.70	BUDGETED 80 CREW HOURS, CREW TRUCK, 300 CL EX., 3.5 CY LOADER, 50K LBS. DOZER, 1 FOREMAN, & 3 OPERATORS.
301	GARABAGE REMOVAL	150.00	CY	$ -	$ -	**INCLUDED IN LINE ITEM 300** - BUDGETED 10 CREW HOURS, CREW TRUCK, 300 CL EX., 3.5 CY LOADER, TRACK SKID STEER, 30 TN OTR HAUL TRUCK, 1 FOREMAN, & 3 OPERATORS.
302	BURN SLASH PILES	5.00	EA	$ -	$ -	**INCLUDED IN LINE ITEM 300** - BUDGETED 30 CREW HOURS, CREW TRUCK, 300 CL EX., 3.5 CY LOADER, 1 FOREMAN, & 2 OPERATORS.
800	SOUTH - LOAD/HAUL DELIVERY MATERIAL	100,000.00	CY	$ 5.18	$ 518,000.00	BUDGETED 335 CREW HOUR, CREW TRUCK, 400 CL EX., 50K LBS. DOZER, 6 -30 TON ARTIC TRUCK 1 FOREMAN, AND 8 OPERATORS.
	DIRECT COST OF WORK				**$ 699,559.50**	**GEANERAL NOTES:**
						DOES NOT INCLUDE GC FEE
						DOES NOT INCLUDE GC GENERAL CONDITIONS
						2024 PERVAILING WAGES FOR HEAVY CONSTRUCTION
						BUDGETED $4.00/GAL DIESEL WHICH INCLUDES $0.15 FOR OIL, GREASE &FILTERS

TOTALS

Item	Description			Total	Note:
	DIRECT COST OF THE WORK			$ 699,559.50	See above and Direct Cost of the Work Sheet for breakout.
	GC/CM GENERAL CONDITIONS	0	$ -	$ -	Per Proposed General Conditions Cost
	GC/CM FEE	7.95%	$ 699,559.50	$ 55,614.98	Construction Fee of 7.95% to be applied to the Direct Cost of the Work.
	BOND + 2-yr Warranty	1.00%	$ 755,174.48	$ 7,551.74	Bond & 2-year Warranty, to be applied to the Direct Cost of the Work, Construction Fee, and General Conditions Cost.
	INSURANCE	1.25%	$ 755,174.48	$ 9,439.68	Insurance, to be applied to the Direct Cost of the Work, Construction Fee, and General Conditions Cost.
	GROSS RECIEPTS TAX	1.00%	$ 772,165.91	$ 7,721.66	Montana Gross Receipt Tax of 1% applied to Direct Cost, General Condition, Construction Fee, Bond, and
	CONTINGENCY - GC/CM			$ -	A fund to cover cost growth during the project used at the discretion of the GC/CM usually for costs that result
	ALLOWANCE			$ -	Allowances are risk items that City takes responsibility for. All remaining budget is owned by the city. See
	TOTAL GC/CM GMP			**$ 779,887.57**	

City Council Regular

Date:	11/10/2025
Title:	Final Airport Property Acquisition
Presented by:	Jeff Roach
Department:	Airport
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

Staff recommends that the City Council approve the final acquisition of 123.52 acres of vacant property for the airport

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

In late 2024, the Billings Logan International Airport (BIL) was approached by David Moreledge, representing Dr. Morledge Family, LLC, with an offer to sell 123.52 acres of vacant property bordering the airport's northern property line (C.O.S. 2795 Parcel D). This property is near the north end of the newly extended Runway 7-25. This property acquisition is important to the airport for the protection of airspace around the airport, protection from encroachment of non-compatible land use, and a portion of the property would be available for future aeronautical development. Increasing the buffer distance around the airport from residential and other noncompatible land uses will make the airport a better neighbor. In addition, the developable land near the airport's runway and taxiway infrastructure will improve the revenue-generating potential of the airport.

To meet the FAA eligibility requirement for reimbursement for land acquisition, a property appraisal and a second review appraisal were completed. The appraised value of the property is $1,145,000. After lengthy negotiations, a purchase price of $1,500,000 was agreed upon by the Dr. Morledge Family, LLC. On September 22nd, the City Council approved the buy-sell agreement. Staff is now requesting approval of the final purchase of the property.

ALTERNATIVES

City Council may:

- Approve the final acquisition of 123.52 acres of property for $1,500,000 for the protection of the airport's airspace and future development opportunities; or,
- Not Approve the airport property acquisition.

FISCAL EFFECTS

The cost of the property acquisition is $1,500,000. Sufficient local funds are available for this property acquisition, and the airport will seek reimbursement from the FAA for up to 95% of the appraised value of the property.

Attachments

Review Appraisal
Buy-Sell Agreement

JOKI
& ASSOCIATES
Real Estate Appraisers

J. Michael Joki, MAI, SRA

APPRAISAL REVIEW REPORT

Identification

Client:	Heather Mosser, PE, Morrison - Maierle Engineering
Intended User:	Airport Sponsor - Billings Logan International Airport. The engineering representative, Morrison - Maierle Engineering, will also be provided a copy of the appraisal review report.
FAA Project No:	Unknown
Property Owner:	Dr. Morledge Family, LLC c/o David Morledge
Type of Report:	Appraisal Review Report
Real Property Interest:	Fee Simple Estate
Name of Appraiser:	Matt Bender
Effective Date:	April 8, 2025
Date of Report:	August 27, 2025
Date of Review:	June 19 through September 4, 2025

The property was appraised by Matt Bender. The subject of this review report is Parcel D shown in COS 3795, Yellowstone County, Billings, Montana. Parcel D is owned by Dr. Morledge Family, LLC. The market value of this land is estimated in the appraisal report for the potential expansion of the Billings Logan International Airport in Billings, Montana. The client and the intended user of the appraisal report, and this appraisal review report, is the Billings Logan International Airport who are represented by the engineering firm of Morrison - Maierle.

The intended use of this review report is to serve as quality control for the above referenced appraisal report. The purpose of the review is to develop and report a creditable opinion as to the quality of the appraisal report completed by Matt Bender as it refers to the reliability of his value conclusion and the adequacy of the supporting data contained in the appraisal report.

I made an inspection (field review) of the subject property and comparable sales on June 19, 2025. The review of this appraisal report was completed on September 4, 2025.

Scope of Review

The primary authority and standards under which the review report is conducted are the Uniform Standards of Professional Appraisal Practice. The appraisal report was prepared to conform with the requirements of the Uniform Standards of Professional Appraisal Practice and the requirements of the Federal Aviation Administration Advisory Circular (AC) 150/5100-17 CHG7, Chapter 2 Real Property Appraisal. The appraisal report has been read in its entirety, and the subject property along with the comparable properties were inspected on June 19, 2025. The opinions, adequacy, relevancy, completeness, appropriateness of data, techniques and methods, analysis and conclusions in the appraisal report will be commented on as follows.

Completeness of Report

The appraisal report contains 95 pages including addenda. All components of an appraisal report were contained within the appraisal report which included the definition of market value, the intended users and use of the appraisal report, the property rights being appraised, purpose of the appraisal report, scope of the appraisal report and a summary of the appraisal process and appraisal problem. The appraiser has adequately described the general area and neighborhood area for the appraised property, and has included an adequate description including photographs of the subject property. The appraiser has appropriately developed and concluded to the highest and best use of the appraised property. Included are comparable sales to support the market value estimate of the land. I conclude that all necessary items were included in the appraisal report.

Adequacy and Relevancy of Data

The subject property is 123.52 acres and unimproved. The highest and best use of this property is adequately described as "agricultural as an interim use with a future aviation-related use on the higher ground near the airport and possible residential use on the lower ground near Alkali Creek Road that conforms to the airport-related restrictions and also limited by access".

The appraiser analyzes four unimproved sales with three being in the immediate vicinity and one being in the general vicinity. The appraiser concluded that these are the most relevant sales available to estimate the market value of the subject property. It is my opinion this data is considered adequate to estimate the market value of the subject property.

Appropriateness of Adjustments

There were no land sales in the immediate vicinity suggesting that an upward market conditions adjustment was warranted for market conditions from the dates of sale of the comparable sales up to the effective date of the appraisal report. Because there is a lack of paired sales information in this market the remaining adjustments are discussed in a qualitative analysis. A bracketing technique has been utilized to estimate the market value of the subject property, and the comparable properties are arranged in a chart which made the analysis easier to follow. The adjustments are considered to be appropriate to estimate the market value of the subject property.

Appropriateness of the Methods and Techniques

The Sales Comparison Approach to value the land was the appropriate method utilized to estimate the market value of the subject property. The Cost and Income Approaches to value were not utilized.

Reasonableness of the Analysis, Opinions and Conclusions

The analysis, opinions and conclusions set forth in the appraisal report written by Matt Bender are considered adequate, reasonably expressed and accurately supported in the appraisal report.

Conclusions of the Reviewer

Based on my inspection of the subject property and my review of the appraisal report, with an effective date of April 8, 2025, it is my opinion the conclusions in the appraisal report are considered to be acceptable. In addition, I conclude the appraised value of $1,145,000 is a reasonable market value estimate of the subject property.

Sincerely,



J. Michael Joki, MAI, SRA
Joki & Associates Real Estate Appraisers

ASSUMPTIONS AND LIMITING CONDITIONS

1. The appraisal review report attached hereto was made from information and data contained in the appraisal report which is the subject of this review report, and where pertinent, from other sources. It is assumed that such data and information is factual.

2. The review appraiser reserves the right to consider any new or additional information or data which may subsequently become available to him and to review his opinions and conclusions if such data and information indicates a need for change.

3. All of the assumptions and limiting conditions contained in or referred to in the appraisal report, which is the subject of this review, are also conditions of this appraisal review report unless otherwise stated.

4. The appraisal review report is prepared for the Billings Logan International Airport in Billings, MT. The appraisal review report is not to be relied upon by any third parties for any purpose whatsoever or to be used in comparison to value other properties. It is recognized the engineering representative for the Billings Logan International Airport, Morrison - Maierle, may be provided a copy of the appraisal review report.

Certification

I CERTIFY THAT:

1. The statements of facts and data used in the review process are, to the best of my knowledge, true and correct.

2. The reported analysis, opinions and conclusions were developed and this appraisal review report has been prepared in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute, which includes the Uniform Standards of Professional Appraisal Practice, and the FAA Appraisal Requirements.

3 The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

4 As of the date of this report, I, J. Michael Joki, have completed the requirements of the continuing education program of the Appraisal institute and those of the Montana State Board of Real Estate Appraisers.

5 Regarding the competency provision of USPAP, I further attest that over the past 38 years I have written review appraisal reports for clients with property at various locations and various property types in Montana. More specifically I have completed appraisal reports subject to FAA requirements and so have both geographic and technical expertise to provide this service.

6 I have personally inspected the subject property and the comparable sales used in the appraisal report. I have performed no service as an appraiser or in any other capacity, regarding the subject property within a three-year period immediately preceding acceptance of this assignment.

7 I have no direct or indirect present or contemplated future personal interest in the subject property beyond my responsibility as a review appraiser.

8 I have no bias with respect to the property that is the subject of the appraisal report or to the parties involved with this assignment.

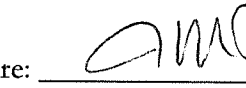
9 Neither my employment or compensation is contingent on an action, event or value resulting from the analyses, opinions, or conclusions contained in this review report.

10 My conclusions have been reached independently based on the appraisal report and other factual data of record without collaboration or direction, except as outlined within the attached remarks.

11 No one provided significant appraisal or appraisal review assistance to the person signing this certification.

14 I am currently licensed in the State of Montana (Certificate #152) as a Certified General Real Estate Appraiser.

Date: September 4, 2025

Signature: 

J. Michael Joki, MAI, SRA

Item 1.I.

City Council Regular

Date: 09/22/2025
Title: Airport Property Acquisition
Presented by: Jeff Roach
Department: Airport
Presentation: No
Legal Review: Yes
Project Number: N/A

RECOMMENDATION

Staff recommends that the City Council approve the acquisition of 123.52 acres of vacant property for the airport.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Billings Logan International Airport (BIL) was approached by David Moreledge, representing Dr. Morledge Family, LLC, with an offer to sell 123.52 acres of vacant property bordering the airport's northern property line (C.O.S. 2795 Parcel D). This property is near the north end of the newly extended Runway 7-25. This property acquisition is important to the airport for the protection of airspace around the airport, protection from encroachment of non-compatible land use, and a portion of the property would be available for future aeronautical development. Increasing the buffer distance around the airport from residential and other noncompatible land uses will make the airport a better neighbor. In addition, the developable land near the airport's runway and taxiway infrastructure will improve the revenue-generating potential of the airport.

To meet the FAA eligibility requirement for reimbursement for land acquisition, a property appraisal and a second review appraisal were completed. The appraised value of the property is $1,145,000. After lengthy negotiations, a purchase price of $1,500,000 was agreed upon by the Dr. Morledge Family, LLC.

ALTERNATIVES

City Council may:

- Approve the acquisition of 123.52 acres of property for the protection of the airport's airspace and future development opportunities; or,
- Not Approve the airport property acquisition.

FISCAL EFFECTS

The cost of the property acquisition is $1,500,000. Sufficient local funds are available for this property acquisition, and the airport will seek reimbursement from the FAA for up to 95% of the appraised value of the property.

Attachments

Buy Sell Agreement

Docusign Envelope ID: 70BFFAD5-8F44-4EE5-9683-ADA6DDC928E1

BUY-SELL AGREEMENT (Land)
(Including Earnest Money Receipt)

This Agreement stipulates the terms of sale of this property. Read carefully before signing. This is a legally binding contract. If not understood, seek competent advice.

Date: 9/15/2025

City Of Billings

as ☐ joint tenants with rights of survivorship, ☐ tenants in common, ☐ individually, ☒ other _____ (hereafter the "Buyer") agrees to purchase, and the Seller agrees to sell the following described real property (hereafter the "Property") commonly known as _____

123.52 Acres of rural land north of the Airport

in the City of Billings, County of Yellowstone, Montana, legally described as:

C.O.S. 3795 Parcel D in Yellowstone County
S30, T01 N, R26 E, C.O.S. 3795, PARCEL R, (22)

TOGETHER with all interest of Seller in vacated streets and alleys adjacent thereto, all easements and other appurtenances thereto, uncut timber and non-harvested crops and all improvements thereon except:

_____.

PERSONAL PROPERTY: The following items of personal property, free of liens and without warranty of condition, are included and shall transfer to the Buyer at Closing: _____

_____.

Buyer acknowledges that only the personal property set forth above is to transfer to the Buyer at Closing regardless of any other advertisements or information to the contrary.

PURCHASE PRICE AND TERMS:

$1,500,000.00 Purchase Price: One Million Five Hundred Thousand (U.S. Dollars)

$_____ Earnest Money (credited to Buyer at closing)

$1,500,000.00 Balance Due (not including closing costs, prepaids and prorations) payable as follows (check one):

☒ All cash at closing (no financing contingency);
Certification of cash funds provided ☐ with offer **OR** ☐ delivered by Buyer within _____ days of the date all parties have signed this Agreement.

☐ Additional cash down payment at closing in the minimum amount of:
☐ $_____ **OR** ☐ _____% of the Purchase Price
Balance to be financed as indicated below:
☐ Conventional ☐Other Financing ☐ Seller Financing ☐ Assumption ☐ Home Equity
☐ Other

_____
_____
_____
_____
_____
_____
_____
Pre-approval letter from financial institution provided ☐ with offer **OR** ☐ delivered by Buyer within _____ days of the date all parties have signed this Agreement.

CLOSING DATE: The date of closing shall be (date) 12/31/2025 (the "Closing Date"). The parties may, by mutual agreement, close the transaction anticipated by this Agreement at any time prior to the date specified. The Buyer and Seller will deposit with the closing agent all instruments and funds necessary to complete the purchase in accordance with this Agreement. If third-party financing is required by the terms of this Agreement (including assumptions, contracts for deed, and lender financing), the Closing Date may be extended without amendment by not more than 0 days to accommodate delays attributable solely to such third-party financing. If the Closing Date,

This form presented by Todd Sherman | Coldwell Banker Commercial CBS | | todd@cbcmontana.com

Lone Wolf

or any extension of the Closing Date, falls on a Saturday, Sunday, or Montana or federal holiday, it shall automatically be extended to the first day immediately following that is not a Saturday, Sunday, or Montana or federal holiday.

POSSESSION: Seller shall deliver to Buyer possession of the Property and allow occupancy:
☐ when the closing agent is in receipt of all required, signed documents and all funds necessary for the purchase; **OR**
☒ upon recording of the deed or notice of purchaser's interest, **OR**
☐_____.

Seller shall provide keys and/or means to operate locks, mailboxes, security systems, alarms, garage door opener(s), and Homeowner's Association facilities, if applicable.

EARNEST MONEY: *(check one)*
☐ Broker/Salesperson acknowledges actual receipt of earnest money in the amount as set forth herein as evidenced by check, cash, or wire transfer.

Broker/Salesperson:_____ _____
(name printed) *(signature acknowledging receipt of earnest money)*

OR

☐ Buyer agrees to provide earnest money in the amount as set forth herein within_____ days, by 5:00 p.m. (Mountain Time), of the date all parties have signed this Agreement. If the date the earnest money is due falls on a Saturday, Sunday or Montana or federal holiday, it shall be paid on the first day immediately following the due date that is not a Saturday, Sunday, Montana or federal holiday.

Earnest money may be made by check, cash or wire transfer and shall be held in trust by ___**Seller's choice**___ _____. If Buyer fails to provide earnest money as set forth herein, buyer will be in default and Seller may declare this Agreement terminated and any earnest money already paid forfeited. The parties agree that accrued interest, if any, shall be payable to the holder of the funds and that sums so paid are consideration for services rendered.

FINANCING CONDITIONS AND OBLIGATIONS:

BUYER'S REPRESENTATION OF FUNDS: Buyer represents that they have sufficient funds for the down payment and closing costs to close this sale in accordance with this Agreement and are not relying upon any contingent source of such funds unless otherwise expressly set forth herein.

LOAN APPLICATION: If Buyer fails to make written application for financing with a lender which shall include providing a fully executed copy of this Agreement to the lender and pay to the lender any required fees, apply for assumption of an existing loan or contract, or initiate any action required for completion of seller financing by 5:00 pm (Mountain Time) (date) _____
Buyer will be in breach of this Agreement and Seller can exercise Seller's remedies under this Agreement.

CONTINGENCIES: The contingencies set forth in this Agreement or on attached addenda shall be deemed to have been released, waived, or satisfied, and the transaction shall continue to closing, unless by 5:00 pm (Mountain Time) on the date specified for each contingency, the party requesting that contingency has notified the other party or the other party's Broker/Salesperson in writing that the contingency is not released, waived, or satisfied. If a party has notified the other party on or before the release date that a contingency is not released, waived or satisfied, this transaction is terminated, and the earnest money will be returned to the Buyer, unless the parties negotiate other terms or provisions.

FINANCING CONTINGENCY:
☐ This Agreement is contingent upon Buyer obtaining the financing specified in the section of this Agreement entitled "PURCHASE PRICE AND TERMS". If financing cannot be obtained by the Closing Date this Agreement is terminated and the earnest money will be refunded to the Buyer.

APPRAISAL CONTINGENCY:

☐ Property must appraise for at least ☐ the Purchase Price **OR** at least ☐ $ _____. If the Property does not appraise for at least the specified amount, this Agreement is terminated and earnest money refunded to the Buyer unless the Buyer elects to proceed with closing this Agreement without regard to appraised value. Written notice of Buyer's election to proceed shall be given to Seller or Seller's Broker/Salesperson within _____ days of Buyer or Buyer's Broker/Salesperson receiving notice of appraised value; **OR**

☐ This Agreement is contingent upon the Property appraising for at least ☐ the Purchase Price **OR** at least ☐ $ _____. Release Date: _____ at 5:00 p.m. (Mountain Time).

TITLE CONTINGENCY: This Agreement is contingent upon Buyer's receipt and approval (to Buyer's satisfaction) of the preliminary title commitment (the "Commitment") issued for the Property. However, Buyer may not object to the standard pre-printed exceptions (general exceptions not unique to the Property). Release Date: 45 days from the earlier of Buyer's or Buyer Broker's/Salesperson's receipt of the Commitment.

Buyer may approve the Commitment subject to the removal of specified exceptions. If Buyer provides Seller written objections to the Commitment prior to the release date above, Seller shall have ten (10) days from receipt of those objections to satisfy said objections or propose to Buyer a plan by which the objections would be satisfied within a time frame satisfactory to Buyer. If within said ten (10) day period Seller has not either satisfied Buyer's objection to the Commitment or proposed to Buyer a plan by which the objections would be satisfied, Buyer shall have three (3) days after expiration of said ten (10) day period to notify Seller whether Buyer desires to (i) terminate this Agreement in which case the earnest money shall be returned to the Buyer or (ii) waive said objections in which case this Agreement shall remain in full force and effect. The two remedies stated above shall be Buyer's sole remedies if Seller and Buyer are unable to resolve Buyer's objections to the Commitment.

Buyer shall have the right to examine any updated or revised Commitment at any time after the expiration of the Release Date set forth above and to object to any new title exceptions created or suffered since the effective date of the original Commitment. If Buyer notifies Seller of any such additional objections prior to the Closing Date, the parties shall have the same rights set forth above and the Closing Date shall be extended by the number of days equal to the number of days set forth after the Release Date, above, plus thirteen (13).

PROPERTY INVESTIGATION: This offer is contingent upon Buyer's independent investigation of the following conditions relating to the Property, including but not limited to; covenants, zoning, access, easements, well depths, septic and sanitation restrictions, surveys or other means of establishing the corners and boundaries, special improvement districts, restrictions affecting use, special building requirements, future assessments, utility hook up and installation costs, environmental hazards, airport affected area, road maintenance obligations or anything else Buyer deems appropriate. Buyer agrees that any investigations or inspections undertaken by Buyer or on his/her behalf shall not damage or destroy the Property, without the prior written consent of Seller. Further, Buyer agrees to return the Property to its original condition and to indemnify Seller from any damage or destruction to the Property caused by the Buyer's investigations or inspections, if Buyer does not purchase the Property.

Unless Buyer delivers written notice(s) of Buyer's disapproval of the Property conditions on or before (Notice Date) 12/15/2025 at 5:00 p.m. (Mountain Time), this inspection contingency shall be of no further force or effect. **If Buyer disapproves** of the Property condition, Buyer shall deliver written notice to the Seller or the Seller's Broker/Salesperson on or before the date specified above, together with a copy of ONLY that portion of the inspection or report upon which the disapproval is based. Buyer shall also state whether Buyer elects to immediately terminate the Agreement or negotiate a resolution of the conditions noted. **If Buyer elects to negotiate** a resolution of the conditions noted, the notice must contain all of Buyer's objections and requested remedies.

On or before the Notice Date set forth above, Buyer may deliver a written notice to the Seller or the Seller's Broker/Salesperson electing to terminate the Agreement and withdrawing any prior notice or notices requesting a resolution of the condition(s) noted, notwithstanding that Buyer may have previously delivered a notice or notices electing to negotiate a resolution of the condition(s) noted, unless said prior notice(s) have been approved and agreed to in writing by the Seller.

If Buyer has provided and not withdrawn a notice electing to negotiate and the parties enter into a written agreement in satisfaction of the condition(s) noted, this contingency shall be of no further force or effect. If the parties cannot come to written agreement in satisfaction of the condition(s) noted or if the Buyer does not withdraw, in writing, his/her disapproval of the condition(s) noted and elect to continue to closing without regard to any and all previously provided inspection notices, on or before (Resolution Date) 12/30/2025 at 5:00 p.m. (Mountain Time), the earnest money shall be returned to the Buyer, and the Agreement then terminated.

This offer is contingent upon
The City Council of Billings approving the purchase of the property.

Release Date: 12/30/2025 at 5:00 p.m. (Mountain Time).

This offer is contingent upon

Release Date: _____ at 5:00 p.m. (Mountain Time).

ADDITIONAL PROVISIONS:

CONVEYANCE: The Seller shall convey the real property by Warranty deed, free of all liens and encumbrances except those described in the title insurance commitment, as approved by Buyer. The Seller shall convey the personal property by Bill of Sale.

WATER: All water, including surface water or ground water, any legal entitlement to water, including statements of claim, certificates of water rights, permits to appropriate water, exempt existing rights, decreed basins or any ditches, ditch rights, or ditch easements appurtenant to and/or used in connection with the Property are included with the Property, except: _____.

Filing or transfer fees will be paid by ☐ Seller, ☒ Buyer, **OR** ☐ split equally between Buyer and Seller.
Documents for transfer will be prepared by _____.

WATER RIGHT OWNERSHIP UPDATE DISCLOSURE: By Montana law, failure of the parties at closing or transfer of real property to pay the required fee to the Montana Department of Natural Resources and Conservation for updating water right ownership may result in the transferee of the property being subject to a penalty. Additionally, in the case of water rights being exempted, severed, or divided, the failure of the parties to comply with section 85-2-424, MCA, could result in a penalty against the transferee and rejection of the deed for recording.

NATURAL WATER BODIES AND LAND PRESERVATION DISCLOSURE: Buyers of property in the State of Montana should be aware that some properties contain or are adjacent to streams, rivers, wetlands, floodplains and other water bodies. It is the general policy of the State of Montana, under the Montana Natural Streambed and Land Preservation

Act of 1975, that natural water bodies and the lands immediately adjacent to them are to be protected and preserved to be available in their natural or existing state, and to prohibit unauthorized projects related thereto. Property owners should consult their local conservation district, a land use professional, or other qualified advisor, regarding any applicable local, state or federal regulations, including permitting or other approvals, before working in or around any streams, rivers, wetlands, floodplains or other water bodies, including vegetation removal.

FLUCTUATING WATER LEVELS: Buyers of waterfront property or property which has waterfront access should be aware that fluctuating water levels may occasionally or permanently affect the ability to recreate, irrigate, or engage in other uses of said water. Water provided to the Property by a well, spring, or other surface or subsurface water source, may also fluctuate as to the quantity or quality of the water which may occasionally or permanently affect the ability to irrigate or engage in other uses of said water.

FLOOD PLAIN DISCLOSURE: Property flooding can occur any time of year from both surface water as well as groundwater (water rising up through the ground). Buyer's hazard insurance policy usually will NOT cover property damage due to this type of flooding. If Property is determined to lie within a FEMA-designated 1% Flood Hazard Area and the Buyer is obtaining a loan, Buyer's lender will likely require the purchase of flood insurance in connection with Buyer's purchase of the Property. The Property could be impacted, learn more at FEMA.gov

MINERAL RIGHTS: "Mineral rights" as defined in this Agreement (which may be different than the definition under Montana law) is a term used to describe the rights the owner of those rights has to use, mine, and/or produce any or all of the minerals and hydrocarbons including oil, gas, coal, sand, gravel, etc. lying below the surface of property. These mineral rights may be separate from the rights a property owner has for the surface of a property. In some cases, these mineral rights have been transferred to a party other than the property owner and as a result the subsurface mineral rights have been severed from the property owner's surface rights. If the mineral rights have been severed from the surface rights, the owner of the mineral rights has the right to enter the land and occupy it in order to mine the minerals even though they don't own the property. The undersigned Buyer acknowledges and agrees that neither the Seller nor the brokerage firms, brokers and salespersons involved in the transaction anticipated by this Agreement warrant or make any representations concerning the mineral rights, if any, for this Property and that neither the Seller nor the brokerage firms, brokers and salespersons involved in the Buyer's purchase of the Property have conducted an inspection or analysis of the mineral rights to and for the Property.

CLOSING FEE: The fee charged by the individual or company closing the transaction will be paid by ☒ Seller ☐ Buyer ☐ Equally Shared.

TITLE INSURANCE: Seller, at Seller's expense and from a title insurance company chosen by Seller, shall furnish Buyer with an ALTA Standard Coverage Owners Title Insurance Policy (as evidenced by a standard form American Land Title Association title insurance commitment) in an amount equal to the purchase price. Buyer may purchase additional owner's title insurance coverage in the form of "Extended Coverage" or "Enhanced Coverage" for an additional cost to the Buyer. It is recommended that Buyer obtain details from a title company.

CONDITION OF TITLE: All mortgages, judgements and liens shall be paid or satisfied by the Seller at or prior to closing unless otherwise provided herein. Seller agrees that no additional encumbrances, restrictions, easements or other adverse title conditions will be placed against the title to the Property subsequent to the effective date of the preliminary title commitment approved by the Buyer.

SECTION 1031 LIKE-KIND EXCHANGE: If either Buyer or Seller intends for this transaction to be part of a Section 1031 like-kind exchange, then the other party shall cooperate in the completion of the like-kind exchange provided the cooperating party does not incur any additional liability or cost in doing so. Any party who intends for this transaction to be part of a Section 1031 like-kind exchange may assign their rights under this Agreement to a qualified intermediary or any entity expressly created for the purposes of completing a Section 1031 like-kind exchange, notwithstanding the prohibition against the Buyer's assignment of this Agreement set forth in the "Binding Effect and Non-Assignability" section below.

SPECIAL IMPROVEMENT DISTRICTS AND ASSOCIATION SPECIAL ASSESSMENTS: All Special Improvement Districts (including rural SIDs), and all special or non-recurring assessments of any non-governmental association, including those that have been noticed to Seller by City/County but not yet spread or currently assessed or that have been approved but not yet billed or assessed, will be assumed by Buyer at closing unless otherwise agreed.

PRORATION OF TAXES AND ASSESSMENTS: Seller and Buyer agree to prorate taxes, Special Improvement District and association special assessments for the current tax year, as well as prepaid rents, water and sewer system charges, heating fuel and tank rental, irrigation assessments, Homeowner's Association dues and/or common maintenance fees, as of the date of closing unless otherwise agreed.

CONDITION OF PROPERTY: Seller agrees that the Property shall be in the same condition, normal wear and tear excepted, from the date of the execution of this Agreement up to the time Buyer takes possession of the Property. Seller agrees to leave the Property free and clear of Seller's personal property and possessions, tenants, and occupants, except as otherwise agreed to in the Agreement. Seller also agrees to allow Buyer a walk-through inspection of said Property prior to closing to confirm that all appurtenances and personal property included in the sale remain on the Property and that there has been no significant change in the condition of the Property, except for normal wear and tear and changes agreed upon by the parties.

NOXIOUS WEEDS DISCLOSURE: Buyers of property in the state of Montana should be aware that some properties contain noxious weeds. The laws of the State of Montana require owners of property within this state to control, and to the extent possible, eradicate noxious weeds. For information concerning noxious weeds and your obligations as an owner of property, contact either your local County extension agent or Weed Control Board.

MEGAN'S LAW DISCLOSURE: Pursuant to the provisions of Title 46, Chapter 23, Part 5 of the Montana Code Annotated, certain individuals are required to register their address with the local law enforcement agencies as part of Montana's Sexual and Violent Offender Registration Act. In some communities, law enforcement offices will make the information concerning registered offenders available to the public. If you desire further information please contact the local County Sheriff's office, the Montana Department of Justice, in Helena, Montana, and the probation officers assigned to the area.

BUYER'S REMEDIES: (A) If a Seller fails to accept the offer contained in this Agreement within the time period provided in the BUYER'S COMMITMENT section, all earnest money shall be returned to the Buyer.
(B) If the Seller accepts the offer contained in this Agreement, but refuses or neglects to consummate the transaction anticipated by this Agreement within the time period provided in this Agreement, the Buyer may:
(1) Demand immediate repayment of any earnest money paid by the Buyer, and upon the return of such money, the rights and duties of Buyer and Seller under this Agreement shall be terminated; **OR**
(2) Demand that Seller specifically perform Seller's obligation under this Agreement; **OR**
(3) Demand monetary damages from Seller for Seller's failure to perform the terms of this Agreement.

SELLER'S REMEDIES:
If the Seller accepts the offer contained in this Agreement and Buyer refuses or neglects to consummate the transaction within the time period provided in this Agreement, the Seller may:
(1) Declare the earnest money paid by Buyer be forfeited whereupon the rights and duties of the Buyer and Seller under this Agreement shall be terminated; **OR**
(2) Demand that Buyer specifically perform Buyer's duties and obligations under this Agreement; **OR**
(3) Demand that Buyer pay monetary damages for Buyer's failure to perform the terms of this Agreement.

BUYER'S AND SELLER'S CERTIFICATION: By entering into this Agreement, each person or persons executing this Agreement, as Buyer or Seller, represents that he/she is eighteen (18) years of age or older, of sound mind, and legally competent to own or transfer real property in the State of Montana; and, if acting on behalf of a corporation, partnership, or other non-human entity, that he/she is duly authorized to enter into this Agreement on behalf of such entity.

FOREIGN PERSON OR ENTITY: The Foreign Investor Real Property Tax Act of 1980 ("FIRPTA") provides for the withholding of tax upon the sale of U.S. real property owned by a foreign entity or foreign person unless the amount realized (usually the sales price) does not exceed $300,000 and the Buyer intends to use the Property as a residence. If the Seller is a foreign entity or foreign person, Seller acknowledges and agrees that the Buyer or closing agent is required to deduct and withhold the applicable tax from the proceeds of sale at closing and submit the tax to the Internal Revenue Service unless the transfer of the Property satisfies an exception provided for in FIRPTA. At or prior to Closing, Seller agrees to perform any act and sign any document that is reasonably necessary to comply with FIRPTA including a Statement of Non-Foreign Status. Seller acknowledges and agrees that in the event Seller does not do so, Buyer or the closing agent may be required to withhold the applicable tax from the proceeds of sale at Closing and submit this amount to the Internal Revenue Service, pursuant to FIRPTA.

AGRICULTURAL FOREIGN INVESTMENT DISCLOSURE ACT: The Agricultural Foreign Investment Disclosure Act of 1978 (AFIDA) requires any foreign person who acquires or transfers any interest, other than a security interest, in agricultural land to submit a report to the Secretary of Agriculture not later than 90 days after the date of the acquisition or transfer. If Buyer or Seller is or may be considered a foreign person under the AFIDA they are advised to consult with an appropriate professional concerning any reporting that may be required by the AFIDA.

CONSENT TO DISCLOSE INFORMATION: Buyer and Seller hereby consent to the procurement and disclosure by Buyer, Seller, and Brokers/Salespersons and their attorneys, agent, and other parties having interests essential to this Agreement, of any and all information reasonably necessary to consummate the transaction described in this Agreement, specifically including access to escrows for review of contracts, deeds, trust indentures, or similar documents concerning this Property or underlying obligations pertaining thereto.

WIRE FRAUD ALERT: Criminals are hacking email accounts of title companies, real estate agents, settlement attorneys and others, resulting in fraudulent wire instructions being used to divert funds to the account of the criminal. The emails may look legitimate but they are not. Buyer and Seller are advised **NOT** to wire any funds without personally speaking with the intended recipient of the wire to confirm the routing number and the account number. Buyer and Seller should **NOT** send personal information such as social security numbers, bank account numbers and credit card numbers through email.

ACCURACY OF THIRD-PARTY INFORMATION: Buyer is encouraged to do Buyer's own research and due diligence concerning the Property and to not rely solely on information contained in any advertisements, descriptions, photos, or information provided by a Multiple Listing Service. Buyer acknowledges and agrees that any information prepared by third parties with respect to the Property and provided to the Buyers was obtained from a variety of sources and that neither Seller nor any Brokers/Salesperson representing Seller or Buyer have made any independent investigation or verification of such information. Buyer further acknowledges that while such information provided to Buyer is believed to be from sources deemed reliable, some sources may have conflicting or incorrect information.

RISK OF LOSS: All loss or damage to any of the above-described real property or personal property from any cause is assumed by Seller through the time of closing unless otherwise specified.

TIME IS OF THE ESSENCE: Time is of the essence as to the terms and provisions of this Agreement.

BINDING EFFECT AND NON-ASSIGNABILITY: This Agreement is binding upon the heirs, successors and assigns of each of the parties hereto; however, Buyer's rights under this Agreement are not assignable without the Seller's express written consent.

ATTORNEY FEES: In any action brought by the Buyer or the Seller to enforce any of the terms of this Agreement, the prevailing party in such action shall be entitled to such reasonable attorney fees as the court or arbitrator shall determine just.

COMPENSATION: The Seller's and/or Buyer's commitment to pay compensation in connection with the transaction anticipated by this Agreement is an integral part of this Agreement. Seller and Buyer acknowledge that the agent(s) representing the Seller and/or Buyer are entitled to the compensation as previously agreed to in any written agreement(s) with the Seller and/or Buyer, and any addendums or amendments to this Agreement, and that the agent(s) representing the Seller and/or Buyer shall be entitled to deliver a copy of said agreement(s) to the individual or company closing the transaction for payment at closing. If Seller is obligated to pay the agent(s) representing the Seller and/or Buyer, this Agreement shall constitute an irrevocable assignment of the proceeds payable to Seller at closing. If Buyer is obligated to pay the agent(s) representing the Seller and/or Buyer, payment of said compensation shall be collected from Buyer as a condition of closing. Buyer and Seller acknowledge and agree that any compensation payable is fully negotiable and not set by Montana law, any board or association of REALTORS®, or any multiple listing service.

FAX/COUNTERPARTS/ELECTRONIC SIGNATURES: This Agreement may be executed in counterparts and, when all counterpart documents are executed, the counterparts shall constitute a single binding instrument. Moreover, a signature transmitted by fax or other electronic means will be enforceable against any party who executes the Agreement and transmits the signature by fax or other electronic means. The parties hereto, all agree that the transaction contemplated by this document may be conducted by electronic means in accordance with the Montana Uniform Electronic Transaction Act.

ENTIRE AGREEMENT: This Agreement, together with any attached exhibits and any addenda or amendments signed by the parties, shall constitute the entire agreement between Seller and Buyer, and supersedes any other written or oral agreements between Seller and Buyer. This Agreement can be modified only in writing, signed by the Seller and Buyer.

EARNEST MONEY DISPUTES: Buyer and Seller agree that, in the event of any controversy regarding the earnest money and things of value held by the Broker, closing agent, or any person or entity holding such money or property, unless mutual written instructions are received by the holder of the earnest money and things of value, Broker or closing agent shall not be required to take any action, but may await any proceedings, or, at Broker's or closing agent's option and sole discretion, may interplead all parties and deposit any monies or things of value in a Court of competent jurisdiction and may utilize as much of the earnest money deposit as may be necessary to advance the cost and fees required for filing such action.

ADDENDA AND/OR DISCLOSURES ATTACHED: (check all that apply):

- ☐ Contingency for Sale of Buyer's Property
- ☐ Back-up Offer
- ☐ Addendum for Additional Provisions
- ☐ Seller Compensation Addendum
- ☐ Water Rights Acknowledgement
- ☐ _____
- ☐ _____

RELATIONSHIP CONFIRMATION: The parties to this Agreement confirm that the real estate licensees identified hereafter have been involved in the capacities indicated below and the parties have previously received the required statutory disclosures setting forth the licensees' duties and the limits of their obligations to each party:

George Warmer (name of licensee)	of **Coldwell Banker Commercial CBS** (name of brokerage company)
_____ (licensee's Montana license number)	**3135 Meadow View Drive Billings MT 59102** (brokerage company address)
george@cbcmontana.com (licensee email address)	**4066562001** (brokerage company phone number)
_____ (licensee phone number)	

is acting as ☒ Seller's Agent ☐ Dual Agent ☐ Statutory Broker

Todd Sherman (name of licensee)	of **Coldwell Banker Commercial CBS** (name of brokerage company)
RRE-RBS-LIC-5453 (licensee's Montana license number)	**3135 Meadow View drive Billings MT 59102** (brokerage company address)
todd@cbcmontana.com (licensee email address)	**4066562001** (brokerage company phone number)
4065708961 (licensee phone number)	

is acting as ☒ Buyer's Agent ☐ Dual Agent ☐ Statutory Broker
☐ Seller's Agent (includes Seller's Sub-Agent)

☐ Buyer is not represented by a real estate agent and acknowledges and agrees that Buyer is NOT represented by the licensee(s) identified above.

☐ Seller is not represented by a real estate agent and acknowledges and agrees that Seller is NOT represented by the licensee(s) identified above.

BUYER'S ACKNOWLEDGMENT: Buyer acknowledges that prior verbal representations by the Seller or Seller's representatives do not modify or affect this Agreement. Buyer acknowledges that by signing this Agreement he/she has examined the subject real and personal property and represents that Buyer ☒ has **OR** ☐ has not physically visited the Property in person prior to the execution of this Agreement; has entered into this Agreement in full reliance upon his/her independent investigation and judgments and has read and understood this entire Agreement.

BUYER'S COMMITMENT: I/We agree to purchase the above-described Property on the terms and conditions set forth in the above offer and grant to said Broker/Salesperson until (date) _____, at _____ ☐ am ☐ pm (Mountain Time) to secure Seller's written acceptance, whether or not that deadline falls on a Saturday, Sunday or holiday. Buyer may withdraw this offer at any time prior to Buyer being notified of Seller's written acceptance. If Seller has not accepted by the time specified, this offer is automatically withdrawn. I/We hereby acknowledge receipt of a copy of this Agreement bearing my/our signature(s).

Signed by: William A. Cole 2CA11D54238...
_____ Date: 10/10/2025, at _____☐am ☐pm (Mountain Time)
Buyer's Signature

Name Printed: **William A. Cole-Mayor for the City of Billings**

Address: **316 N 26th St** **Billings** State: **MT** Zip: **59101**

Signed by: William A. Cole 2CA11D54238...
_____ Date: _____, at _____☐am ☐pm (Mountain Time)
Buyer's Signature

Name Printed: William A. Cole, Mayor

Address (*if different*): _____ State: _____ Zip: _____

SELLER'S COMMITMENT:
I/We agree to sell to Buyer the above-described Property on the terms and conditions herein above stated. I/We hereby acknowledge receipt of a copy of this Agreement bearing my/our signature(s) and that of the Buyer(s) named above.

_____ Date: _____, at _____☐am ☐pm (Mountain Time)
Seller's Signature

Name Printed: _____

Address: _____ State: _____ Zip: _____

_____ Date: _____, at _____☐am ☐pm (Mountain Time)
Seller's Signature

Name Printed: **DR Morledge Family LLC c/o David E Morledge**

Address (*if different*): **1365 E Comiche CT** **Boise** State: **ID** Zip: **83607**

X Modified per the attached Counter Offer:

DM / 10/03/2025
Seller's Initials Date Seller's Initials Date

☐ Rejection of this offer by Seller (no counter offer is being made):

_____ / _____ _____ / _____
Seller's Initials Date Seller's Initials Date

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holiday.

Certificate Of Completion

Envelope Id: 70BFFAD5-8F44-4EE5-9683-ADA6DDC928E1
Status: Completed
Subject: Contract for signatures: Buy-Sell Agreement for the Morledge property
Source Envelope:
Document Pages: 12
Signatures: 2
Certificate Pages: 5
Initials: 7
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Raya Logan-Jackson
loganjacksonr@billingsmt.gov
IP Address: 161.7.21.87

Record Tracking

Status: Original
10/7/2025 7:49:59 AM
Holder: Raya Logan-Jackson
loganjacksonr@billingsmt.gov
Location: DocuSign

Signer Events	Signature	Timestamp
Liz Kampa kampal@billingsmt.gov Purchasing Agent John Deer/Sullair 185 Model Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	**Completed** Using IP Address: 161.7.21.175	Sent: 10/7/2025 8:01:46 AM Viewed: 10/9/2025 7:34:44 AM Signed: 10/9/2025 7:35:07 AM
Todd Corne cornet@billingsmt.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	**Completed** Using IP Address: 161.7.21.98	Sent: 10/9/2025 7:35:09 AM Viewed: 10/10/2025 11:37:58 AM Signed: 10/10/2025 11:39:36 AM
William A. Cole coleb@billingsmt.gov MAYOR Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Accepted: 12/3/2020 8:46:12 AM ID: 235dd76e-a3c9-4e23-89f5-aedaeb3b241a	Signed by: William A. Cole 2CA11D5423334EE... Signature Adoption: Pre-selected Style Using IP Address: 72.175.160.94	Sent: 10/10/2025 11:39:37 AM Viewed: 10/10/2025 12:48:43 PM Signed: 10/10/2025 12:49:14 PM
Denise Bohlman bohlmand@billingsmt.gov City Clerk City of Billings Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	**Completed** Using IP Address: 161.7.21.146	Sent: 10/10/2025 4:44:18 PM Viewed: 10/14/2025 8:13:08 AM Signed: 10/14/2025 8:13:21 AM Freeform Signing

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp
Liz Kampa kampal@billingsmt.gov Purchasing Agent John Deer/Sullair 185 Model Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	VIEWED Using IP Address: 161.7.21.162	Sent: 10/10/2025 12:49:16 PM Viewed: 10/10/2025 4:44:18 PM

Carbon Copy Events	Status	Timestamp
Raya Logan-Jackson loganjacksonr@billingsmt.gov Security Level: Email, Account Authentication (None) **Electronic Record and Signature Disclosure:** Not Offered via Docusign	COPIED	Sent: 10/14/2025 8:13:23 AM

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	10/7/2025 8:01:47 AM
Certified Delivered	Security Checked	10/14/2025 8:13:08 AM
Signing Complete	Security Checked	10/14/2025 8:13:21 AM
Completed	Security Checked	10/14/2025 8:13:23 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Carahsoft OBO City of Billings (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Carahsoft OBO City of Billings:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: kampal@billingsmt.gov

To advise Carahsoft OBO City of Billings of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at kampal@billingsmt.gov and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Carahsoft OBO City of Billings

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to kampal@billingsmt.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

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To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to kampal@billingsmt.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Carahsoft OBO City of Billings as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Carahsoft OBO City of Billings during the course of your relationship with Carahsoft OBO City of Billings.

Authentisign ID: D56EE9EC-AA9F-F011-8E61-002248330C80

COUNTER OFFER

Date: 10/02/2025

This Counter Offer pertains to a Buy-Sell Agreement (hereafter the "Agreement") dated 09/15/2025 by and between Dr Morledge Family LLC (hereafter the "Seller") and City Of Billings (hereafter the "Buyer") concerning the property described as: See Legal Line 7 MT 59105

S30, T01 N, R26 E, C.O.S. 3795, PARCEL D, (22)

All the terms and conditions of the Agreement, except the Buyer's Commitment provision, are hereby incorporated by reference except as modified by the following terms and conditions:

Lines 9 & 10 To Read: S30, T01 N, R26 E, C.O.S. 3795, PARCEL D, (22)

Line 46 To Read: December 1, 2025

Line 77 To Read: Chicago Title

Line 119 To Read: 30 Days

Line 150 To Read: November 15, 2025

Line 167 To Read: November 22, 2025

Line 176 To Read: November 28, 2025

Line 251 & 252: Equally Shared Box To Be Selected

Line 489 To Read: 16385 Cuesta Sol Lane Caldwell, ID 83607

WAC / _____
Buyer's Initials

DM / _____
Seller's Initials

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This form presented by George Warmer | Coldwell Banker Commercial CBS | (406) 656-2001 | george@cbthebrokers.com

TRANSACTIONS Transact-onDesk Edition

Authentisign ID: D56EE9EC-AA9F-F011-8E61-002248330C80

The performance dates contained in the Agreement:

☒ Shall remain the same, except as otherwise stated herein; OR

☐ Shall be extended the same number of days that have elapsed between the date of the Agreement and the date of final acceptance of this Counter Offer except for the closing date which shall remain as set forth in the Agreement.

Acceptance of this Counter Offer may be made by providing a signed copy to the offering party or their Broker/Salesperson not later than 10/10/25 5:00 (Date/Time) at ☐ am ☒ pm (Mountain Time), whether or not that deadline falls on a Saturday, Sunday or holiday. Offering party may withdraw this Counter Offer any time prior to receiving written acceptance. If acceptance is not given to the offering party or their Broker/Salesperson by expiration of the time for acceptance, this offer is then null and void.

The parties hereto, all agree that the transaction contemplated by this Counter Offer may be conducted by electronic means in accordance with the Montana Uniform Electronic Transactions Act.

W. Thomas Cole 10/10/25		David Morledge 10/03/25	
Buyer's Signature	Date	Seller's Signature David Morledge	Date
Buyer's Signature	Date	Seller's Signature	Date

NOTE: Unless otherwise expressly stated the term "days" means calendar days and not business days. Business days are defined as all days except Sundays and Montana or federal holidays.

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This form presented by George Warmer | Coldwell Banker Commercial CBS | (406) 656-2001 | george@cbthebrokers.com

TRANSACTIONS TransactionDesk Edition

City Council Regular

Date:	11/10/2025
Title:	Approval of FY25 Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant in the Amount of $200,000
Presented by:	Rich St. John, Police Chief
Department:	Police
Presentation:	No
Legal Review:	No
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council approve and accept the FY25 Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant in the Amount of $200,000 for the period of October 1, 2025, to September 30, 2027.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On October 16th, the Billings Police Department received notification that it has been awarded a FY25 Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant in the amount of $200,000. The grant project period begins on October 1, 2025, and ends September 30, 2027.

Grant funds are budgeted as follows; $40,000 to pay salary and benefits for a Regional Prevention Team employee at Bridgemont Mental Health Center; $22,500 for train-the- trainer events; $10,000 for Bridgemont Staff and Sheriff's Office Representative to attend National Law Enforcement Mental Health Conference; $37,500 for Supplies; $50,000 for Mental Health Contract Services at Bridgemont for law enforcement personnel and families across the region, $20,000 for "Pain behind the Badge" events; and $20,000 for administrative coordination across participating Sheriff's offices and local police departments.

ALTERNATIVES

City Council may:

- Approve the FY25 Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant in the Amount of $200,000; or,
- Not Approve the FY25 Law Enforcement Mental Health and Wellness Act (LEMHWA) Grant in the Amount of $200,000 and provide further direction to staff.

FISCAL EFFECTS

There is no financial impact on the general fund as all activities are grant funded.

City Council Regular

Date:	11/10/2025
Title:	In-Kind Donation Acceptance - BSEDA Bicycle Pump Track Coulson Park
Presented by:	Brad Wright
Department:	Parks/Rec/Public Lands
Presentation:	No
Legal Review:	No
Project Number:	N/A

RECOMMENDATION

PRPL is seeking City Council consent to accept the in-kind donation valued at $6,000.00 to install a bicycle pump track at Coulson Park.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Through a joint effort between BSEDA and Pedal United all funding and labor is donated to cover the material, labor and equipment to install a bicycle pump track in Coulson Park. The track will be just east of the newly constructed shade structure. The pump track aligns with the master plan development of Coulson. Although it is not exactly the same as the master plan, this scaled-down version will allow PRPL to gauge community activation and use of the track to further a future plan for a hard surface track.

STAKEHOLDERS

City of Billings
PRPL
Citizens of Billings
Pedal United
BSEDA

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

The installation of this track will be at no cost to PRPL or the City of Billings. An MOU will be established with Pedal United that will cover future maintenance of the track. PRPL does not expect to hire any FTEs.

City Council Regular

Date:	11/10/2025
Title:	Donation from Anne and Bill Cole Fund of $2,500
Presented by:	Tina Hoeger
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends approval of the donation from the Anne and Bill Cole Fund for $2,500. This generous donation is made to support the city's acquisition of holiday decorations for City Hall in anticipation of the open house event in December.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The City Council Operations Committee has approved a City Hall Open House event to take place in December for the community to attend. Anne and Bill Cole have generously donated $2,500 toward holiday decorations for that event and for use in the future. This donation will be applied to the purchase of a tree and wreaths for the first floor lobby areas of City Hall and will be used year after year.

STAKEHOLDERS

The entire community, visitors, and employees will benefit from this donation.

ALTERNATIVES

City Council may:

- Approve the donation of $2,500 for holiday decorations for City Hall; or,
- Not Approve the donation.

FISCAL EFFECTS

This donation covers the purchase of a tree and wreaths for the lobby areas of City Hall.

SUMMARY

In addition to celebrating the open house for City Hall, this donation will continue to have benefits in the future since the tree and wreaths can be used year after year.

City Council Regular

Date:	11/10/2025
Title:	Donation from Anne and Bill Cole Fund of $2,000
Presented by:	Tina Hoeger
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends accepting the donation from the Anne and Bill Cole Fund for $2,000 to the City's Anti-Graffiti Fund to help fund a mural project for the 6th Street Underpass to prevent continued graffiti.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The 6th Street Underpass is continually a target of graffiti vandalism. Code Enforcement and MDT have spent time and money on covering graffiti in this location. Murals are a proven solution to deter graffiti vandalism. Code Enforcement and MDT are partnering to raise funds to assist with continuing the mural project at that location and cover more of the structure to deter graffiti. A design has not been selected yet, and we are at the fundraising stage of the project. This generous contribution from the Anne and Bill Cole Fund will help advance this project and move toward design and completion of a mural.

STAKEHOLDERS

The community as a whole will benefit from a mural project at this location which will assist in eliminating graffiti vandalism at this location.

ALTERNATIVES

City Council may:

- Approve the donation to help fund a mural project; or,
- Not Approve the donation and staff will continue to look for ways to prevent the area from continuing to be a magnet for graffiti vandalism.

FISCAL EFFECTS

The acceptance of this donation to the City's Anti-Graffiti Fund will move the project forward. Additional funds are also being sought to assist with this project through MDT and grant opportunities.

SUMMARY

The 6th Street Underpass has been a source of graffiti vandalism for years. With the intersection improvements recently completed, a mural project to deter graffiti will enhance this major travel point in the city.

City Council Regular

Date:	11/10/2025
Title:	Accept Various Donations to the Billings Police Department Totaling $15,000
Presented by:	Rich St. John, Police Chief
Department:	Police
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends that City Council accept various donations totaling $15,000.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Council policy requires that any donation greater than $500 be approved by the City Council. The Billings Police Department has received monetary donations from the following individuals/organizations to support equipment and recognition programs:

- **Mike and Diane Boyett -- $2,500** -- designated to cover costs related to purchasing less-lethal shotgun conversions.
- **Scheels -- $10,000 --** designated to cover costs related to purchasing less-lethal shotgun conversions.
- **Archie Cochrane Motors -- $500** -- designated for purchase of a DRACO less-lethal gas delivery system (GDS).
- **Coleen Black & Company P.C. -- $1,000** -- designated for purchase of a DRACO less-lethal gas delivery system (GDS).
- **The Jeremy Bullock Memorial Fund -- $1,000** -- awarded to the School Resource Officers (SRO) for "Team of the Year" (award for outstanding services to schools, students, teachers and the community).

Purpose / Use of Funds

Less-lethal shotgun conversions -- funds will fund purchase/retrofit of less-lethal shotgun conversion kits for Police use. These tools allow deployment of less-lethal munitions and support de-escalation and officer safety. Combined donations for this purpose: $12,500.

DRACO GDS -- funds will assist purchase of a DRACO less-lethal gas delivery system (GDS), a multi-use tool to deliver command-initiated, indoor safe less-lethal munitions from the safety of an armored vehicle. Combined donations for this purpose: $1,500.

SRO Team Award (Jeremy Bullock Memorial Fund) -- $1,000 awarded to the SRO Team of the Year.

STAKEHOLDERS

n/a

ALTERNATIVES

City Council may:

- Approve the donations to the Billings Police Department in the amount of $15,000 or;
- Disapprove the donations to the Billings Police Department in the amount of $15,000 and provide further direction to staff.

FISCAL EFFECTS

There is no impact on the General Fund since all activities will be supported by donations.

City Council Regular

Date:	11/10/2025
Title:	Donations to the Billings Public Library
Presented by:	Kelsie Rubich, Assistant Library Director
Department:	Library
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends that the City Council accept the donations to the Billings Public Library.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The Billings Public Library has received $1,800 from the Friends of the Library. The funds are specifically earmarked for the Co+Lab: Mini-makers kits and programming.

ALTERNATIVES

City Council may:

- Approve the donations; or,
- Not Approve the donation

FISCAL EFFECTS

There is no budgetary impact.

City Council Regular

Date:	11/10/2025
Title:	L.J. Wells Subdivision Final Plat
Presented by:	David Green
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Not Applicable
Project Number:	PZX-25-00083

RECOMMENDATION

Staff recommends the City Council approve the final plat of L.J. Wells Subdivision.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

On July 18, 2025, Insite Engineering with Sanbell engineering, applied for final plat approval for L.J. Wells Subdivision. The proposed subdivision creates two (2) lots with commercial development already in place. The subject property is generally located on the northwest corner of the intersection of Central Avenue and Shiloh Road. The property is zoned Corridor Mixed Use 1 (CMU 1). Proposed Lot 1 has a Cenex Zip Trip service station on it. Proposed Lot 2 currently has a Soda Station on it.

Staff has reviewed the application using the Abbreviated Review process outlined in City of Billings Subdivision Regulations Section 23-305. It has been determined that the proposed plat meets all the requirements of subdivision. Staff is forwarding a recommendation of final plat approval to the City Council. Upon City Council approval, these documents are appropriate as to form for filing with the Clerk and Recorder.

The abbreviated review process qualifications are listed below.

Section 23-305. Subdivisions Qualifying for Abbreviated Review.

A. Eligibility. Subdivisions, hereafter referred to as abbreviated review plats containing one (1) or two (2) parcels are eligible for abbreviated review when:

1. They meet the definition of a first minor subdivision from a tract of record; and

This plat only creates two lots. The current legal description is: Lot 1-A, Block 2 of COS2727-M, AMD S03, T01 S, R25 E. The parcel has not been subdivided prior to this.

2. Legal and physical access to all lots is provided; and

Access is provided from Central Avenue and Shiloh Road.

3. No land in the subdivision will be dedicated to public use for parks or playgrounds; and

A two-lot minor is not required to provide parkland.

4. The plat has been approved by the Montana Department of Environmental Quality or County Environmental Health whenever approval is required or the plat has been approved by the City of Billings Public Works Department for sanitary water, sewer and storm water facilities; and

The City of Billings Public Works infrastructure for the two existing businesses is installed.

5. No public improvements are required.

No public improvements are required with this subdivision. Shiloh Road is built and there is an existing multi-use trail along the west side of Shiloh. Central Avenue has been built out to accommodate the roundabout at the Central Avenue and Shiloh Road intersection. There are no public improvements required at this time.

STAKEHOLDERS

A public hearing is not scheduled for the City Council meeting; however, property owners may attend the City Council meeting and speak during the Public Comment Period. At this time, the Planning Division has received no public comments or questions regarding the proposed subdivision.

ALTERNATIVES

The City Council may approve or deny the final plat of L.J. Wells Subdivision. If the City Council chooses to deny the final plat, the denial must be because the criteria in Section 76-3-611, MCA are not met.

The criteria are as follows:76-3-611. Review of final plat.

(1) The governing body or the agent or agency designated by the governing body shall examine each final plat, and

the governing body shall approve the plat only if:

(a) it conforms to the conditions of approval set forth on the preliminary plat and to the terms of this chapter and (local) regulations adopted pursuant to this chapter; and

(b) the county treasurer has certified that all real property taxes and special assessments assessed and levied on the land to be subdivided have been paid.

Staff finds the final plat is in compliance with the requirements of state statutes. City Council should approve the final plat.

FISCAL EFFECTS

The final plat of this subdivision will have no financial impact on the Planning Division.

Attachments

Final Plat
Final SIA

CITY PROJECT No. PZX-25-00083

PLAT OF

L. J. WELLS SUBDIVISION

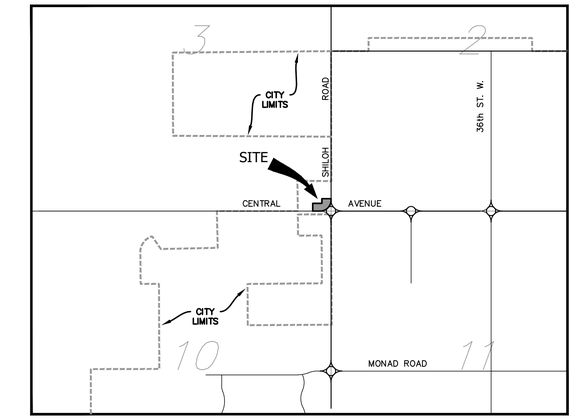
BEING AMENDED LOT 1-A, BLOCK 2, CERTIFICATE OF SURVEY No 2727-M
SITUATED IN THE SE1/4 OF SECTION 3, T. 1 S., R. 25 E., P.M.M.
IN THE CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA

PREPARED FOR : LELAND & LORRAINE WELLS FAMILY TRUST

PREPARED BY : sanbell

JUNE, 2025

BILLINGS, MONTANA



VICINITY MAP

NOT TO SCALE

BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY HAS BEEN DERIVED FROM GPS OBSERVATIONS AND IS BASED ON A NAD 83, LAMBERT CONFORMAL CONIC, SINGLE PARALLEL, LOW DISTORTION PROJECTION FOR THE CITY OF BILLINGS; HAVING A POINT OF ORIGIN AT 45°47'00"N LATITUDE AND 108°25'00"W LONGITUDE WITH A SCALE FACTOR OF 1.0001518. THE GRID TO GROUND COMBINED SCALE FACTOR AT THE NORTHWEST CORNER OF LOT 1-A, WHICH IS A 1" YELLOW PLASTIC CAP MARKED "TREFTZ 2525S", IS 1.0001515265; THE CONVERGENCE ANGLE SURVEY = -0°08'43". DISTANCES ARE INTERNATIONAL FEET. FOR THIS SURVEY, GRID DISTANCE IS ESSENTIALLY EQUAL TO GROUND DISTANCE.

- FOUND PLSS SECTION CORNER, AS NOTED
- FOUND PLSS QUARTER-SECTION CORNER, AS NOTED
- FOUND SURVEY MONUMENT, A REBAR WITH PLASTIC CAP MARKED "SANDERSON STEWART 15273LS", OR AS NOTED
- SET 5/8" X 18" REBAR WITH PLASTIC CAP MARKED "SANBELL 87940LS", OR AS NOTED

RECORD INFO:

R = RECORD DISTANCE F = FOUND MEASUREMENT

R1: SHILOH ESTATES SUBDIVISION (SPRING, 1974)

R2: C.O.S. 2727-M (LUND, 1992)

R3: C.O.S. 2727-M AMENDING LOTS 1 & 22 (TREFTZ, 1997)

R4: C.O.S. 2727-M AMENDING LOT 22-A (PEZOLDT, 2020)

R5: C.O.S. 1648 (O'BRIEN, 1977)

CERTIFICATE OF CITY COUNCIL APPROVAL

STATE OF MONTANA)
:ss
County of Yellowstone)

We hereby certify that we have examined the annexed and foregoing PLAT OF L.J. WELLS SUBDIVISION, and find that said plat conforms with the requirements of the laws of the State of Montana, and the requirements of The Yellowstone County Board of Planning. It is therefore approved and the dedication to public use of any and all lands shown on this plat as being dedicated to such use are accepted.

IN WITNESS WHEREOF, we have set our hands and the seal of the CITY OF BILLINGS, MONTANA, this _____ day of _____ , 20____ .

CITY OF BILLINGS, MONTANA

By: _____
Mayor

Attest: _____
City Clerk

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
:ss
County of Yellowstone)

The undersigned, a Land Surveyor licensed in the State of Montana, states that during the months of May and June 2025, a survey was performed under his supervision of a tract of land to be known as L.J. WELLS SUBDIVISION in accordance with the Montana Subdivision and Platting Act; said subdivision, description of boundaries and dimensions being in accordance with the Certificate of Dedication; that the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows true and correct dimensions and that the plat conforms with the work on the ground. The gross area of 1.585 acres and net area of 1.444 acres, more or less.

SANBELL

By: _____
JESSE R. BURNS

Montana License No. 87940LS

Date: _____

SUBDIVISION IMPROVEMENT AGREEMENT

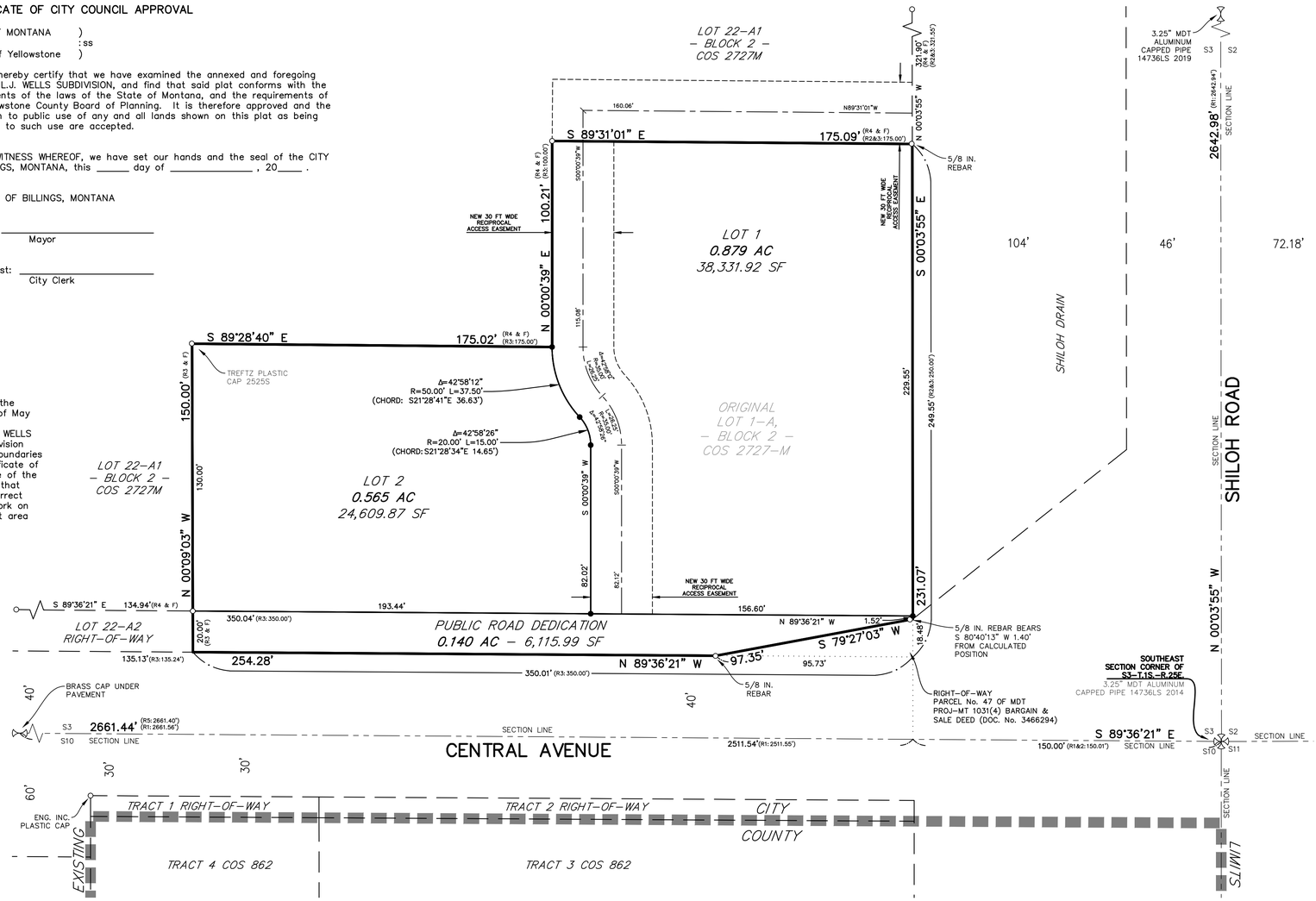
Document No. _____

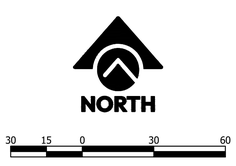
CONSENT TO PLATTING

Document No. _____

RECIPROCAL ACCESS AGREEMENT

Document No. _____





CERTIFICATE OF CITY ENGINEER'S OFFICE

I hereby certify that annexed and foregoing plat conforms with Section 76-4-125(1)(d)(i), M.C.A., for the removal of sanitary restrictions since the plat is inside a master planning area and said lots will be provided with municipal facilities for the supply of water and the disposal of sewage and solid waste.

IN WITNESS WHEREOF, I have executed this CERTIFICATE OF APPROVAL this _____ day of _____, 20__ .

_____
City Engineer's Office

CERTIFICATE OF CITY ATTORNEY

This document has been reviewed by the City Attorney's office and is acceptable as to form.

Date: _____

Reviewed by: _____

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per 76-3-611(1)(b)/ 76-3-207(3), M.C.A.

By: _____
Deputy

Date: _____

ERRORS AND OMISSIONS REVIEW

I hereby certify that I have examined the annexed and foregoing plat for errors and omissions in computations and drafting and find that said plat conforms with the requirements of the laws of the State of Montana, and that said plat conforms to the adjoining additions and plats of the City of Billings already platted as nearly as circumstances will permit.

_____
Examining Land Surveyor

_____
Date

CERTIFICATE OF DEDICATION

STATE OF MONTANA)
:ss
County of Yellowstone)

KNOW ALL MEN BY THESE PRESENTS: That the Leland & Lorraine Wells Family Trust, the owner of the following described tract of land, does hereby certify that they have caused to be surveyed, subdivided and platted into lots as shown on the annexed plat, said lot being situated in the SE1/4 OF Section 3, T. 1 S., R. 25 E., P.M.M., in the City of Billings, Yellowstone County, Montana, said tract being more particularly described as follows, to-wit:

Lot 1-A of Block 2 of Certificate of Survey No. 2727-M, according to the official plat thereof on file in the office of the Clerk and Recorder of Yellowstone County, Montana under Document No. 1862477, EXCEPTING THEREFROM all that land conveyed to the Montana Department of Transportation by Bargain and Sale Deed on file under Document No. 3466294, containing an area of 1.585 acres, more or less, subject to all easements of record or apparent on the ground.

There is no park requirement for this minor subdivision pursuant to Section 76-3-621(1)(a) M.C.A.

Said tract to be known and designated as L.J. WELLS SUBDIVISION, and the undersigned hereby dedicates unto the City of Billings the land designated "PUBLIC ROAD DEDICATION" as shown on the annexed plat is hereby granted and donated to the use of the public forever.

OWNER: Leland and Lorraine Wells Family Trust

_____
Daniel W. Wells, Trustee

STATE OF MONTANA)
:ss
County of Yellowstone)

On this _____ day of _____ , 20__ , before me, the undersigned Notary Public for the State of Montana, personally appeared Daniel W. Wells, known to me to be the person who signed the foregoing instrument as Trustee to the Leland and Lorraine Wells Family Trust and who acknowledged to me that he executed the same. Witness my hand and seal the day and year herein above written.

_____
Notary Public in and for the State of Montana

SUBDIVISION IMPROVEMENTS AGREEMENT
& WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL IMPROVEMENT DISTRICTS

LJ Wells Subdivision

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(City of Billings)

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SUBDIVISION IMPROVEMENTS AGREEMENT & WAIVER OF RIGHT TO PROTEST FUTURE SPECIAL IMPROVEMENT DISTRICTS

LJ Wells Subdivision

This agreement is made and entered into this ____ day of _____, 20___, by and between Leland & Lorraine Wells Family Trust *(Subdivider)*, whose address for the purpose of this agreement is 5847 Whisperingwoods Dr, Billings, MT 59106, hereinafter referred to as "Subdivider," and the **CITY OF BILLINGS**, Billings, Montana, hereinafter referred to as "City."

WITNESSETH:

WHEREAS, the plat of *LJ Wells Subdivision*, located in the City of Billings, Yellowstone County, Montana was submitted to the Yellowstone County Board of Planning as an expedited plat which was deemed to not require preliminary review; and

WHEREAS, a Subdivision Improvements Agreement is required by the City prior to the approval of the final plat.

WHEREAS, the provisions of this agreement shall be effective and applicable to *LJ Wells Subdivision* upon the filing of the final plat thereof in the office of the Clerk and Recorder of Yellowstone County, Montana. The Subdivision shall comply with all requirements of the City of Billings Subdivision Regulations, the rules, regulations, policies, and resolutions of the City of Billings, and the laws and administrative rules of the State of Montana.

THEREFORE, THE PARTIES TO THIS AGREEMENT, for and in consideration of the mutual promises herein contained and for other good and valuable consideration, do hereby agree as follows:

I. VARIANCES

Subdivider has requested no variances by the City Council from the strict interpretation of the City's Subdivision Regulations (Section 23.1101, BMCC):

II. PROPERTY CONDITIONS AND INFORMATION FOR LOT PURCHASERS

A. Lot owners will be required to construct that segment of the required sidewalk that fronts their property at the time of lot development. If sidewalk is not constructed within 5 years, the City has the right to construct the sidewalk and assess the property owners.

B. Lot owners should be aware that this subdivision is being built in close proximity to prime deer and antelope habitat and it is likely that homeowners will experience problems with damage to landscaped shrubs, flowers, and gardens. The Montana Fish, Wildlife, and Parks Department does not provide damage assistance unless there is damage to commercial crops and/or a threat to public health and safety.

C. Lot owners should be aware that soil characteristics within the area of this subdivision, as described in the 1972 Yellowstone County Soil Survey, indicate that there could be potential limitations for proposed construction on the lots, which may require a geotechnical survey prior to construction.

D. No water rights have been transferred to the lot owners. Irrigation ditches that exist on the perimeter of this development are for the benefit of other properties. Perimeter ditches and drains shall remain in place and shall not be altered by the Subdivider or subsequent owners.

E. There is attached hereto a Waiver waiving the right to protest the creation of the special improvement district or districts which by this reference is expressly incorporated herein and made as much a part hereof as though fully and completely set forth herein at this point. The Waiver will be filed with the plat, shall run with the land, and shall constitute the guarantee by the Subdivider and property owner or owners of the developments described herein. Said Waiver is effective upon filing and is not conditioned on the completion of the conditions set forth in this Agreement. The Subdivider and owner specifically agree that they are waiving valuable rights and do so voluntarily.

F. The subdivider and subsequent contractors/builders acknowledge that there is a Stormwater Pollution and Prevention Plan (SWPPP) filed with the city and the Montana Department of Environmental Quality (MDEQ). This SWPPP shall be adhered to during all phases of construction and shall be updated as required by MDEQ under the General Permit for Stormwater Discharges Associated with Construction Activity, Chapter 28, BMCC and the Billings Stormwater Management Manual.

G. Individual lot owners should be aware that Best Management Practices for stormwater control shall be required for new construction on lots. Best Management Practices are defined within Section 28-201, BMCC and detailed in the Billings Stormwater Management Manual.

III. TRANSPORTATION

This section should include, but not be limited to the following:

A. Streets

- An additional 20-foot strip is dedicated along Central Avenue which combines with the existing 40-foot half right-of-way so that the resulting half right-of-way on the north side of Central Avenue is 60 feet in width.
- Curb & gutter and asphalt widening beyond the edge of existing asphalt to create a total 15-foot half width of asphalt along the Central Avenue street frontage of Lot 2 shall be constructed by the owner(s) of Lot 2 at the time of lot development. If the City should initiate a project to widen Central Avenue prior to lot development, the owner(s) of Lot 2 will be assessed for construction of the street improvements described herein, which are covered under the Waiver of Right to Protest the creation of a special improvement district (SID).

B. Sidewalks

- A 5-foot wide sidewalk along the Central Avenue street frontage of Lot 2 shall be constructed by the owner(s) of Lot 2 at the time of lot development. If the City should initiate a project to widen Central Avenue prior to lot development, the owner(s) of Lot 2 will be assessed for construction of the 5-foot wide sidewalk described herein, which is covered under the Waiver of Right to Protest the creation of a special improvement district (SID).
- A 5-foot wide sidewalk along the Central Avenue street frontage of Lot 1 shall be constructed by the owner(s) of Lot 1 at the time of lot redevelopment. If the City should initiate a project to widen Central Avenue prior to lot redevelopment, the owner(s) of Lot 1 will be assessed for construction of the 5-foot wide sidewalk described herein, which is covered under the Waiver of Right to Protest the creation of a special improvement district (SID).

C. Street Lighting

- No street lighting is required.

D. Traffic Control Devices

- No stop signs, signals, or other traffic control devices are required.

E. Access

- Access is provided to both lots by way of a reciprocal access easement with approaches on Shiloh Road and Central Avenue.

F. Billings Area Bikeway and Trail Master Plan

- This subdivision is within the Bikeway and Trail Master Plan
- The master plan proposes a future bike lane and shared use path when Central Avenue is widened
- There is an existing shared use path along Shiloh Road

- No improvements are required with this subdivision.

G. Public Transit

- No improvements for public transit service are required.

IV. EMERGENCY SERVICE

Construction of buildings made of combustible materials shall have adequate fire apparatus access roads and water supply (fire hydrants) in place to allow for fire suppression requirements. Prior to the issuance of a building permit for construction using combustible materials (i.e. lumber, plywood, wood trusses, etc.), fire apparatus access roads and water supply requirements shall be provided in accordance with the International Fire Code as adopted by the City of Billings.

At a minimum, the following is required:

- An unobstructed gravel road or gravel road base must be within 150 feet of the furthest portion of a building under construction as measured along the approved route.
- The access roads are required to support fire apparatus vehicle loading (40 tons) during all weather conditions and shall be a minimum of twenty (20) feet wide.
- An operational fire hydrant shall be located within 600 feet of the furthest portion of a residence under construction or within 400 feet of the furthest portion of a commercial building under construction as measured along the access roads to the site.
- The above requirements do not alter or effect the current minimum subdivision requirements for fire apparatus access and water supply.

V. STORM DRAINAGE

All drainage improvements shall comply with the provisions set forth in Chapter 28, BMCC, and the Stormwater Management Manual in place at the time of development. A complete stormwater management plan shall be submitted to the Engineering Division for review and approval at the time of development.

VI. UTILITIES

The Subdivision Improvements Agreement does not constitute an approval for extension of or connection to water mains and sanitary sewers. The property owner shall make application for extension/connection of water mains and sanitary sewers to the Public Works Department – Engineering Division. The extension/connection of/to water mains and sanitary sewers is subject to the approval of the applications and the conditions of approval. Applications shall be submitted for processing prior to the start of any construction and prior to review and approval of any project plans and specifications.

The Developer/Owner acknowledges that the subdivision shall be subject to the applicable System Development fees in effect at the time new water and/or sanitary sewer service connections are made.

The design/installation of sanitary sewers and appurtenances, and water mains and appurtenances (fire hydrants, etc) shall be in accordance with design standards, specifications, rules, regulations of and as approved by the City of Billings Public Works Department, Fire Department and the Montana Department of Environmental Quality.

A. Water
The lots are served by an existing city water service.

B. Sanitary Sewer
The lots are served by an existing city sewer service.

C. Power, Telephone, Gas, and Cable Television

- These services are existing.

VII. PARKS/OPEN SPACE

There is no parkland requirement for LJ Wells Subdivision as this is a minor subdivision [MCA 76-3-621(3)(a)].

VIII. IRRIGATION

- The Snow Ditch runs along the north side of Central Avenue.

IX. SOILS/GEOTECHNICAL STUDY

- No geotechnical study was required as this is a minor subdivision. Future lot owners shall obtain and follow the recommendations of a geotechnical study at the time of lot development.

X. FINANCIAL GUARANTEES

Since this is a minor subdivision, infrastructure serving the lots is existing and no public improvements are required. Therefore, no financial guarantees are required.

XI. LEGAL PROVISIONS APPLYING TO SUBDIVIDER

A. The owners of the properties involved in this proposed Subdivision by signature subscribed herein below agree, consent, and shall be bound by the provisions of this Agreement.

B. The covenants, agreements, and all statements in this Agreement run with the land and apply to and shall be binding on the heirs, personal representatives, successors, assigns and transferees of the respective parties.

C. In the event it becomes necessary for either party to this Agreement to retain an attorney to enforce any of the terms or conditions of this Agreement or to give any notice required herein, then the prevailing party or the party giving notice shall be entitled to reasonable attorney fees and costs.

D. Any amendments or modifications of this Agreement or any provisions herein shall be made in writing and executed in the same manner as this original document and shall after execution become a part of this Agreement.

E. Subdivider shall comply with all applicable federal, state, and local statutes, ordinances, and administrative regulations during the performance and discharge of its obligations. Subdivider acknowledges and agrees that nothing contained herein shall relieve or exempt it from such compliance.

IN WITNESS WHEREOF, the parties hereto have set their hands and official seals on the date first above written.

"SUBDIVIDER" *Leland and Lorraine Wells Family Trust*

By: Daniel W. Wells

Title: Trustee

STATE OF MONTANA)
: ss
County of)

On this 6 day of October, 2025, before me, a Notary Public in and for the State of Montana, personally appeared Daniel W. Wells, known to me to be the Trustee of *Leland and Lorraine Wells Family Trust,* who executed the foregoing instrument and acknowledged to me that he executed the same.

Mindy McClellan
Notary Public in and for the State of Montana
Printed Name: Mindy McClellan
Residing at: Billings
My commission expires: 4/5/2029

MINDY MCCLELLAN
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Comm. Exp. April 5, 2029

This agreement is hereby approved and accepted by the City of Billings, this ____ day of _____, 20__.

"CITY"
CITY OF BILLINGS
MONTANA

By: _____
Mayor

Attest: _____
City Clerk

STATE OF MONTANA)
: ss
County of Yellowstone)

On this ____ day of _____, 20__, before me, a Notary Public in and for the State of Montana, personally appeared _____ and _____, known to me to be the Mayor and City Clerk, respectively, of the City of Billings, Montana, whose names are subscribed to the foregoing instrument in such capacity and acknowledged to me that they executed the same on behalf of the City of Billings, Montana.

_____
Notary Public in and for the State of Montana
Printed Name: _____
Residing at: _____
My commission expires: _____

Waiver of Right to Protest
FUTURE SPECIAL IMPROVEMENT DISTRICTS

FOR VALUABLE CONSIDERATION, the undersigned, being the Subdivider and all of the owners of the hereinafter described real property, do hereby waive the right to protest the formation of one or more special improvement district(s) for a period of no more than twenty years from the recording of this waiver, for street light maintenance and energy, and for the construction of streets, street widening, sidewalks, survey monuments, street name signs, curb and gutter, street lights, driveways, traffic signals, and traffic control devices, parks and park maintenance, trails, sanitary sewer lines, water lines, storm drains (either within or outside the area), and other improvements which the City of Billings may require.

This Waiver and Agreement is independent from all other agreements and is supported by sufficient independent consideration to which the undersigned are parties and shall run with the land and shall be binding upon the undersigned, their successors and assigns, and the same shall be recorded in the office of the County Clerk and Recorder of Yellowstone County, Montana.

The real property hereinabove mentioned is more particularly described as follows:

LJ Wells Subdivision

Signed and dated this 6 day of October, 2025.

Subdivider/Owner

STATE OF MONTANA)
: ss
County of Yellowstone)

On this 6 day of October, 2025, before me, a Notary Public in and for the State of Montana, personally appeared Daniel W. Wells, known to me to be the person who executed the forgoing instrument and acknowledged to me that he executed the same.

MINDY MCCLELLAN
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Comm. Exp. April 5, 2029

Mindy McClellan
Notary Public in and for the State of Montana
Printed Name: Mindy McClellan
Residing at: Billings
My commission expires: 4/5/2029

City Council Regular

Date:	11/10/2025
Title:	Resolution allocating $7,500 Council Contingency for New City Hall Open House
Presented by:	Chris Kukulski, City Administrator
Department:	City Hall Administration
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff and Council Operations Committee recommends allocating $7,500 Council Contingency for an open house for new City Hall.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Council Operations Committee met on October 2, 2025. It was decided at that time to plan an open house for new City Hall.

ALTERNATIVES

City Council may:

- Approve the resolution allocating $7,500 Council Contingency for an open house for new City Hall.
- Not Approve

FISCAL EFFECTS

The FY 2026 Council Contingency account has a balance of $20,000, so there is adequate funding for the allocation.

Attachments

Council Contingency Resolution

RESOLUTION 25-

A RESOLUTION BY THE BILLINGS MONTANA CITY COUNCIL, APPROVING THE EXPENDITURE OF $7,500 COUNCIL CONTINGENCY FUNDS FOR NEW CITY HALL OPEN HOUSE

WHEREAS, the City Council Contingency account is a means for the City Council to take advantage of opportunities or to remedy problems that could not be anticipated when the fiscal year began; and

WHEREAS, the Mayor and City Council wish to participate in and help to finance an Open House for New City Hall; and,

WHEREAS, the estimated current year expense that is needed to prepare for the event is estimated to be $7,500 and those funds were not budgeted in FY 2026; and,

WHEREAS, the FY 2026 Council Contingency account has a $20,000 balance as of October 27, 2025.

NOW, THEREFORE BE IT RESOLVED BY THE BILLINGS CITY COUNCIL THAT $7,500 of FY 2026 Council Contingency funding shall be reserved in the FY 2026 budget for supporting the Open House for New City Hall in 2025.

PASSED AND ADOPTED by the City Council of the City of Billings, Montana, on the 10th day of November, 2025.

CITY OF BILLINGS

By: _____
William A. Cole, Mayor

ATTEST:

By: _____
Denise R. Bohlman, City Clerk

City Council Regular

Date:	11/10/2025
Title:	SBBURD - Second and Final Reading of Ordinance to Expand the District
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	No
Legal Review:	Yes
Project Number:	N/A

RECOMMENDATION

The City Council at its meeting on October 27, 2025 conducted a public hearing and approved the ordinance on first reading to expand the boundary of the South Billings Boulevard Urban Renewal District (SBBURD) and adopt a modified Urban Renewal Plan, including a tax increment provision. Ordinances require two readings and so the Council is scheduled to complete 2nd reading of this ordinance at this meeting. City staff recommends the City Council adopt on second reading the ordinance to expand the boundary of the South Billings Boulevard Urban Renewal District (SBBURD).

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The existing SBBURD boundary may be modified by ordinance in accordance with the procedure described in M.C.A. § 7-15-4221. The City Council approved a resolution of intent to expand the District at its September 22, 2025 meeting as the first formal step for the City Council to move the process forward. And the City Council at its meeting on October 27 conducted a public hearing and approved the ordinance on first reading to expand the boundary of the South Billings Boulevard Urban Renewal District (SBBURD) and adopt a modified Urban Renewal Plan, including a tax increment provision.

The District was formed and amended in 2007-2008, the Urban Renewal Plan for the District was amended in 2019, and the District was expanded in 2021, adding 5 new properties to the SBBURD. While expanding urban renewal districts is not common, it is a tool available to communities under the urban renewal laws, and Billings has most recently used the tool in the SBBURD with the minor expansion in 2021. The process mirrors the process to create a district, with Council taking action on a resolution of intent to expand the District, updating the Urban Renewal Plan, notification of property owners both within the existing SBBURD boundary and the area to be included in the expansion, Planning Board review of expansion, legal notice of public hearing, and final Council action to expand the District. Based on an analysis by City staff and Pioneer Technical Services completed in August 2025, it was found that properties within the proposed 903-acre expansion area (See Report with Map attached) have qualifying conditions per MCA, Title 7, Chapter 15, Part 4206, that the area requires public infrastructure improvements, and the expansion area could benefit from program recommendations in the currently adopted SBBURD Urban Renewal Plan.

DETERMINATION OF BLIGHT

As described above, the proposed SBBURD expansion area contains a number of underdeveloped properties and areas lacking complete infrastructure. The Council previously determined that the property included in the SBBURD was "blighted" in its adoption of Ordinance #08-5462, Ordinance #08-5484, Ordinance #19-5725, and Ordinance #21-5765 that (a) created the SBBURD originally, amended the urban renewal plan, and expanded the SBBURD. Deficiencies in public and private properties located in the district led to a determination of blight, as defined by state statute. As cited in the attached Review of Conditions that Contribute to Blight report completed in August 2025, the proposed expansion area meets several definitions of blight:

- Deficient Structures - buildings, street infrastructure, water and sewer infrastructure, stormwater infrastructure;
- Deficient Land Use - surface storage lots, vacant lots.

The City desires to improve the quality of land use, city infrastructure and economic development potential of these properties by including them in the SBBURD to construct needed public infrastructure improvements, grow the tax base, stimulate commercial development, and further implement the visions of the SBBURD Urban Renewal Plan.

PROCEDURAL HISTORY

On August 5, 2025 the South Billings Urban Renewal Association (SBURA) heard an update on the plans to expand the District.

On August 5, City staff attended a Billings School District Development Committee Meeting and provided the trustee with information about the proposed SBBURD expansion, key dates for action, and the date and location of the

Community Information Meeting and Council public hearing.
On September 2, the Council at its Work Session heard a presentation on expansion of the SBBURD and directed staff to move the process forward formally.
On September 4, City staff attended a Yellowstone County Board of County Commission Discussion Session and provided the Commission with information about the proposed SBBURD expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
On September 22, the Council approved a resolution of intent to expand the district and set a public hearing date for October 27, 2025.
On September 24, City staff mailed a notice to all property owners in the existing SBBURD and in the proposed expansion area to notify them of the date and location of the Community Information Meeting and Council public hearing.
On October 1, City staff attended the Elysian School District #23 Trustee meeting and provided information about the proposed SBBURD expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
On October 9, a Community Information Meeting was held at Orchard Elementary School to inform property owners in the SBBURD, in the proposed expansion area, and for the community in general of the plans to expand the District.
On October 14, the Yellowstone County Board of Planning acted affirmatively on a recommendation to the City Council as to the SBBURD expansion's consistency with the 2016 City of Billings Growth Policy. Growth Policy conformance also is outlined in Section 2 of the Review of Conditions that Contribute to Blight report attached to this memo.
On October 27, the City Council conducted a public hearing and approved the ordinance on first reading to expand the boundary of the South Billings Boulevard Urban Renewal District (SBBURD) and adopt a modified Urban Renewal Plan, including a tax increment provision.

If the City Council approves the ordinance modifying the SBBURD on second reading at this meeting, the ordinance will take effect 30 days after second reading on December 10. City staff also will complete the process of Department of Revenue approval of the expansion process and setting 2025 as the base year for the expanded area of the SBBURD, by providing the required documentation to DOR and communicating with DOR to finalize the process.

STAKEHOLDERS

The Billings community as a whole, property owners within the proposed expansion area and those within the current SBBURD, Yellowstone County, The City of Billings, Billings School District and Elysian School District are all stakeholders in this process. The owners of the properties to be included in the expanded SBBURD area and those within the existing SBBURD were all notified on September 24 via US Mail of the Community Information Meeting on October 9 and the Council Public Hearing on October 27. Yellowstone County, Billings School District #2, and Elysian School District #23 were all notified via US Mail, email, and in person of the Community Information Meeting on October 9 and the Council Public Hearing on October 27. Notification of the public hearing by the City Council on October 27 was also properly advertised in the Yellowstone County News. Comments from the various stakeholders have been summarized below:

- Yellowstone County has been the only taxing jurisdiction that expressed a lack of support for the expansion of the SBBURD due to possible impacts to County property tax revenue during the life of the District.
- Elysian School District Trustees asked questions and expressed some disappointment that an urban renewal project could not be awarded to their school for a campus project, as the district's school campus is outside the SBBURD while a portion of their district is within the SBBURD since it is also within the City. The trustees also asked if their district could be removed from the SBBURD by the City contracting the SBBURD boundary, however this could not be done since the City has outstanding bonds that are tied the current SBBURD area and are calculated off of the increment generated by the boundary.
- Members of the public at the Community Information Meeting brought up several issues of concern and also some support for the SBBURD and the expansion. Points of concern included:
    - A belief that property owners' taxes will increase when the district is expanded to include their property.
    - That the City was wrong to go ahead and build a smaller scale recreation center at Amend Park after the voters defeated a levy and bond proposal to build a recreation center for the community.
    - That it was wrong a recreation center was being paid for by the SBBURD increment when it was to benefit the entire City and not just the South Side.
    - Wanted to know why the City wouldn't just create a new urban renewal district instead of expanding the SBBURD, since expansion would mean spreading the current increment over a larger area until the new area included began to generate its own increment.
    - Wanted to know why the City does not do anything to just help the South Side residents.
    - That the City should look at putting a new pool at Amend Park (as was originally planned for the recreation

center) instead of build another pool at South Park and make the new pool at Amend Park indoor to be a year-round operation.

The Mayor, Council Members Kennedy and Shaw, City Administrator Kukulski, PCSD Director Friday and Finance Director Zoeller all provided responses and information to the residents and public at the meeting on all of the questions, comments and concerns.

City Council Public Hearing on October 27
There was limited public comment at the hearing from the public. Comments provided were as follows:

- Billings School District #2 Trustee Tanya Ludwig commented in support of the expansion and pointed to several school projects that were funded with TIF funds in the existing SBBURD since it was created in 2008.
- Southside resident Paul Clark spoke in favor of the expansion, noting that the South Park Pool needed to be renovated, there were other park facilities that also needed to be improved, and that having the Western Sugar complex in the expansion area might help with addressing what he alleged was water pollution from the factory affecting areas of the Southside.
- SBBURD resident Kevin Nelson spoke in opposition to the expansion, accusing the City of taking "other people's money" to do projects in the expansion area. He said there was no economic advantage to improve the South Park Pool. Mr. Nelson also continued allegations he had emailed to the Council earlier in the day that the City had not followed the process properly per State Law to inform the other taxing jurisdictions and provide them an opportunity to comment on the propose expansion process.
- SBBURD resident Nancy Talcott (sp?) asked for more information on what the expansion would mean for her property. The Mayor provided a brief synopsis of how Urban Renewal and TIF works, to help her understand what was going on.
- Downtown District property owner Gene Culver asked if his property at South 27th Street and Minnesota Avenue was included in the expansion area. It was clarified with Mr. Culver after the meeting that his property was actually in the existing Downtown District.
- Brad Archibald, of Pioneer Technical Services, the firm that has assisted the City in the expansion process, stated that in his experience working on urban renewal districts around Montana, the City of Billings process to notify property owners and taxing jurisdictions about the expansion was a best practice approach in his opinion.

During the staff presentation on the expansion at the meeting, PCSD Director Wyeth Friday provided specific information on the process used to inform property owners and the taxing jurisdictions - County and school districts - and took questions from the Council on how the process was conducted and outreach was scheduled.

ALTERNATIVES
City Council may:

- Approve the ordinance on second reading to expand the SBBURD; or
- Not approve the ordinance on second reading to expand the SBBURD. Not approving the ordinance on second reading would be in conflict with Council's action on October 27 to approve the ordinance on first reading.

FISCAL EFFECTS

The exact financial impact of modifying the SBBURD is unknown. There is some cost associated with City staff time and the consultant help for City staff on the expansion process, which is estimated at about $25,000 for the consultant time only. However, the real benefit of this effort is the purpose of an urban renewal and tax increment district, which is for the public to invest in infrastructure and improvements to thereby encourage private investment that increases the taxable value in the District and leaves all taxing jurisdictions and the community better off in the future that they would have been if the District never existed. In other words, without the public investment, it is assumed private investment would not occur, thus there is no "loss" of taxes from freezing the taxable value base because all taxing entities continue to collect taxes on the base value as it is today and, ultimately, realize an increase in revenue in the future.

Attachments

SBBURD Modification Ordinance
SBBURD Urban Renewal Plan
SBBURD Expansion - Conditons that COntribute to Blight Report
Planning Board Conformance Letter to City Council

ORDINANCE 25-_____

AN ORDINANCE OF THE CITY OF BILLINGS, RELATING TO THE MODIFICATION OF THE SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT; AND ADOPTING A MODIFIED URBAN RENEWAL PLAN, INCLUDING A TAX INCREMENT PROVISION

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS THAT:

Section 1. **RECITALS.**

WHEREAS, under the provision of Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act"), the City of Billings, Montana (the "City") is authorized, among other things, to identify and declare an area as containing blight with the intention of eliminating it through urban renewal; and

WHEREAS, the City is authorized by the Act to expand urban renewal areas with tax increment provision by adopting a revised urban renewal plan by ordinance; and

WHEREAS, the City in May 2025 began a review to document the existence of the conditions that contribute to blight in the area being considered for expansion of the South Billings Boulevard Urban Renewal, and that a "statement of blight" be prepared.

WHEREAS, in accordance with Mont. Code Ann. §7-15-4210, on September 22, 2025 the Council passed Resolution 25-11296 (the "resolution of necessity"), declaring that the area designated for SBBURD expansion shown below in Exhibit A and described below in Exhibit B (each of which is hereby incorporated herein and made a part hereof) is "blighted", as defined in Montana Urban Renewal Law, Mont. Code Ann. §7-15-4206; declaring that rehabilitation and redevelopment of the area (pursuant to Mont. Code Ann. 7-15-4203) are necessary and desirable in the interest of the public health, safety, and welfare of the residents of the City; and that rehabilitation and redevelopment be made with a commitment to quality improvement and a commitment to property owner and community involvement in decision making.

WHEREAS, opportunities have been presented to the City that make it desirable for the City to consider urban renewal projects within the District consisting of improvements to infrastructure, city facilities or property, improving such properties with landscaping, utilities, and other similar improvements in accordance with the Act.

WHEREAS, an urban renewal plan entitled the South Billings Boulevard Urban Renewal Plan is attached hereto as Exhibit C (which is hereby incorporated herein and made a part hereof) (the "Plan"). The Plan contains a tax increment provision and will govern the operation and administration of the District.

WHEREAS, the amendment to the Plan has been reviewed by the Yellowstone County Board of Planning and found to be in conformance with the Billings 2016 Growth Policy, as evidenced by the Board letter from its meeting on October 14, 2025.

WHEREAS, a notice of the public hearing was mailed to the people whose names appear on the county treasurer's tax records as the owners, reputed owners, or purchasers under contract for deed of the property at the address shown on the tax record both within the existing SBBURD and within the proposed area of expansion of the SBBURD. The Billings Public Schools District 2, Yellowstone County, and Elysian School District 23 also were notified by email, or US Mail, and in person of the public hearing and to provide an opportunity to meet and consult in a public meeting regarding the proposed expansion of the SBBURD and the proposed tax increment financing provision and its effect on these taxing jurisdictions. A notice of the public hearing also was published on October 17 and October 24, 2025, in the Yellowstone County News.

Section 2. **ORDINANCE.**

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Billings, Montana, as follows:

1. Findings. This Council hereby finds, determines and declares, based on the comments received at the public hearing and other studies and information available to this Council, that:

a. Some of property to be included in the SBBURD expansion area through this modification and property already in the SBBURD as set forth in the modified Plan, presently contains structures and property that have become ill-suited for their original use; are vacant and underutilized, endanger the life, limb, health, property, or safety of the general public or their occupants; that there is deterioration of building structure components or infrastructure in the area such as roadways, alleys, curb, gutters and sidewalks; and that there are inadequate utilities and infrastructure such as storm sewers, storm drainage, sanitary sewer, and water lines. Accordingly, the Council finds that property in the proposed expansion area of the District is blighted within the meaning of Mont. Code Ann. Section 7-15-4206 of the Act. This Council finds that the rehabilitation, redevelopment or a combination thereof of the property is necessary in the interest of the public, health, safety and welfare of the residents of the City. This Council finds that undertaking measures to eradicate or diminish the blight will help to foster a more dynamic, livable, and vibrant area.

b. No housing element or structure is disturbed by this District making no relocation necessary;

c. The modified Plan conforms to the Growth Policy or parts thereof of the City for the municipality as a whole;

d. The modified Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the District by private enterprise;

2. Plan Adoption. The expansion area and modified Plan is hereby adopted and approved in all respects, including without limitation, the segregation and application of tax increments as provided in Mont. Code Ann. Sections 7-15-4282 through 7-15-4293 of the Act as provided therein.

Section 3. **NOTICE.** Notice as required by Mont. Code Ann. Sections 7-15-4214 and 7-15-4215 was given by publication as provided in Mont. Code Ann. 7-1-4127 and by mailing a notice of the hearing as provided in Mont. Code Ann. 7-1-4129, not less than ten (10) days prior to the date of the hearing to the persons whose names appear on the county treasurer's tax records.

Section 4. **EFFECTIVE DATE**. This ordinance shall be effective thirty (30) days after second reading and final adoption as provided by law.

Section 5. **REPEALER**. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

Section 6. **SEVERABILITY**. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

PASSED by the City Council on first reading this 27th Day of October, 2025.

PASSED, ADOPTED and APPROVED on second reading this 10th day of November, 2025.

CITY OF BILLINGS

BY:_____

William A. Cole, Mayor

Attest:

BY:_____

Denise R. Bohlman, City Clerk

SBBURD Expansion 2025

EXHIBIT A

MAP OF THE MODIFIED URBAN RENWAL AREA

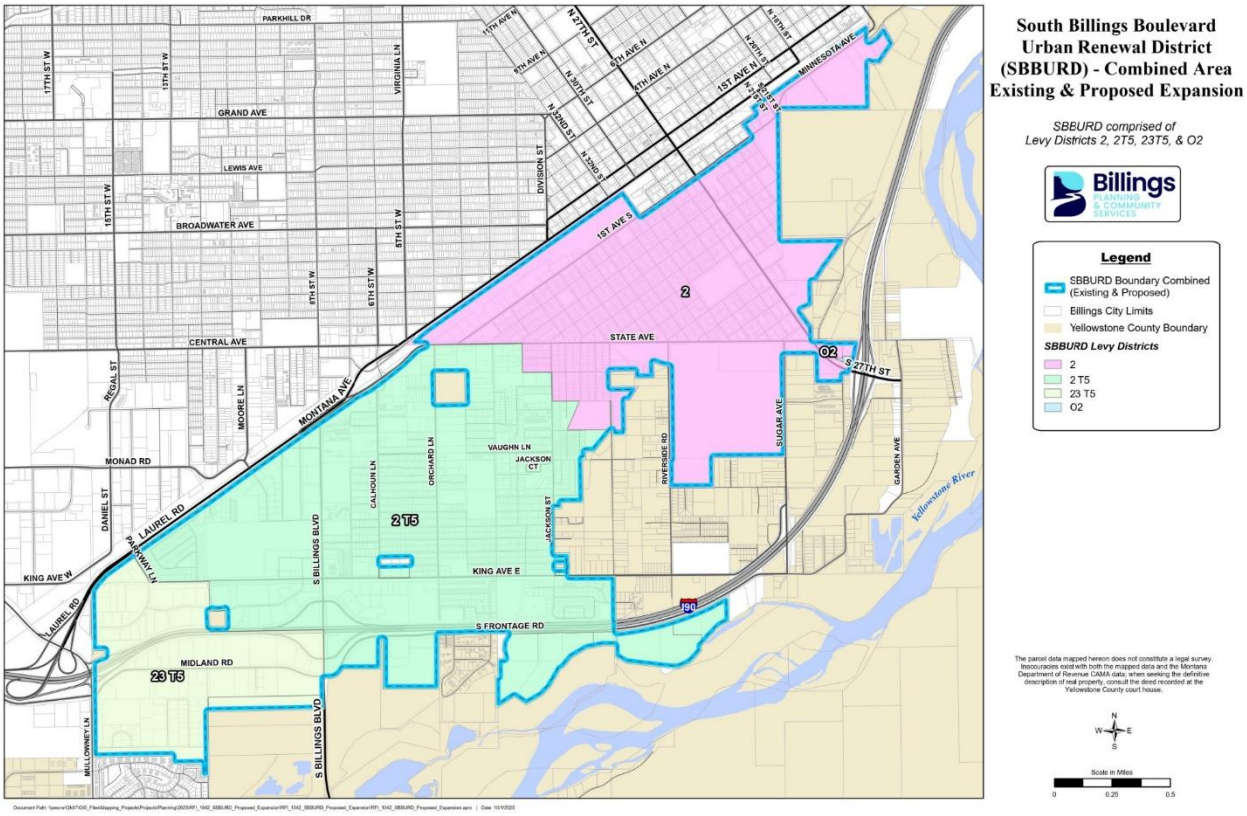


EXHIBIT B

LEGAL DESCRIPTION OF MODIFIED URBAN RENEWAL AREA

Description of Proposed Modified District. The areas being considered for inclusion in the proposed modified urban renewal area are described as:

Beginning at the SW corner of Section 34 of Township 1N, Range 26E, thence N 1° 29’ 18” W a distance of 2,071.25 Feet to the POINT OF BEGINNING.

Thence S 0° 50' 3.58" E a distance of 417.134 Feet
Thence N 55° 25' 10.26" E a distance of 168.623 Feet
Thence N 37° 55' 15.84" E a distance of 250.156 Feet
Thence N 26° 38' 11.4" E a distance of 82.484 Feet
Thence S 28° 47' 56.41" E a distance of 507.998 Feet
Thence S 34° 40' 19.73" W a distance of 570.149 Feet
Thence N 84° 35' 15.45" W a distance of 133.286 Feet
Thence S 25° 11' 37.54" E a distance of 54.679 Feet
Thence N 64° 54' 20.81" W a distance of 150.674 Feet
Thence S 1° 8' 38.44" E a distance of 1067.245 Feet
Thence S 89° 31' 32.1" W a distance of 2028.008 Feet
Thence S 0° 41' 59.61" E a distance of 2893.302 Feet
Thence N 88° 57' 40.15" E a distance of 1447.412 Feet
Thence S 57° 39' 21.38" E a distance of 23.85 Feet
Thence S 35° 22' 9.98" W a distance of 786.803 Feet
Thence N 61° 52' 56.5" W a distance of 10.002 Feet
Thence S 31° 59' 49.41" W a distance of 426.009 Feet
Thence S 89° 5' 38.4" W a distance of 95.244 Feet
Thence S 0° 59' 5.4" E a distance of 533.055 Feet
Thence S 66° 26' 45.99" W a distance of 276.158 Feet
Thence S 35° 23' 54.86" E a distance of 449.701 Feet
Thence S 0° 57' 19.49" E a distance of 284.029 Feet
Thence N 89° 37' 54.04" E a distance of 331.655 Feet
Thence S 0° 0' 0.0" W a distance of 33.048 Feet
Thence N 89° 23' 58.44" E a distance of 677.333 Feet
Thence S 89° 20' 20.27" E a distance of 32.764 Feet
Thence S 6° 8' 24.84" W a distance of 44.427 Feet
Thence S 7° 17' 59.12" W a distance of 58.24 Feet
Thence S 8° 50' 0.85" W a distance of 49.738 Feet
Thence S 10° 54' 30.45" W a distance of 108.148 Feet
Thence S 11° 19' 53.74" W a distance of 79.883 Feet

Thence S 11° 38' 42.88" W a distance of 117.423 Feet
Thence S 11° 6' 12.49" W a distance of 147.709 Feet
Thence S 20° 50' 10.25" W a distance of 43.52 Feet
Thence S 40° 31' 19.16" W a distance of 14.889 Feet
Thence S 57° 46' 44.69" W a distance of 9.411 Feet
Thence S 69° 18' 33.59" W a distance of 7.97 Feet
Thence S 78° 59' 34.13" W a distance of 9.427 Feet
Thence N 89° 37' 19.86" W a distance of 10.312 Feet
Thence S 8° 0' 34.97" W a distance of 82.517 Feet
Thence S 31° 32' 8.77" W a distance of 75.036 Feet
Thence S 89° 24' 24.41" W a distance of 130.005 Feet
Thence S 0° 46' 46.11" E a distance of 192.15 Feet
Thence N 85° 26' 18.4" W a distance of 38.426 Feet
Thence S 89° 21' 20.1" W a distance of 641.241 Feet
Thence N 0° 54' 2.13" W a distance of 646.026 Feet
Thence S 89° 24' 6.88" W a distance of 659.486 Feet
Thence S 0° 47' 2.96" E a distance of 2299.337 Feet
Thence S 89° 32' 39.12" W a distance of 1648.248 Feet
Thence S 0° 42' 53.84" E a distance of 686.649 Feet
Thence S 89° 50' 34.13" W a distance of 1028.642 Feet
Thence N 0° 51' 52.34" E a distance of 21.738 Feet
Thence S 89° 17' 54.1" W a distance of 9.963 Feet
Thence N 1° 5' 40.96" W a distance of 207.902 Feet
Thence N 89° 25' 37.01" E a distance of 9.999 Feet
Thence N 0° 58' 8.81" W a distance of 451.713 Feet
Thence N 89° 25' 51.12" E a distance of 37.048 Feet
Thence N 0° 39' 11.65" W a distance of 2070.195 Feet
Thence N 80° 6' 3.33" W a distance of 153.298 Feet
Thence N 71° 44' 49.09" W a distance of 99.996 Feet
Thence N 68° 45' 0.74" W a distance of 99.99 Feet
Thence S 1° 4' 30.41" E a distance of 186.003 Feet
Thence N 89° 0' 19.96" E a distance of 7.375 Feet
Thence S 1° 6' 33.01" E a distance of 165.001 Feet
Thence S 89° 0' 5.02" W a distance of 460.522 Feet
Thence N 1° 10' 13.03" W a distance of 165.002 Feet
Thence S 88° 59' 59.49" W a distance of 527.99 Feet
Thence S 1° 7' 12.69" E a distance of 329.927 Feet
Thence N 89° 0' 28.17" E a distance of 631.791 Feet
Thence S 32° 14' 24.02" W a distance of 394.341 Feet
Thence S 88° 59' 31.83" W a distance of 90.284 Feet
Thence S 1° 1' 0.48" E a distance of 657.516 Feet
Thence S 1° 0' 29.89" E a distance of 10.002 Feet
Thence S 4° 36' 51.01" W a distance of 122.493 Feet

Thence S 89° 27' 0.27" W a distance of 287.981 Feet
Thence S 89° 26' 59.79" W a distance of 29.999 Feet
Thence N 1° 0' 48.31" W a distance of 105.39 Feet
Thence S 39° 20' 9.7" W a distance of 22.655 Feet
Thence S 39° 20' 23.31" W a distance of 20.476 Feet
Thence S 39° 20' 19.71" W a distance of 570.398 Feet
Thence S 89° 17' 30.15" W a distance of 1.456 Feet
Thence S 89° 19' 25.95" W a distance of 194.232 Feet
Thence S 1° 9' 9.35" E a distance of 28.834 Feet
Thence S 1° 9' 12.94" E a distance of 47.684 Feet
Thence S 1° 10' 9.0" E a distance of 88.51 Feet
Thence S 89° 52' 20.83" W a distance of 26.054 Feet
Thence S 89° 37' 59.91" W a distance of 45.313 Feet
Thence S 1° 9' 28.08" E a distance of 17.322 Feet
Thence S 1° 7' 50.49" E a distance of 0.304 Feet
Thence S 1° 8' 15.5" E a distance of 4.231 Feet
Thence S 1° 9' 10.68" E a distance of 7.952 Feet
Thence S 1° 43' 6.09" E a distance of 0.2 Feet
Thence S 1° 9' 27.65" E a distance of 9.998 Feet
Thence S 1° 4' 23.19" E a distance of 38.445 Feet
Thence S 1° 4' 25.01" E a distance of 582.056 Feet
Thence S 1° 5' 14.53" E a distance of 3.689 Feet
Thence S 1° 2' 59.26" E a distance of 196.383 Feet
Thence S 1° 2' 59.22" E a distance of 115.167 Feet
Thence S 1° 2' 43.14" E a distance of 11.292 Feet
Thence S 89° 37' 21.35" W a distance of 86.232 Feet
Thence S 89° 41' 50.58" W a distance of 1.136 Feet
Thence S 89° 37' 53.53" W a distance of 60.023 Feet
Thence S 89° 37' 26.13" W a distance of 60.027 Feet
Thence S 89° 37' 24.82" W a distance of 59.969 Feet
Thence S 89° 37' 53.36" W a distance of 60.015 Feet
Thence S 89° 37' 18.26" W a distance of 59.983 Feet
Thence S 89° 37' 25.82" W a distance of 60.013 Feet
Thence S 89° 37' 56.6" W a distance of 46.135 Feet
Thence S 0° 44' 28.99" E a distance of 132.001 Feet
Thence S 89° 37' 32.28" W a distance of 149.987 Feet
Thence S 89° 37' 53.23" W a distance of 16.168 Feet
Thence S 0° 58' 38.17" E a distance of 32.951 Feet
Thence S 0° 58' 41.78" E a distance of 150.528 Feet
Thence S 1° 8' 9.2" E a distance of 4.641 Feet
Thence S 0° 23' 5.86" E a distance of 5.358 Feet
Thence S 0° 20' 37.57" E a distance of 10.0 Feet
Thence S 0° 31' 23.84" E a distance of 9.416 Feet

Thence S 0° 21' 59.55" E a distance of 10.004 Feet
Thence S 0° 24' 43.89" E a distance of 0.278 Feet
Thence S 0° 21' 28.52" E a distance of 4.162 Feet
Thence S 0° 21' 56.59" E a distance of 35.407 Feet
Thence S 0° 23' 20.43" E a distance of 90.14 Feet
Thence S 0° 54' 33.77" E a distance of 1.134 Feet
Thence S 0° 23' 20.08" E a distance of 66.002 Feet
Thence S 0° 23' 21.93" E a distance of 34.723 Feet
Thence S 0° 23' 51.05" E a distance of 64.862 Feet
Thence S 0° 0' 0.0" W a distance of 1.14 Feet
Thence S 0° 20' 34.78" E a distance of 15.368 Feet
Thence S 0° 24' 4.15" E a distance of 57.131 Feet
Thence S 0° 23' 23.27" E a distance of 63.499 Feet
Thence S 0° 22' 23.82" E a distance of 28.857 Feet
Thence S 0° 54' 5.16" E a distance of 1.144 Feet
Thence S 0° 23' 26.8" E a distance of 19.94 Feet
Thence S 0° 14' 30.41" E a distance of 84.837 Feet
Thence S 0° 14' 36.78" E a distance of 60.225 Feet
Thence S 0° 38' 57.72" E a distance of 150.0 Feet
Thence N 89° 30' 35.03" E a distance of 28.983 Feet
Thence N 89° 30' 39.64" E a distance of 80.381 Feet
Thence N 89° 30' 37.37" E a distance of 221.406 Feet
Thence S 0° 38' 57.27" E a distance of 337.83 Feet
Thence S 0° 40' 55.42" E a distance of 0.336 Feet
Thence S 0° 38' 57.88" E a distance of 143.637 Feet
Thence S 0° 37' 9.8" E a distance of 0.37 Feet
Thence S 0° 38' 50.58" E a distance of 14.869 Feet
Thence S 1° 13' 35.89" E a distance of 14.761 Feet
Thence S 1° 14' 8.78" E a distance of 1.298 Feet
Thence N 89° 44' 48.96" E a distance of 132.221 Feet
Thence N 89° 44' 53.69" E a distance of 66.001 Feet
Thence N 89° 44' 49.81" E a distance of 66.173 Feet
Thence N 89° 44' 51.27" E a distance of 65.825 Feet
Thence N 89° 44' 50.06" E a distance of 131.475 Feet
Thence N 89° 44' 52.31" E a distance of 132.255 Feet
Thence N 89° 44' 50.08" E a distance of 131.477 Feet
Thence N 89° 44' 48.3" E a distance of 133.031 Feet
Thence N 89° 44' 52.11" E a distance of 98.147 Feet
Thence N 89° 44' 45.22" E a distance of 20.744 Feet
Thence N 89° 44' 46.91" E a distance of 13.102 Feet
Thence N 89° 44' 56.59" E a distance of 28.768 Feet
Thence N 88° 12' 59.51" E a distance of 18.893 Feet
Thence S 0° 38' 46.13" E a distance of 23.055 Feet

Thence S 0° 0' 0.0" W a distance of 0.028 Feet
Thence S 0° 37' 33.05" E a distance of 6.042 Feet
Thence S 0° 40' 55.42" E a distance of 0.336 Feet
Thence S 1° 12' 21.78" E a distance of 0.19 Feet
Thence S 0° 58' 25.58" E a distance of 1.412 Feet
Thence S 0° 40' 16.82" E a distance of 13.997 Feet
Thence S 0° 37' 58.17" E a distance of 143.237 Feet
Thence S 0° 37' 57.24" E a distance of 197.28 Feet
Thence S 0° 38' 6.48" E a distance of 20.929 Feet
Thence S 0° 38' 0.72" E a distance of 193.542 Feet
Thence S 0° 37' 46.75" E a distance of 23.477 Feet
Thence S 0° 37' 59.02" E a distance of 37.832 Feet
Thence S 0° 38' 2.76" E a distance of 105.178 Feet
Thence S 0° 37' 59.16" E a distance of 107.517 Feet
Thence S 0° 38' 1.77" E a distance of 36.34 Feet
Thence S 0° 37' 57.24" E a distance of 74.275 Feet
Thence S 0° 41' 15.06" E a distance of 1.5 Feet
Thence S 22° 16' 46.42" E a distance of 38.362 Feet
Thence S 0° 31' 31.02" E a distance of 8.944 Feet
Thence S 0° 31' 33.54" E a distance of 51.416 Feet
Thence S 0° 33' 6.12" E a distance of 4.154 Feet
Thence S 0° 31' 4.82" E a distance of 8.406 Feet
Thence S 0° 31' 37.12" E a distance of 60.235 Feet
Thence S 0° 31' 43.13" E a distance of 20.593 Feet
Thence S 0° 31' 44.36" E a distance of 17.547 Feet
Thence S 0° 31' 36.82" E a distance of 40.888 Feet
Thence S 0° 31' 33.07" E a distance of 19.177 Feet
Thence S 0° 33' 33.05" E a distance of 15.575 Feet
Thence S 1° 50' 51.4" W a distance of 0.186 Feet
Thence N 86° 37' 11.64" E a distance of 21.71 Feet
Thence N 83° 21' 16.1" E a distance of 124.501 Feet
Thence N 82° 25' 20.0" E a distance of 174.199 Feet
Thence N 78° 58' 7.59" E a distance of 105.308 Feet
Thence N 80° 18' 10.94" E a distance of 119.629 Feet
Thence N 78° 11' 49.09" E a distance of 126.337 Feet
Thence N 77° 11' 34.92" E a distance of 129.762 Feet
Thence N 75° 57' 46.99" E a distance of 118.591 Feet
Thence N 77° 11' 39.85" E a distance of 22.902 Feet
Thence N 77° 11' 31.03" E a distance of 52.39 Feet
Thence N 77° 11' 38.26" E a distance of 54.473 Feet
Thence N 73° 13' 35.84" E a distance of 223.42 Feet
Thence N 73° 13' 2.48" E a distance of 1.316 Feet
Thence N 73° 14' 22.18" E a distance of 3.225 Feet

Thence N 73° 13' 29.49" E a distance of 17.643 Feet
Thence N 73° 15' 26.79" E a distance of 1.52 Feet
Thence N 72° 32' 9.86" E a distance of 0.187 Feet
Thence 680.305 Feet along a curve to the left with a radius of 6543.592 feet and chord bearing of N 69° 24' 55.71" E
Thence 122.272 Feet along a curve to the left with a radius of 6546.84 feet and chord bearing of N 65° 54' 8.25" E
Thence N 65° 22' 35.17" E a distance of 0.158 Feet
Thence 122.265 Feet along a curve to the left with a radius of 6546.924 feet and chord bearing of N 64° 49' 54.12" E
Thence N 64° 21' 32.38" E a distance of 0.166 Feet
Thence 122.432 Feet along a curve to the left with a radius of 6546.89 feet and chord bearing of N 63° 45' 36.67" E
Thence 122.277 Feet along a curve to the left with a radius of 6546.798 feet and chord bearing of N 62° 41' 17.05" E
Thence N 62° 6' 9.82" E a distance of 0.154 Feet
Thence 122.258 Feet along a curve to the left with a radius of 6546.771 feet and chord bearing of N 61° 37' 1.55" E
Thence N 61° 4' 24.87" E a distance of 0.174 Feet
Thence 119.554 Feet along a curve to the left with a radius of 6546.819 feet and chord bearing of N 60° 33' 26.83" E
Thence N 60° 2' 51.22" E a distance of 2.876 Feet
Thence S 0° 43' 34.83" E a distance of 11.675 Feet
Thence S 0° 44' 2.86" E a distance of 11.239 Feet
Thence S 0° 43' 56.16" E a distance of 110.171 Feet
Thence S 0° 34' 52.66" E a distance of 69.392 Feet
Thence S 0° 34' 50.2" E a distance of 287.169 Feet
Thence S 0° 34' 52.68" E a distance of 25.627 Feet
Thence S 0° 34' 56.87" E a distance of 48.004 Feet
Thence S 0° 34' 16.36" E a distance of 8.626 Feet
Thence S 0° 34' 56.25" E a distance of 36.014 Feet
Thence S 0° 34' 43.41" E a distance of 3.366 Feet
Thence S 62° 4' 26.28" W a distance of 1.243 Feet
Thence S 62° 10' 3.92" W a distance of 28.675 Feet
Thence S 62° 9' 56.49" W a distance of 207.588 Feet
Thence S 52° 40' 1.09" W a distance of 130.0 Feet
Thence S 40° 0' 2.13" W a distance of 106.003 Feet
Thence S 47° 44' 59.82" W a distance of 120.0 Feet
Thence S 38° 5' 2.55" W a distance of 121.099 Feet
Thence S 44° 19' 54.9" W a distance of 51.547 Feet
Thence S 44° 20' 0.52" W a distance of 61.637 Feet
Thence S 44° 20' 15.04" W a distance of 36.816 Feet
Thence S 6° 20' 24.69" W a distance of 0.018 Feet
Thence S 0° 47' 11.83" W a distance of 11.363 Feet

Thence S 8° 7' 48.37" E a distance of 0.014 Feet
Thence S 0° 47' 18.26" W a distance of 111.775 Feet
Thence S 50° 54' 24.46" W a distance of 33.984 Feet
Thence S 44° 59' 41.0" W a distance of 15.351 Feet
Thence S 33° 41' 18.4" W a distance of 19.568 Feet
Thence S 41° 42' 41.01" W a distance of 167.219 Feet
Thence S 44° 59' 51.88" W a distance of 35.922 Feet
Thence S 45° 0' 4.08" W a distance of 71.535 Feet
Thence S 59° 2' 7.28" W a distance of 110.766 Feet
Thence S 67° 25' 9.58" W a distance of 23.84 Feet
Thence S 67° 25' 17.02" W a distance of 100.841 Feet
Thence S 67° 25' 7.5" W a distance of 23.74 Feet
Thence S 67° 45' 5.67" W a distance of 64.502 Feet
Thence S 90° 0' 0.0" W a distance of 34.974 Feet
Thence S 89° 29' 57.73" W a distance of 8.24 Feet
Thence S 85° 40' 58.79" W a distance of 39.801 Feet
Thence S 27° 16' 5.35" W a distance of 10.35 Feet
Thence N 83° 21' 36.4" W a distance of 1.436 Feet
Thence N 83° 18' 45.65" W a distance of 26.758 Feet
Thence N 83° 18' 49.18" W a distance of 8.262 Feet
Thence N 83° 20' 0.02" W a distance of 0.155 Feet
Thence N 83° 17' 55.84" W a distance of 3.085 Feet
Thence N 84° 33' 34.8" W a distance of 0.042 Feet
Thence N 83° 23' 27.32" W a distance of 1.13 Feet
Thence N 83° 18' 49.36" W a distance of 30.421 Feet
Thence N 83° 18' 20.78" W a distance of 0.429 Feet
Thence N 83° 18' 41.61" W a distance of 28.162 Feet
Thence N 83° 18' 51.7" W a distance of 163.234 Feet
Thence N 83° 18' 48.7" W a distance of 46.704 Feet
Thence N 83° 18' 50.32" W a distance of 29.237 Feet
Thence N 83° 19' 2.24" W a distance of 193.485 Feet
Thence N 83° 18' 47.6" W a distance of 54.001 Feet
Thence N 83° 18' 50.03" W a distance of 64.313 Feet
Thence N 83° 19' 22.05" W a distance of 137.054 Feet
Thence N 83° 18' 33.28" W a distance of 55.085 Feet
Thence N 83° 18' 28.07" W a distance of 260.418 Feet
Thence N 59° 51' 48.78" W a distance of 29.148 Feet
Thence N 59° 51' 45.1" W a distance of 89.859 Feet
Thence N 59° 51' 41.02" W a distance of 48.302 Feet
Thence N 59° 51' 41.45" W a distance of 61.75 Feet
Thence N 58° 28' 13.54" W a distance of 27.648 Feet
Thence N 58° 28' 22.61" W a distance of 7.745 Feet
Thence N 0° 31' 43.2" W a distance of 1.734 Feet

Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 32' 30.95" W a distance of 3.806 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 58° 25' 25.31" W a distance of 0.481 Feet
Thence N 58° 30' 1.5" W a distance of 24.904 Feet
Thence N 58° 30' 26.63" W a distance of 9.996 Feet
Thence N 0° 26' 55.62" W a distance of 0.766 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 30' 54.87" W a distance of 232.415 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 40' 55.42" W a distance of 0.336 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 34' 22.58" W a distance of 1.6 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 89° 57' 57.48" W a distance of 6.734 Feet
Thence N 89° 57' 19.86" W a distance of 2.576 Feet
Thence N 89° 54' 13.92" W a distance of 1.192 Feet
Thence N 89° 57' 43.94" W a distance of 18.192 Feet
Thence N 89° 57' 30.68" W a distance of 27.628 Feet
Thence N 89° 57' 6.38" W a distance of 2.376 Feet
Thence N 89° 57' 34.93" W a distance of 199.054 Feet
Thence S 78° 51' 23.33" W a distance of 219.447 Feet
Thence S 78° 48' 59.45" W a distance of 3.021 Feet
Thence S 78° 49' 2.64" W a distance of 32.475 Feet
Thence S 78° 49' 3.78" W a distance of 96.127 Feet
Thence S 78° 47' 16.43" W a distance of 0.689 Feet
Thence S 78° 49' 42.01" W a distance of 17.228 Feet
Thence S 59° 43' 24.19" W a distance of 13.9 Feet
Thence S 59° 44' 52.45" W a distance of 292.724 Feet
Thence S 59° 44' 52.62" W a distance of 73.342 Feet
Thence S 40° 30' 56.4" W a distance of 34.837 Feet
Thence S 40° 30' 58.41" W a distance of 38.134 Feet
Thence S 40° 30' 5.26" W a distance of 2.614 Feet
Thence S 40° 29' 2.98" W a distance of 27.589 Feet
Thence S 40° 29' 59.07" W a distance of 206.841 Feet
Thence S 60° 15' 18.43" W a distance of 0.048 Feet
Thence S 60° 10' 29.84" W a distance of 79.963 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 32' 45.01" W a distance of 9.057 Feet
Thence S 26° 33' 54.19" W a distance of 0.018 Feet
Thence S 28° 38' 0.69" W a distance of 0.396 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 28' 27.13" W a distance of 0.134 Feet

Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 38.93" W a distance of 55.994 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 33' 32.79" W a distance of 2.493 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 43.8" W a distance of 16.331 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 35.79" W a distance of 28.994 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 31' 56.83" W a distance of 0.469 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 41.14" W a distance of 60.275 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 30' 45.8" W a distance of 0.842 Feet
Thence S 29° 44' 41.57" W a distance of 0.016 Feet
Thence S 28° 46' 47.3" W a distance of 0.324 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 32' 30.76" W a distance of 7.468 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 30° 47' 20.98" W a distance of 15.871 Feet
Thence S 30° 59' 54.31" W a distance of 0.567 Feet
Thence S 30° 47' 36.54" W a distance of 15.927 Feet
Thence S 30° 47' 34.58" W a distance of 246.319 Feet
Thence S 44° 11' 56.96" W a distance of 265.603 Feet
Thence S 59° 59' 55.31" W a distance of 38.634 Feet
Thence S 60° 21' 0.49" W a distance of 0.15 Feet
Thence S 60° 0' 10.71" W a distance of 24.07 Feet
Thence S 59° 59' 54.93" W a distance of 26.651 Feet
Thence S 59° 59' 47.1" W a distance of 4.176 Feet
Thence S 60° 0' 4.47" W a distance of 225.228 Feet
Thence S 60° 0' 1.8" W a distance of 101.094 Feet
Thence N 55° 18' 17.44" W a distance of 0.032 Feet
Thence N 55° 50' 25.1" W a distance of 0.88 Feet
Thence N 56° 0' 2.03" W a distance of 281.385 Feet
Thence N 55° 59' 54.37" W a distance of 37.649 Feet
Thence N 57° 31' 43.71" W a distance of 0.052 Feet
Thence S 56° 43' 30.4" W a distance of 0.995 Feet
Thence S 56° 53' 13.71" W a distance of 175.98 Feet
Thence S 56° 59' 50.9" W a distance of 176.494 Feet
Thence S 56° 59' 55.16" W a distance of 90.864 Feet
Thence S 89° 39' 0.77" W a distance of 1.638 Feet
Thence S 89° 42' 19.52" W a distance of 2.334 Feet
Thence S 89° 39' 41.91" W a distance of 1.016 Feet

Thence S 89° 49' 3.11" W a distance of 0.628 Feet
Thence S 89° 39' 39.51" W a distance of 1.014 Feet
Thence S 89° 42' 9.11" W a distance of 15.794 Feet
Thence S 89° 43' 16.29" W a distance of 1.644 Feet
Thence S 89° 42' 26.78" W a distance of 9.792 Feet
Thence S 89° 43' 41.29" W a distance of 1.686 Feet
Thence S 89° 39' 9.93" W a distance of 1.65 Feet
Thence S 89° 42' 29.58" W a distance of 22.778 Feet
Thence N 0° 30' 29.2" W a distance of 67.433 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 30' 28.54" W a distance of 245.012 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 0° 30' 19.04" W a distance of 20.411 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 45' 28.21" E a distance of 3.78 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 34.12" W a distance of 382.742 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 89° 49' 25.04" E a distance of 51.326 Feet
Thence N 89° 47' 29.95" E a distance of 1.1 Feet
Thence N 89° 47' 21.68" E a distance of 0.544 Feet
Thence N 89° 53' 44.97" E a distance of 1.1 Feet
Thence N 89° 48' 37.33" E a distance of 4.23 Feet
Thence N 89° 47' 23.53" E a distance of 1.636 Feet
Thence N 0° 29' 44.9" W a distance of 91.525 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 3.42" W a distance of 3.076 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 49.9" W a distance of 3.918 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 24.29" W a distance of 17.771 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 28' 59.97" W a distance of 170.944 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 17.52" W a distance of 12.44 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 2.52" W a distance of 85.465 Feet
Thence N 0° 28' 50.88" W a distance of 21.689 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence S 89° 29' 50.71" E a distance of 0.228 Feet
Thence N 89° 16' 46.85" E a distance of 52.34 Feet
Thence N 89° 17' 25.05" E a distance of 80.572 Feet
Thence N 88° 54' 58.55" E a distance of 11.526 Feet

Thence N 13° 38' 57.3" W a distance of 46.25 Feet
Thence N 13° 40' 56.48" W a distance of 90.708 Feet
Thence N 13° 38' 59.32" W a distance of 62.715 Feet
Thence N 5° 26' 44.47" E a distance of 81.178 Feet
Thence N 5° 23' 59.8" E a distance of 81.375 Feet
Thence N 5° 27' 3.39" E a distance of 40.445 Feet
Thence N 30° 24' 56.34" E a distance of 122.733 Feet
Thence N 30° 24' 29.19" E a distance of 5.058 Feet
Thence N 30° 20' 35.7" E a distance of 0.19 Feet
Thence N 30° 25' 17.27" E a distance of 41.386 Feet
Thence N 30° 19' 54.13" E a distance of 6.685 Feet
Thence S 88° 10' 54.6" W a distance of 13.301 Feet
Thence N 88° 14' 21.89" W a distance of 0.976 Feet
Thence N 88° 11' 18.88" W a distance of 4.492 Feet
Thence S 77° 31' 48.54" W a distance of 26.352 Feet
Thence S 79° 56' 2.43" W a distance of 0.343 Feet
Thence S 77° 28' 26.22" W a distance of 18.037 Feet
Thence N 88° 11' 53.08" W a distance of 33.074 Feet
Thence N 88° 11' 41.07" W a distance of 11.428 Feet
Thence N 88° 11' 41.23" W a distance of 103.613 Feet
Thence S 89° 13' 53.2" W a distance of 1.64 Feet
Thence S 89° 21' 50.38" W a distance of 6.486 Feet
Thence S 89° 25' 57.84" W a distance of 1.212 Feet
Thence S 89° 12' 15.4" W a distance of 0.432 Feet
Thence S 89° 25' 57.84" W a distance of 1.212 Feet
Thence S 89° 21' 29.61" W a distance of 104.457 Feet
Thence S 88° 18' 55.14" W a distance of 0.068 Feet
Thence S 89° 20' 38.29" W a distance of 1.572 Feet
Thence S 89° 21' 27.45" W a distance of 88.304 Feet
Thence N 88° 1' 30.24" W a distance of 0.058 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 32.84" W a distance of 117.119 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 29.02" W a distance of 98.36 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 29.02" W a distance of 98.36 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 33.21" W a distance of 98.36 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 33.17" W a distance of 98.358 Feet
Thence S 75° 17' 22.73" W a distance of 41.271 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 33.49" W a distance of 59.56 Feet

Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 30.3" W a distance of 118.419 Feet
Thence S 86° 31' 54.37" W a distance of 0.066 Feet
Thence S 89° 25' 3.35" W a distance of 1.574 Feet
Thence S 89° 21' 31.07" W a distance of 88.264 Feet
Thence S 90° 0' 0.0" W a distance of 0.062 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 30.56" W a distance of 275.271 Feet
Thence S 89° 18' 35.0" W a distance of 0.664 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 18' 0.09" E a distance of 12.222 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 18' 13.93" E a distance of 10.936 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 1' 2.24" W a distance of 6.628 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 5' 2.44" E a distance of 1.364 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.226 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 9' 56.32" E a distance of 20.062 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 10' 39.81" E a distance of 8.382 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 50.45" E a distance of 49.982 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 53.29" E a distance of 49.682 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 52.71" E a distance of 50.616 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 35.8" E a distance of 15.386 Feet
Thence S 6° 20' 24.69" E a distance of 0.018 Feet
Thence S 0° 7' 48.12" E a distance of 42.3 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 48.49" E a distance of 25.536 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 51.0" E a distance of 126.124 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 8' 30.56" E a distance of 293.305 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 7' 42.35" E a distance of 370.281 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 10' 7.25" W a distance of 4.076 Feet

Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 9' 43.33" W a distance of 3.536 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 53.03" E a distance of 91.57 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.368 Feet
Thence S 0° 7' 52.46" E a distance of 12.224 Feet
Thence S 0° 8' 1.43" E a distance of 29.134 Feet
Thence S 89° 27' 9.38" W a distance of 1.256 Feet
Thence S 90° 0' 0.0" W a distance of 0.384 Feet
Thence S 89° 54' 31.55" W a distance of 1.256 Feet
Thence S 89° 56' 53.17" W a distance of 2.208 Feet
Thence S 90° 0' 0.0" W a distance of 1.642 Feet
Thence S 89° 57' 44.89" W a distance of 1273.21 Feet
Thence N 0° 7' 11.0" W a distance of 515.905 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 7' 9.47" W a distance of 206.52 Feet
Thence N 0° 14' 52.92" W a distance of 0.462 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 0° 1' 47.27" E a distance of 196.134 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 1' 45.89" E a distance of 46.75 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 0' 0.0" E a distance of 0.33 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 2' 3.29" E a distance of 83.648 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 1' 58.71" E a distance of 55.604 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 0' 30.47" W a distance of 13.538 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence S 84° 45' 17.96" W a distance of 1.641 Feet
Thence S 84° 29' 42.33" W a distance of 38.528 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 43.96" W a distance of 9.756 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 5.06" W a distance of 59.805 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 19' 4.69" W a distance of 336.963 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 19' 9.74" W a distance of 133.834 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 9.13" W a distance of 123.494 Feet

Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.168 Feet
Thence N 88° 57' 7.28" W a distance of 1.64 Feet
Thence N 89° 25' 7.78" W a distance of 4.732 Feet
Thence S 90° 0' 0.0" W a distance of 0.852 Feet
Thence S 90° 0' 0.0" W a distance of 0.792 Feet
Thence S 90° 0' 0.0" W a distance of 0.294 Feet
Thence S 90° 0' 0.0" W a distance of 0.556 Feet
Thence S 90° 0' 0.0" W a distance of 1.086 Feet
Thence S 89° 59' 28.43" W a distance of 849.37 Feet
Thence S 90° 0' 0.0" W a distance of 1.644 Feet
Thence N 89° 58' 37.0" W a distance of 4.97 Feet
Thence S 30° 56' 29.03" W a distance of 47.46 Feet
Thence S 37° 18' 12.01" W a distance of 56.842 Feet
Thence S 40° 25' 53.0" W a distance of 55.963 Feet
Thence S 52° 59' 45.59" W a distance of 45.801 Feet
Thence S 53° 2' 58.05" W a distance of 12.22 Feet
Thence S 63° 45' 8.85" W a distance of 47.937 Feet
Thence S 63° 40' 24.6" W a distance of 2.363 Feet
Thence S 70° 30' 54.95" W a distance of 51.332 Feet
Thence S 82° 18' 17.32" W a distance of 42.628 Feet
Thence S 82° 16' 53.04" W a distance of 15.517 Feet
Thence S 85° 53' 51.85" W a distance of 46.102 Feet
Thence S 85° 52' 30.67" W a distance of 11.873 Feet
Thence S 90° 0' 0.0" W a distance of 1.64 Feet
Thence N 89° 58' 34.2" W a distance of 4.808 Feet
Thence S 89° 55' 48.46" W a distance of 1.64 Feet
Thence S 90° 0' 0.0" W a distance of 72.074 Feet
Thence S 90° 0' 0.0" W a distance of 0.708 Feet
Thence S 0° 52' 50.1" E a distance of 4.295 Feet
Thence S 0° 55' 22.96" E a distance of 287.905 Feet
Thence S 0° 55' 18.52" E a distance of 99.205 Feet
Thence S 1° 3' 39.28" E a distance of 0.324 Feet
Thence S 0° 54' 48.68" E a distance of 1.756 Feet
Thence S 0° 55' 22.34" E a distance of 304.225 Feet
Thence S 88° 45' 31.27" W a distance of 28.897 Feet
Thence S 88° 46' 37.86" W a distance of 6.185 Feet
Thence S 88° 34' 4.45" W a distance of 0.48 Feet
Thence S 88° 57' 26.61" W a distance of 12.75 Feet
Thence S 88° 50' 58.3" W a distance of 17.033 Feet
Thence S 88° 50' 51.86" W a distance of 459.189 Feet
Thence S 88° 50' 48.16" W a distance of 47.2 Feet
Thence S 88° 47' 54.16" W a distance of 7.63 Feet

Thence S 90° 0' 0.0" W a distance of 0.368 Feet
Thence S 88° 50' 47.11" W a distance of 41.028 Feet
Thence S 88° 50' 50.05" W a distance of 7.854 Feet
Thence S 88° 50' 53.48" W a distance of 31.44 Feet
Thence S 88° 50' 52.44" W a distance of 688.531 Feet
Thence S 88° 50' 12.46" W a distance of 0.394 Feet
Thence S 88° 45' 38.24" W a distance of 0.832 Feet
Thence S 88° 50' 24.49" W a distance of 1246.413 Feet
Thence S 88° 49' 58.24" W a distance of 10.604 Feet
Thence S 88° 50' 26.28" W a distance of 34.695 Feet
Thence S 90° 0' 0.0" W a distance of 0.034 Feet
Thence S 88° 51' 22.74" W a distance of 2.204 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 50' 48.65" E a distance of 331.67 Feet
Thence S 0° 49' 38.64" E a distance of 358.301 Feet
Thence S 0° 0' 0.0" W a distance of 0.02 Feet
Thence S 0° 49' 38.84" E a distance of 304.958 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 21' 17.96" E a distance of 1.614 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 23' 23.14" E a distance of 0.882 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 1° 2' 52.72" E a distance of 0.984 Feet
Thence S 6° 20' 24.69" E a distance of 0.018 Feet
Thence S 1° 2' 29.86" E a distance of 0.22 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 1° 12' 41.45" E a distance of 1.324 Feet
Thence S 0° 49' 58.55" E a distance of 153.678 Feet
Thence S 0° 49' 56.96" E a distance of 51.207 Feet
Thence S 0° 51' 8.77" E a distance of 260.129 Feet
Thence S 87° 57' 34.61" W a distance of 1.629 Feet
Thence S 87° 44' 18.95" W a distance of 5.018 Feet
Thence S 87° 47' 36.11" W a distance of 20.725 Feet
Thence S 87° 36' 5.68" W a distance of 0.382 Feet
Thence S 87° 48' 41.1" W a distance of 0.628 Feet
Thence S 87° 46' 56.27" W a distance of 11.371 Feet
Thence S 88° 57' 54.88" W a distance of 150.064 Feet
Thence N 1° 3' 7.63" W a distance of 12.308 Feet
Thence N 0° 50' 54.06" W a distance of 277.726 Feet
Thence S 88° 46' 42.39" W a distance of 14.541 Feet
Thence S 88° 58' 10.42" W a distance of 646.701 Feet
Thence S 85° 5' 0.36" W a distance of 0.187 Feet
Thence N 0° 30' 56.2" W a distance of 18.669 Feet

Thence N 0° 41' 17.73" W a distance of 158.673 Feet
Thence N 0° 41' 55.3" W a distance of 1.148 Feet
Thence N 0° 32' 7.65" W a distance of 0.214 Feet
Thence N 0° 41' 41.1" W a distance of 9.567 Feet
Thence S 88° 57' 58.99" W a distance of 463.219 Feet
Thence S 88° 58' 9.26" W a distance of 24.348 Feet
Thence S 88° 40' 4.01" W a distance of 0.258 Feet
Thence S 88° 56' 6.52" W a distance of 0.538 Feet
Thence S 88° 58' 2.07" W a distance of 90.657 Feet
Thence S 86° 55' 21.16" W a distance of 0.186 Feet
Thence S 88° 58' 8.87" W a distance of 115.613 Feet
Thence S 88° 58' 3.56" W a distance of 62.164 Feet
Thence S 88° 57' 57.27" W a distance of 53.637 Feet
Thence S 88° 57' 59.44" W a distance of 347.401 Feet
Thence S 88° 57' 57.02" W a distance of 115.799 Feet
Thence S 88° 58' 0.65" W a distance of 115.801 Feet
Thence S 88° 57' 55.56" W a distance of 147.544 Feet
Thence S 88° 58' 4.98" W a distance of 199.778 Feet
Thence S 85° 38' 56.12" W a distance of 0.185 Feet
Thence N 87° 23' 27.98" W a distance of 49.299 Feet
Thence N 0° 33' 26.88" W a distance of 431.266 Feet
Thence N 0° 33' 27.06" W a distance of 598.334 Feet
Thence N 1° 21' 59.03" W a distance of 279.545 Feet
Thence N 1° 25' 4.52" W a distance of 0.808 Feet
Thence N 1° 21' 36.16" W a distance of 6.32 Feet
Thence N 0° 42' 1.66" W a distance of 42.699 Feet
Thence N 0° 42' 11.16" W a distance of 29.5 Feet
Thence N 0° 41' 56.1" W a distance of 50.5 Feet
Thence N 0° 8' 6.93" W a distance of 441.395 Feet
Thence N 0° 8' 30.24" W a distance of 3.234 Feet
Thence N 0° 8' 10.2" W a distance of 57.226 Feet
Thence N 0° 8' 5.91" W a distance of 36.506 Feet
Thence N 0° 8' 1.72" W a distance of 41.106 Feet
Thence N 0° 8' 6.34" W a distance of 110.27 Feet
Thence N 0° 8' 7.92" W a distance of 43.12 Feet
Thence N 0° 8' 37.6" W a distance of 3.188 Feet
Thence N 0° 9' 39.21" W a distance of 12.82 Feet
Thence N 63° 0' 12.97" E a distance of 131.283 Feet
Thence N 68° 51' 15.68" E a distance of 179.708 Feet
Thence N 1° 1' 47.28" W a distance of 111.838 Feet
Thence S 88° 38' 59.82" W a distance of 240.401 Feet
Thence S 23° 59' 9.25" W a distance of 2.485 Feet
Thence S 22° 49' 24.66" W a distance of 1.645 Feet

Thence S 22° 36' 32.66" W a distance of 1.634 Feet
Thence S 22° 9' 50.24" W a distance of 1.643 Feet
Thence S 21° 55' 6.98" W a distance of 1.634 Feet
Thence S 21° 24' 46.69" W a distance of 1.643 Feet
Thence S 21° 2' 15.04" W a distance of 1.644 Feet
Thence S 19° 22' 11.14" W a distance of 1.628 Feet
Thence S 20° 22' 35.17" W a distance of 1.643 Feet
Thence S 20° 2' 33.35" W a distance of 1.646 Feet
Thence S 17° 53' 19.11" W a distance of 1.061 Feet
Thence S 17° 52' 21.47" W a distance of 0.58 Feet
Thence S 19° 38' 56.86" W a distance of 1.642 Feet
Thence S 19° 1' 48.54" W a distance of 1.644 Feet
Thence S 17° 6' 28.33" W a distance of 1.638 Feet
Thence S 16° 54' 4.33" W a distance of 1.63 Feet
Thence S 17° 49' 16.48" W a distance of 1.653 Feet
Thence S 16° 4' 12.58" W a distance of 1.64 Feet
Thence S 15° 48' 36.62" W a distance of 1.63 Feet
Thence S 15° 24' 29.64" W a distance of 1.641 Feet
Thence S 15° 2' 5.27" W a distance of 1.642 Feet
Thence S 14° 38' 50.55" W a distance of 1.637 Feet
Thence S 14° 22' 28.08" W a distance of 1.643 Feet
Thence S 13° 58' 6.52" W a distance of 1.641 Feet
Thence S 13° 36' 45.33" W a distance of 1.64 Feet
Thence S 13° 19' 28.31" W a distance of 1.64 Feet
Thence S 12° 52' 30.01" W a distance of 1.652 Feet
Thence S 11° 10' 19.69" W a distance of 1.631 Feet
Thence S 12° 14' 27.76" W a distance of 1.641 Feet
Thence S 11° 48' 48.92" W a distance of 1.651 Feet
Thence S 10° 1' 41.99" W a distance of 1.631 Feet
Thence S 11° 10' 25.82" W a distance of 1.651 Feet
Thence S 9° 22' 53.44" W a distance of 1.632 Feet
Thence S 8° 58' 8.4" W a distance of 1.642 Feet
Thence S 8° 22' 4.53" W a distance of 1.635 Feet
Thence S 10° 8' 52.15" W a distance of 0.522 Feet
Thence S 10° 1' 53.68" W a distance of 1.125 Feet
Thence S 7° 54' 11.97" W a distance of 1.644 Feet
Thence S 7° 40' 58.36" W a distance of 1.631 Feet
Thence S 7° 11' 38.91" W a distance of 1.645 Feet
Thence S 6° 55' 33.32" W a distance of 1.642 Feet
Thence S 6° 34' 16.62" W a distance of 1.643 Feet
Thence S 6° 11' 6.92" W a distance of 1.634 Feet
Thence S 4° 20' 22.95" W a distance of 1.639 Feet
Thence S 5° 31' 23.01" W a distance of 1.642 Feet

Thence S 5° 9' 46.4" W a distance of 1.645 Feet
Thence S 3° 17' 18.38" W a distance of 1.639 Feet
Thence S 4° 28' 5.68" W a distance of 1.643 Feet
Thence S 2° 37' 18.32" W a distance of 1.355 Feet
Thence S 2° 25' 10.23" W a distance of 0.284 Feet
Thence S 3° 50' 30.96" W a distance of 1.642 Feet
Thence S 1° 53' 9.19" W a distance of 1.641 Feet
Thence S 1° 36' 23.96" W a distance of 1.641 Feet
Thence S 1° 11' 15.61" W a distance of 1.64 Feet
Thence S 2° 22' 27.55" W a distance of 1.641 Feet
Thence S 0° 33' 32.28" W a distance of 1.64 Feet
Thence S 0° 12' 34.62" W a distance of 1.64 Feet
Thence S 89° 52' 33.9" W a distance of 24.968 Feet
Thence N 0° 6' 33.36" E a distance of 297.841 Feet
Thence N 0° 0' 0.0" E a distance of 0.652 Feet
Thence N 0° 6' 43.25" E a distance of 14.322 Feet
Thence N 0° 6' 24.69" E a distance of 30.026 Feet
Thence N 0° 6' 39.86" E a distance of 39.204 Feet
Thence N 1° 24' 3.07" W a distance of 103.489 Feet
Thence N 1° 23' 47.05" W a distance of 14.362 Feet
Thence N 0° 50' 57.04" W a distance of 467.463 Feet
Thence N 0° 54' 3.94" W a distance of 212.0 Feet
Thence N 1° 9' 13.11" W a distance of 216.654 Feet
Thence N 14° 3' 22.16" W a distance of 8.375 Feet
Thence N 14° 2' 44.82" W a distance of 11.652 Feet
Thence N 14° 3' 33.26" W a distance of 6.043 Feet
Thence N 9° 33' 47.82" W a distance of 0.373 Feet
Thence N 14° 9' 43.81" W a distance of 16.774 Feet
Thence N 14° 4' 31.4" W a distance of 2.13 Feet
Thence N 14° 0' 25.71" W a distance of 6.685 Feet
Thence N 34° 3' 35.77" E a distance of 2.75 Feet
Thence N 34° 7' 29.79" E a distance of 0.877 Feet
Thence N 34° 8' 39.69" E a distance of 7.066 Feet
Thence N 34° 8' 40.33" E a distance of 198.399 Feet
Thence N 34° 14' 44.99" E a distance of 0.629 Feet
Thence N 35° 8' 55.22" E a distance of 0.24 Feet
Thence N 34° 6' 52.1" E a distance of 11.982 Feet
Thence N 34° 8' 28.34" E a distance of 0.916 Feet
Thence N 42° 27' 15.49" E a distance of 241.602 Feet
Thence N 42° 27' 13.76" E a distance of 49.725 Feet
Thence N 53° 54' 57.27" E a distance of 756.369 Feet
Thence N 53° 55' 8.45" E a distance of 10.371 Feet
Thence N 53° 54' 55.97" E a distance of 234.984 Feet

Thence N 55° 15' 24.18" E a distance of 14.606 Feet
Thence N 55° 15' 41.04" E a distance of 155.807 Feet
Thence N 55° 15' 33.51" E a distance of 33.58 Feet
Thence N 55° 20' 26.47" E a distance of 1.213 Feet
Thence N 55° 15' 5.55" E a distance of 724.39 Feet
Thence N 55° 17' 2.59" E a distance of 1.394 Feet
Thence N 55° 11' 29.41" E a distance of 0.767 Feet
Thence N 55° 15' 12.93" E a distance of 232.314 Feet
Thence N 55° 15' 13.04" E a distance of 602.872 Feet
Thence N 55° 15' 12.59" E a distance of 19.195 Feet
Thence N 55° 17' 3.6" E a distance of 1.766 Feet
Thence N 55° 5' 7.71" E a distance of 0.363 Feet
Thence N 55° 15' 13.42" E a distance of 137.522 Feet
Thence N 53° 38' 38.51" E a distance of 30.28 Feet
Thence N 53° 38' 39.66" E a distance of 710.133 Feet
Thence N 54° 26' 36.82" E a distance of 585.756 Feet
Thence N 54° 26' 57.58" E a distance of 1.025 Feet
Thence N 54° 26' 21.36" E a distance of 0.578 Feet
Thence N 54° 24' 33.2" E a distance of 1.254 Feet
Thence N 54° 26' 35.69" E a distance of 135.482 Feet
Thence N 54° 28' 3.8" E a distance of 2.467 Feet
Thence N 54° 31' 43.23" E a distance of 0.803 Feet
Thence N 54° 26' 36.76" E a distance of 1097.466 Feet
Thence N 55° 12' 23.61" E a distance of 296.79 Feet
Thence N 55° 12' 21.47" E a distance of 197.014 Feet
Thence N 55° 14' 21.46" E a distance of 3.206 Feet
Thence N 55° 14' 28.6" E a distance of 1.368 Feet
Thence N 55° 11' 9.93" E a distance of 3.479 Feet
Thence N 55° 12' 23.51" E a distance of 84.256 Feet
Thence N 55° 12' 38.01" E a distance of 12.836 Feet
Thence N 55° 12' 23.4" E a distance of 498.233 Feet
Thence N 55° 12' 20.85" E a distance of 1.756 Feet
Thence N 55° 10' 56.71" E a distance of 1.776 Feet
Thence N 55° 12' 22.77" E a distance of 136.973 Feet
Thence N 55° 12' 24.99" E a distance of 148.864 Feet
Thence N 56° 31' 41.59" E a distance of 81.244 Feet
Thence N 62° 11' 54.9" E a distance of 85.144 Feet
Thence N 62° 40' 33.0" E a distance of 147.713 Feet
Thence N 62° 40' 33.94" E a distance of 129.733 Feet
Thence N 54° 44' 39.0" E a distance of 227.529 Feet
Thence N 54° 42' 39.9" E a distance of 3.32 Feet
Thence N 54° 43' 44.59" E a distance of 1.548 Feet
Thence N 54° 44' 26.2" E a distance of 13.307 Feet

Thence N 54° 44' 39.88" E a distance of 46.089 Feet
Thence N 51° 23' 14.9" E a distance of 592.766 Feet
Thence N 51° 23' 10.05" E a distance of 43.636 Feet
Thence N 46° 7' 52.35" E a distance of 417.559 Feet
Thence N 46° 7' 54.74" E a distance of 70.805 Feet
Thence N 65° 33' 11.78" E a distance of 78.667 Feet
Thence N 65° 32' 55.79" E a distance of 13.143 Feet
Thence N 65° 34' 3.54" E a distance of 1.634 Feet
Thence N 65° 33' 9.0" E a distance of 64.22 Feet
Thence N 65° 32' 28.49" E a distance of 1.923 Feet
Thence N 65° 39' 32.08" E a distance of 0.369 Feet
Thence N 65° 31' 21.43" E a distance of 2.553 Feet
Thence N 65° 33' 36.26" E a distance of 14.135 Feet
Thence N 65° 33' 5.53" E a distance of 29.449 Feet
Thence S 89° 16' 29.87" W a distance of 430.222 Feet
Thence N 50° 19' 29.75" E a distance of 169.089 Feet
Thence N 50° 19' 35.3" E a distance of 57.114 Feet
Thence N 50° 19' 39.43" E a distance of 25.116 Feet
Thence N 50° 19' 24.67" E a distance of 37.848 Feet
Thence N 48° 21' 57.57" E a distance of 20.329 Feet
Thence N 48° 20' 9.21" E a distance of 32.688 Feet
Thence N 48° 20' 29.55" E a distance of 19.095 Feet
Thence N 48° 21' 8.15" E a distance of 4.692 Feet
Thence N 50° 9' 28.78" E a distance of 2.014 Feet
Thence N 50° 11' 45.82" E a distance of 152.908 Feet
Thence N 50° 11' 46.02" E a distance of 78.186 Feet
Thence N 54° 39' 26.56" E a distance of 128.392 Feet
Thence N 54° 39' 23.55" E a distance of 489.372 Feet
Thence N 54° 39' 23.58" E a distance of 339.63 Feet
Thence N 54° 39' 25.56" E a distance of 725.488 Feet
Thence N 54° 39' 26.05" E a distance of 685.485 Feet
Thence N 54° 39' 30.09" E a distance of 760.587 Feet
Thence N 54° 38' 37.21" E a distance of 308.219 Feet
Thence N 54° 43' 48.12" E a distance of 253.721 Feet
Thence N 54° 43' 48.22" E a distance of 190.309 Feet
Thence N 54° 47' 17.93" E a distance of 206.074 Feet
Thence N 54° 54' 25.23" E a distance of 12.552 Feet
Thence N 54° 54' 5.31" E a distance of 587.474 Feet
Thence N 54° 54' 5.87" E a distance of 654.278 Feet
Thence N 54° 54' 5.99" E a distance of 117.705 Feet
Thence S 35° 6' 39.12" E a distance of 151.186 Feet
Thence S 35° 1' 53.94" E a distance of 546.506 Feet
Thence N 54° 53' 15.02" E a distance of 323.611 Feet

Thence N 54° 23' 52.05" E a distance of 465.296 Feet
Thence N 54° 27' 34.92" E a distance of 284.505 Feet
Thence N 54° 43' 0.76" E a distance of 299.174 Feet
Thence N 54° 38' 33.03" E a distance of 110.376 Feet
Thence N 55° 28' 48.35" E a distance of 110.995 Feet
Thence N 55° 38' 36.35" E a distance of 43.966 Feet
Thence N 54° 28' 40.84" E a distance of 48.395 Feet
Thence N 55° 15' 19.58" E a distance of 74.811 Feet
Thence N 55° 28' 59.7" E a distance of 68.858 Feet
Thence N 54° 48' 39.53" E a distance of 73.624 Feet
Thence N 54° 46' 32.72" E a distance of 79.476 Feet
Thence N 54° 34' 33.93" E a distance of 267.078 Feet
Thence N 54° 41' 51.11" E a distance of 677.634 Feet
Thence N 54° 37' 2.08" E a distance of 110.663 Feet
Thence N 44° 0' 11.44" W a distance of 41.621 Feet
Thence N 34° 37' 24.61" W a distance of 337.945 Feet
Thence N 54° 32' 35.6" E a distance of 385.465 Feet
Thence N 37° 2' 46.54" W a distance of 185.958 Feet
Thence N 54° 37' 27.95" E a distance of 1737.218 Feet
Thence N 54° 37' 51.96" E a distance of 21.073 Feet
Thence N 54° 37' 27.77" E a distance of 908.044 Feet
Thence N 54° 42' 43.06" E a distance of 670.643 Feet to the POINT OF BEGINNING.

EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26 E, thence S 84° 50’ 32” W a distance of 7,949.57 Feet to the POINT OF BEGINNING.

Thence S 0° 56' 40.45" E a distance of 661.81 Feet
Thence N 89° 14' 20.53" E a distance of 24.998 Feet
Thence N 89° 14' 37.46" E a distance of 5.0 Feet
Thence N 88° 39' 50.59" E a distance of 147.976 Feet
Thence N 88° 40' 26.03" E a distance of 22.21 Feet
Thence N 88° 40' 22.91" E a distance of 177.045 Feet
Thence N 88° 40' 20.45" E a distance of 76.997 Feet
Thence N 88° 40' 19.12" E a distance of 53.33 Feet
Thence N 88° 40' 20.31" E a distance of 153.557 Feet
Thence N 4° 29' 38.34" W a distance of 66.416 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 17.05" W a distance of 66.097 Feet
Thence N 0° 51' 11.05" W a distance of 27.001 Feet
Thence N 0° 51' 10.63" W a distance of 39.096 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet

Thence N 0° 51' 12.3" W a distance of 61.097 Feet
Thence N 0° 50' 52.5" W a distance of 5.001 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 10.9" W a distance of 66.095 Feet
Thence N 0° 20' 52.96" E a distance of 45.107 Feet
Thence N 0° 27' 50.0" E a distance of 13.092 Feet
Thence S 89° 26' 15.6" W a distance of 59.097 Feet
Thence S 89° 26' 23.22" W a distance of 570.087 Feet
Thence S 89° 25' 37.42" W a distance of 5.0 Feet
Thence S 89° 26' 26.92" W a distance of 25.001 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26 E, thence S 45° 42’ 18” W a distance of 7,233.77 Feet to the POINT OF BEGINNING

Thence S 0° 46' 12.25" E a distance of 75.001 Feet
Thence N 89° 30' 38.91" E a distance of 149.919 Feet
Thence N 89° 31' 33.02" E a distance of 1.45 Feet
Thence N 89° 30' 31.79" E a distance of 8.632 Feet
Thence N 89° 30' 26.17" E a distance of 10.0 Feet
Thence N 0° 46' 12.25" W a distance of 75.001 Feet
Thence S 89° 30' 44.05" W a distance of 9.632 Feet
Thence S 89° 22' 38.08" W a distance of 0.368 Feet
Thence S 89° 31' 8.54" W a distance of 7.624 Feet
Thence S 89° 30' 35.98" W a distance of 152.01 Feet
Thence S 89° 41' 19.01" W a distance of 0.368 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26E, thence S 61° 16” 02” W a distance of 10,425.88 Feet to the POINT OF BEGINNING

Thence S 0° 50' 25.4" E a distance of 15.0 Feet
Thence N 89° 12' 24.21" E a distance of 1.3 Feet
Thence N 89° 7' 25.61" E a distance of 1.7 Feet
Thence N 89° 9' 26.29" E a distance of 147.002 Feet
Thence N 89° 9' 30.27" E a distance of 70.398 Feet
Thence N 89° 9' 24.8" E a distance of 206.462 Feet
Thence N 89° 9' 27.52" E a distance of 201.07 Feet
Thence N 89° 7' 6.95" E a distance of 2.6 Feet
Thence N 0° 48' 58.4" W a distance of 69.637 Feet
Thence N 0° 49' 7.19" W a distance of 23.516 Feet
Thence S 88° 58' 20.4" W a distance of 63.116 Feet

Thence S 88° 58' 20.12" W a distance of 141.053 Feet
Thence S 88° 58' 1.35" W a distance of 206.462 Feet
Thence S 88° 58' 10.03" W a distance of 69.945 Feet
Thence S 88° 58' 13.41" W a distance of 148.7 Feet
Thence S 88° 56' 32.47" W a distance of 1.3 Feet
Thence S 0° 50' 30.78" E a distance of 76.09 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26E thence S 64° 26’ 14” W a distance of 14,105.82 Feet to the POINT OF BEGINNING

Thence S 77° 53' 9.99" W a distance of 11.293 Feet
Thence 37.074 Feet along a curve to the right with a radius of 618.19 feet and chord bearing of S 80° 5' 54.86" W
Thence 24.719 Feet along a curve to the right with a radius of 611.223 feet and chord bearing of S 82° 51' 38.19" W
Thence S 84° 37' 23.86" W a distance of 0.342 Feet
Thence S 84° 35' 44.97" W a distance of 12.019 Feet
Thence 22.602 Feet along a curve to the right with a radius of 605.316 feet and chord bearing of S 86° 5' 34.22" W
Thence S 87° 45' 24.63" W a distance of 0.869 Feet
Thence S 87° 42' 11.67" W a distance of 10.43 Feet
Thence S 88° 23' 40.84" W a distance of 3.141 Feet
Thence 37.042 Feet along a curve to the right with a radius of 606.846 feet and chord bearing of N 89° 53' 7.87" W
Thence 37.069 Feet along a curve to the right with a radius of 611.158 feet and chord bearing of N 86° 32' 39.82" W
Thence 37.082 Feet along a curve to the right with a radius of 617.953 feet and chord bearing of N 83° 12' 22.33" W
Thence 37.086 Feet along a curve to the right with a radius of 628.682 feet and chord bearing of N 79° 51' 48.55" W
Thence S 0° 42' 9.64" E a distance of 25.604 Feet
Thence S 89° 16' 54.69" W a distance of 59.999 Feet
Thence S 2° 59' 43.61" E a distance of 329.604 Feet
Thence S 86° 53' 26.07" E a distance of 100.216 Feet
Thence S 87° 22' 27.89" E a distance of 3.842 Feet
Thence N 89° 51' 15.69" E a distance of 236.827 Feet
Thence N 0° 42' 2.4" W a distance of 6.378 Feet
Thence N 0° 45' 4.96" W a distance of 0.61 Feet
Thence N 0° 42' 3.54" W a distance of 325.482 Feet
Thence N 0° 42' 9.82" W a distance of 36.039 Feet
Thence S 75° 25' 42.11" W a distance of 7.735 Feet
Thence S 75° 52' 0.51" W a distance of 0.86 Feet
Thence S 76° 5' 32.0" W a distance of 0.216 Feet

Thence S 76° 15' 44.12" W a distance of 8.38 Feet
Thence S 76° 40' 31.69" W a distance of 0.859 Feet
Thence S 77° 9' 15.46" W a distance of 0.981 Feet
Thence S 77° 3' 45.86" W a distance of 5.69 Feet
Thence S 77° 12' 53.23" W a distance of 1.066 Feet to the POINT OF BEGINNING.

For a total area of 2,567.71 US Survey Acres.

EXHIBIT C

South Billings Boulevard Urban Renewal Plan

Urban Renewal Plan for the South Billings Boulevard Urban Renewal District



Prepared by the Planning & Community Services Department
Adopted by the Billings City Council on December 8, 2008
Amended by the Billings City Council on July 22, 2019
Amended by the Billings City Council on July 26, 2021
Amended by the Billings City Council on November 10, 2025

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Acknowledgements

2008 Participants and Stakeholders

City of Billings
Ron Tussing, Mayor
City Council Members:
- Richard (Dick) Clark
- Mark Astle
- Peggie Denney Gaghen
- Jim Ronquillo
- Vince Ruegamer
- Chris "Shoots" Veis
- Ed Ulledalen
- Jani McCall
- Denis Pitman
- Larry Brewster

Planning and Community Services Department
Southwest Corridor Task Force Officers
- Tom Ruschkewicz, Chair
- Floyd Martin, Vice Chair
- Alan Pomick, Treasurer
- Debbie Rowe, Secretary

Big Sky Economic Development Authority
Downtown Billings Partnership

Stakeholders

Alene Malloy	Casey Ryan	Edyth Davis
Allen Krenz	Charles Deunow	Elanor Aukshun
Alta Dean	Cindy Linse	Elissa Linse
Arlene Bierwagen	Cindy Reid	Elsie Arntzen
Barbara Kipp	Clarence Perkins	Floyd Martin
Barbara Prewett	Clifton Burns	Gary Cooper
Barry Wilson	Coleen Apps	Gary Tipton
Beth Kirkwood	Connie Wagner	Gene Frank
Betty Hofstad	Connie Wittman	Gerald Apps
Betty Kegley	Cris Ruckman	Georgia Kembel
Beverly Bennetts	Dale Kiel	Glen Kibbee
Bob Franks	Daryle Young	Gloria Krenz
Brandy Pmter	David Mora	Greg Sennett
Brenda Estill	Dean Haley	Harriet Conklin
Brenda Ryan	Dean Miller	Ida Stuart
Brian Reid	Dennis Randall	Irene Aure
Bruce Burrows	Don Pell	James Lasater
Candice Reinschmidt	Dorothy Plouffe	Jay Hanson
Carl Howard	Doug Toomey	Jean Randall

Stakeholders Continued

Carol Atchley	Duane Bender	Jeannine Swoboda
Carol Dale	Ed Gabbo	Jed Porter
Jerald Mohr	Kevin Nelson	Mary Ann Kraske
Jerry Driscoll	Lany Estill	Mary Duenow
Jimmie Frasch	Leonard Bierwagen	Maurice Muth
Joan Dosch	Linda Furlong	Mavis Schultz
JoAnne Moffet	Linda Hayworth	Mavis Wilkinson
Joe Morin	Linda Pettengill	Mel Maier
John Hoffman	Linda Vansky	Michele Johnson
John Hurless	Loren Bice	Michelle Grasswick
Jon Gowan	Louis Plouffe	Mike Kenney
Jon Rupprecht	Lynn Toomey	Mike Vinton
Joyce Kenney	Marc Swoboda	Neal Armfield
Joyce Pirrie	Margaret Schantz	Nelda Reimschmidt
Judy Coles	Margo Allen	Paige Tipton
Judy Mmiin	Margo Smith	Patrice Schuman
Julie Bender	Marian Leligdowizc	Pat Jensen
Karen Hergett	Marjorie Bishop	Pat Morin
Katherine Gowan	Marlene Anderson	Pat Newbury
Kathy Doty	Marlis Boadsack	Pat Perkins
Kathy Wilkinson	Marlis Bufford	Patsy Kahler
Kelly Handley	Martha Sheldon	Patty Nordlund
Kerri Tallerico	Marvin Forquer	Paul Hartman
Paul Hendershot	Rebekah Wales	Richard Deis
Richard Ruff	Rick Leuthold	Robbin Ostrum
Robert Neal	Robert Propelka	Robyn Rupprect
Roger Mollett	Ron Herget	Ron Kaneski
Ron Kirkwood	Ronald Schultz	Roy Linse
Sammy Handley	Sandra Fiscus	Shane Keehn
Shanna Fredrickson	Sharon Franks	Sharon Young

2019 Participants and Stakeholders

City of Billings

Bill Cole, Mayor

City Council Members:

Brent Cromley
Mike Yakawich
Frank Ewalt
Roy Neese
Denise Joy
Chris Friedel

Reg Gibbs
Penny Ronning
Richard Clark
Shaun Brown

South Billings Urban Renewal Association
Carolyn Rukstad
Scott Hanser
Debbie Keller
Chuck Barrett
Sam Hadley
Mike Mayott
Jeff Muri
Zeier Consulting

City Administration
City Finance Department
Planning and Community Services Department
Billings Police Department

2021 Participants and Stakeholders

City of Billings
Bill Cole, Mayor

City Council Members:
Kendra Shaw
Mike Yakawich
Frank Ewalt
Roy Neese
Denise Joy
Danny Choriki
Pam Purinton
Penny Ronning
Mike Boyett
Shaun Brown

South Billings Urban Renewal Association
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Scott Hanser
Debbie Keller
Andrew Houlihan
Dick Zier
Mike Mayott
Jeff Muri
Tevlin Consulting

City Administration
Planning and Community Services Department

2025 Participants and Stakeholders

City of Billings

Bill Cole, Mayor

City Council Members:

Kendra Shaw
Ed Gulick
Jennifer Owen
Roy Neese
Bill Kennedy
TJ Rogers
Scott Aspenlieder
Daniel Tidswell
Mike Boyett
Tom Rupsis

South Billings Boulevard Urban Renewal District Advisory Committee

Scott Hanser
Andrew Houlihan
Mike Mayott
Jeff Muri
Kelphen Lienemann
County Commissioner Mark Morse
SD#2 Trustee Jourdan Guidice
SD#23 Trustee
Dick Zier, SBURA Consultant

City Administration
Planning and Community Services Department

Project Consultants
Pioneer Technical Services, Inc.

Section 1 – Introduction

On May 12, 2008, the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (District) and established a Tax Increment Finance District. As part of this ordinance, an urban renewal plan and the boundaries of the Tax Increment Finance District were adopted. Public participation for preparing the urban renewal plan involved public meetings and participation with the City of Billings, the Southwest Corridor Neighborhood Task Force, residents and property owners, Downtown Billings Partnership, and Big Sky Economic Development Authority.

In October of 2008, the City began a modification of the District to include three additional properties. Two of these properties were recently annexed and contiguous to the existing District; therefore, the properties are now eligible to be included within the District. The third property is contiguous and requested an expansion of the district boundary. The modification of the urban renewal plan reflected the addition of those properties.

The December 2008 modification of the urban renewal plan:

- Served as a framework for the official urban renewal plan.
- Fulfilled Montana state law.
- Updated and defined district boundaries.
- Classified blight.
- Set forth the protocol for its authorization, execution, and management.
- Illustrated the development opportunities.
- Documented baseline taxable property values and potential areas for redevelopment.

The July 2019 amendment of the urban renewal plan:

- Identified future projects and programs.
- Ensured the City has the option to bond future projects.
- Updated the 2008 Plan to reflect the 2019 amendment process.

The July 2021 amendment of the urban renewal plan expanded the boundary to add five new properties to the District.

The 2025 amendment expands the District boundary significantly to the east, adding 903 acres and 1,597 non-right-of-way properties to the District (see Appendix I). The amendment has been completed in accordance with Section 7-15-4221 of the Montana Code Annotated (MCA), which describes the requirements for modifying an Urban Renewal Plan.

Also in 2025, the City of Billings City Council took action to formalize the process for the Mayor to appoint members to a new South Billings Boulevard Urban Renewal District Advisory Committee (SBBURD Advisory Committee) to comply with the requirements of MCA

Section 7-15-4234, which was recently amended by Senate Bill 3 from the 2025 Montana legislative session. The South Billings Boulevard Urban Renewal Association (SBURA) will no longer be the advisory entity to the City Council on urban renewal activities in the District. The SBURA will support the SBBURD Advisory Committee in evaluating potential projects. The SBBURD Advisory Committee will make recommendations to the City Council, and the City Council will make all final funding decisions.

Section 2 – Definitions

The following terms have the following meanings unless a different meaning is clearly indicated by the context:

1. "Agency", "urban renewal agency", or "advisory committee" means a public agency created by Section 7-15-4232 of the Montana Code Annotated.
2. "Blighted area" means an area that is determined to be detrimental to public health, safety, or welfare, and morals in its present condition and use due to the presence of at least three of the following characteristics or conditions:

    a. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
    b. Structures that have become ill-suited for their original use.
    c. Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks.
    d. Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants.
    e. Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses of the area, deteriorated, antiquated, obsolete, or in disrepair.
    f. Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs.
    g. Tax or special assessment delinquency exceeding the fair value of a majority of the land and improvements.
    h. Excessive vacancies occurring in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

3. "Bonds" means any bonds, notes, or debentures (including refunding obligations) authorized to be issued pursuant to Section 7-15-4300 MCA.
4. "Clerk" means the clerk or other official of the municipality who is the custodian of the official records of the municipality.

5. "Local governing body" means the council or other legislative body charged with governing the municipality.
6. "Mayor" means the chief executive of a city or town.
7. "Municipality" means any incorporated city or town in the state.
8. "Redevelopment" may include:
    a. Acquisition of a blighted area or portion of the area.
    b. Demolition and removal of buildings and improvements.
    c. Installation, construction, or reconstruction of streets, utilities, parks, playgrounds, and other improvements necessary for carrying out in the area the urban renewal provisions in accordance with the urban renewal plan.
    d. Making the land available for development or redevelopment by private enterprises or public agencies, including sale, initial leasing, or retention by the municipality itself, at its fair value for uses in accordance with the urban renewal plan. If the property is condemned pursuant to Title 70, Chapter 30, the private enterprise or public agencies may not develop the condemned area in a way that is not for a public use.
9. "Urban renewal area" means a blighted area that the local governing body designates as appropriate for an urban renewal project or projects.
10. "Urban renewal plan" means a plan for one or more urban renewal areas or for an urban renewal project. The plan:
    a. Must conform to the growth policy if one has been adopted pursuant to Title 76, Chapter 1 of the Montana Code Annotated.
    b. Must be sufficiently complete to indicate, on a yearly basis or otherwise:
        i. Any land acquisition, demolition, and removal of structures; redevelopment; improvements; and rehabilitation that is proposed to be carried out in the urban renewal area.
        ii. Zoning and planning changes, if any, including changes to the growth policy if one has been adopted pursuant to Title 76, Chapter 1.
        iii. Land uses, maximum densities, building requirements.
        iv. The plan's relationship to definite local objectives respecting appropriate land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements.

Section 3 – Background

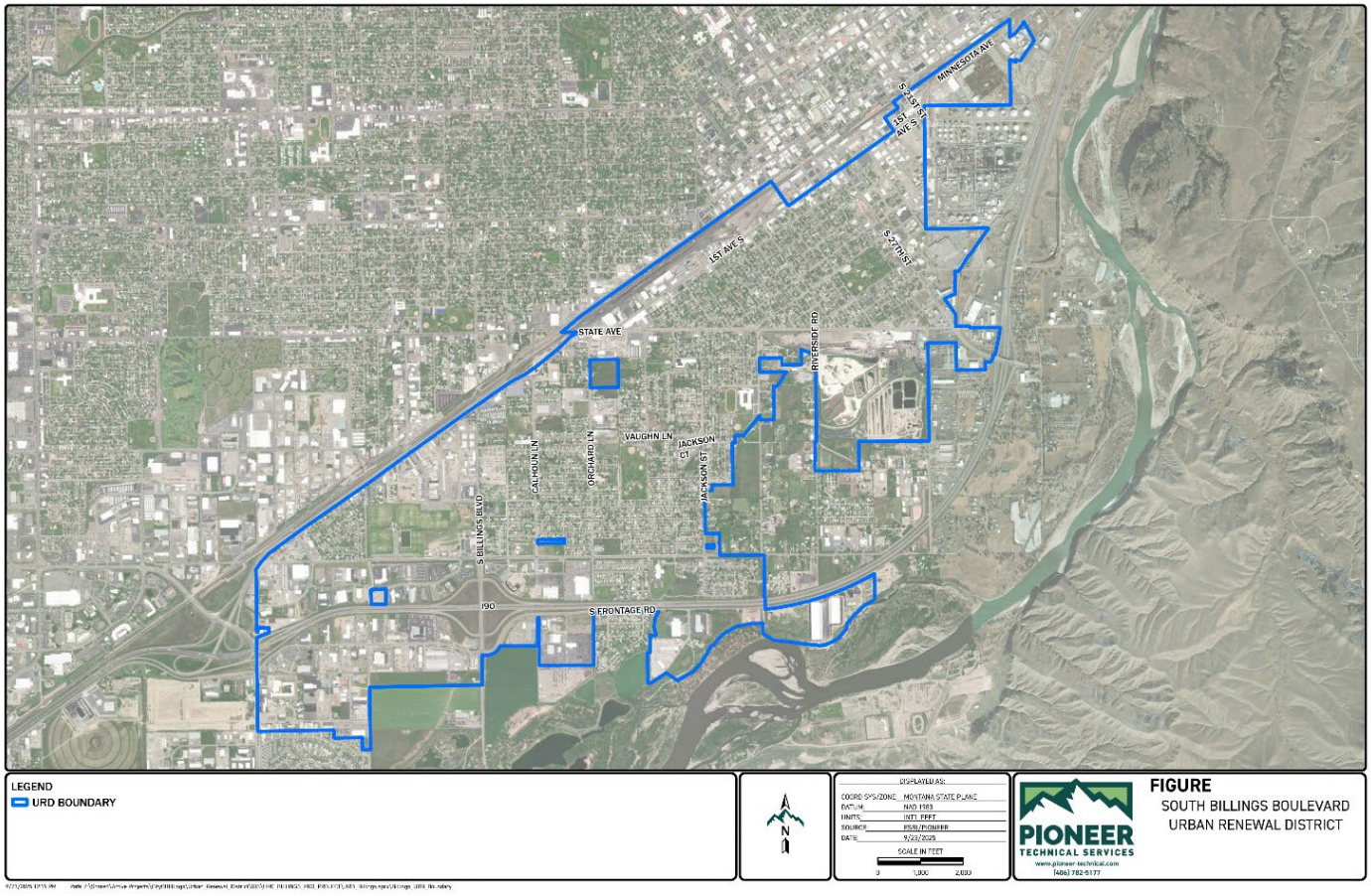
The South Billings Boulevard Urban Renewal District (the "District") lies within the City of Billings (the "City"), is situated between major transportation routes, and stretches from the east side of the King Avenue Overpass east to the city limit boundaries near the Phillips 66 refinery and from State Avenue South and 1st Avenue South to the city limit boundaries. Located within the district is Interstate Highway 90 and the major railway line through the city. Map 1 shows the boundary of the District. Existing land uses and current zoning are shown on Maps 2 and 3.

A closer look at this neighborhood shows an established area of mixed residential and commercial uses. This area also includes three elementary schools and one middle school. Some areas include unimproved streets with no sidewalk, curb, or gutter. In addition, many

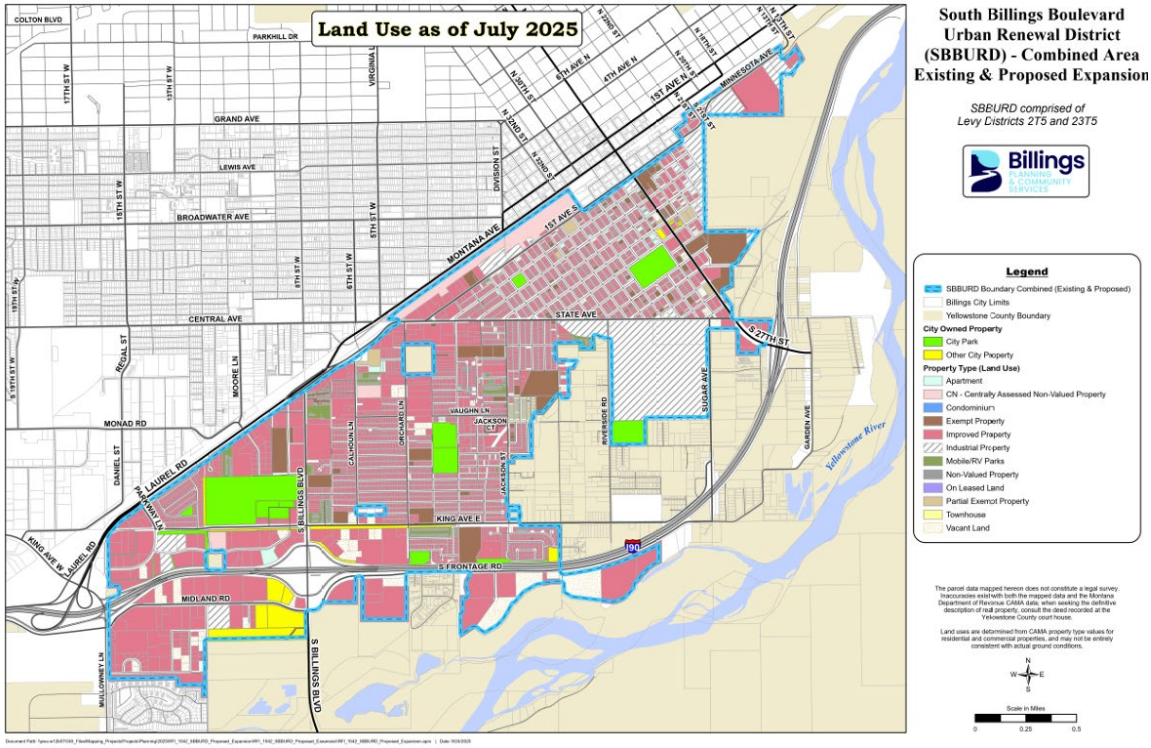
areas were not served by municipal water and sewer or there was old, inadequate water and sewer infrastructure. Many of the concerns raised by residents within the district center around routes for children to get to school, including bus routes that run on unimproved streets and children walking down the street instead of sidewalks to get to school. Many of these infrastructure deficits have been addressed since the District was created in 2008 as evidenced by the project list updates in Section 13 of this Plan.

Due to the location, the District continues to have a tremendous amount of potential to grow further as a major economic force. With the interstate corridor located in this district, the potential exists for this area to continue to become a major destination place for retail, goods and services, manufacturing, regional sports events, and entertainment.

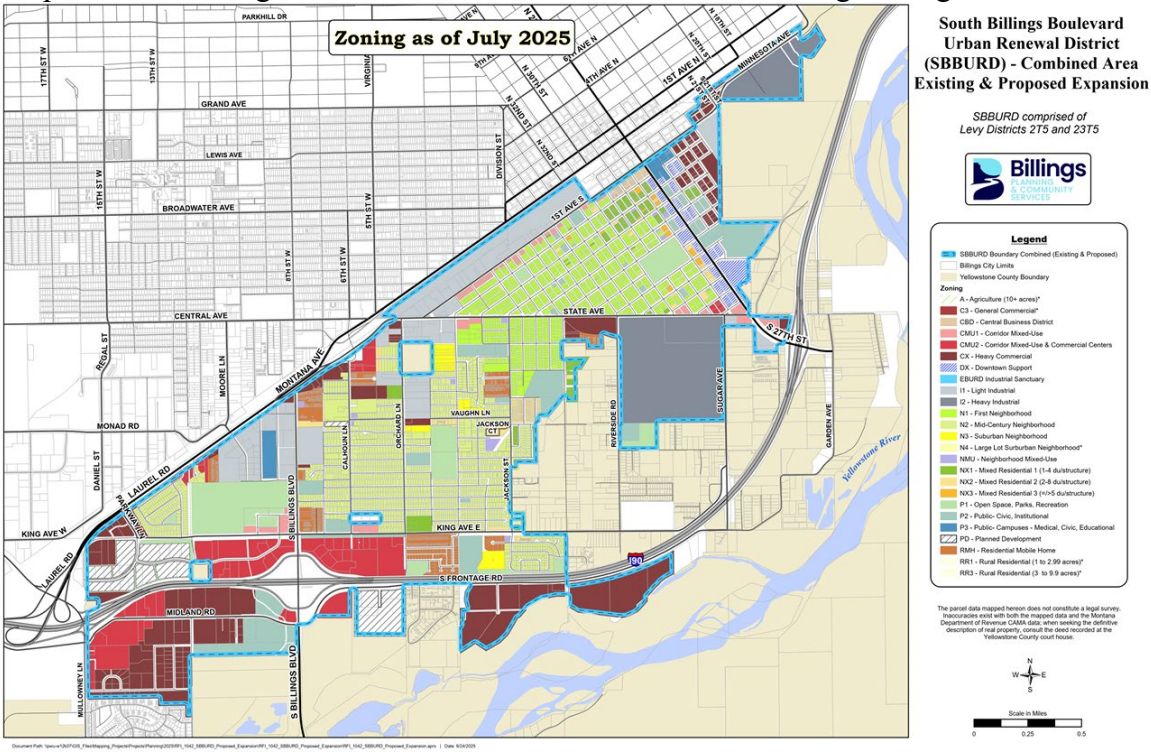
Map 1. South Billings Boulevard Urban Renewal District



Map 2. South Billings Boulevard Urban Renewal District Current Land Use.



Map 3. South Billings Boulevard Urban Renewal District Existing Zoning



Section 4 – Description of Blight

A requirement of Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, is to justify an urban renewal plan supported through a Tax Increment Finance District through the determination of blight. Blight means an area that is determined to be detrimental to public health, safety, or welfare, and morals in its present condition and use due to the presence of at least three of the following characteristics or conditions:

- An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
- Structures that have become ill-suited for their original use.
- Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks.
- Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants.
- Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses of the area, deteriorated, antiquated, obsolete, or in disrepair.
- Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs.
- Tax or special assessment delinquency exceeding the fair value of a majority of the land and improvements.
- Excessive vacancies occur in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Section 5 – Summary of Blight

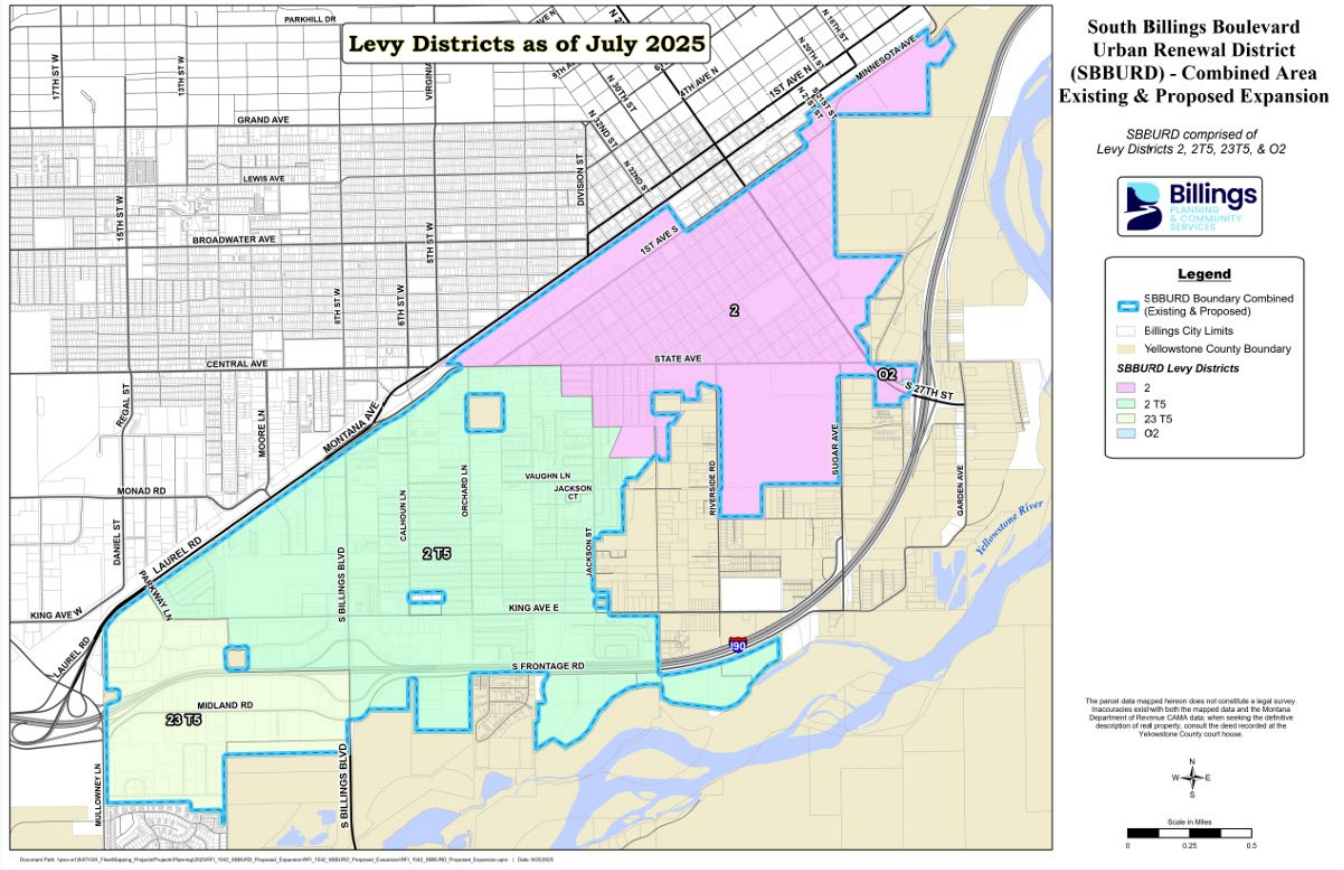
The area in the district has experienced a lot of redevelopment and infrastructure improvements since it was first created, but it still contains significant areas of blight. Within the district there is substantial evidence of blight, including structures that have become ill-suited for their original use; deterioration of building structure components and infrastructure; dangerous buildings or structures; inadequate utilities and infrastructure; properties that have or will incur remediation costs; and excessive vacancies. Several of the commercial buildings in the district are vacant or deteriorated and need demolition. Some sidewalks are cracked or nonexistent, alleys are deteriorated, and, in general, much of the area is below City standards. In addition to previous findings of blight by the City, this was documented for the most recent expansion by Resolution 25-11296. In contrast to the above, there are certain properties within the District in good repair but are included in the District

to allow for a contiguous block of land within the district and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without continued managed urban renewal, even these success stories will once again decline in taxable value. Portions of the District fall into the blighted, neglected, and underutilized categories.

Section 6 – The Site and Its Relationship to the City

The South Billings Boulevard Tax Increment Finance District ("TIFD") and Urban Renewal District are located in the south-center region of the City of Billings. Bordered by the Interstate 90 corridor, the main railroad line, and principal transportation routes, it is an area where economic development opportunities are numerous. In addition, numerous service-related, commercial, industrial, parks and recreation, and housing choices are located within the District. Map 4 below shows the TIFD boundary in relationship to the rest of the city.

Map 4. District Boundary in relation to City and County Limits in the Area.



Section 7 – Description of the District Boundary

A description of the district boundary is included in Appendix II.

Section 8 – Planning Process

Stakeholder and Community Participation

The initial concept of developing a Tax Increment Finance District and an Urban Renewal Plan in the South Billings Boulevard area was brought forward by the City of Billings, Big Sky Economic Development Authority, and the Downtown Billings Partnership. After discussions and meetings with the Southwest Corridor Task Force, it was determined that a steering committee would be established to move forward with the development of an Urban Renewal Plan for the creation of the South Billings Boulevard TIFD. After discussions with the participating members, it was apparent that direct communication with business owners, landowners, and public participation was critical for the project to be a success. Two public meetings were scheduled to open dialogue on the proposed Urban Renewal Plan and TIFD process and to set goals and objectives of the project. It also became clear that a grass-roots effort conducted and led by the property owners themselves was needed. On May 12, 2008, the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (District) and established a TIFD.

In October of 2008, the City began an urban renewal plan modification process to include three additional properties to the district pursuant to MCA Section 7-15-4221. All property owners affected by the urban renewal plan modification were notified by mail of the public hearing on the Urban Renewal Plan held November 24, 2008.

In May 2019, the City, in coordination with the SBURA, began the process to amend the South Billings Urban Renewal Plan. All property owners affected by the urban renewal plan amendment were notified by mail of a public meeting to discuss and receive public comment on the Plan amendment on May 30, 2019. All property owners affected by the urban renewal plan amendment were also notified of the public hearing on the Urban Renewal Plan held July 8, 2019.

In summer 2020, City staff, in coordination with the SBURA and its consultant, began discussion of expanding the District boundary to include additional properties. The proposed expansion was brought to the City Council at a December 2020 Work Session for review and discussion. The Council at that meeting directed staff to move the process to expand the District forward in 2021. All property owners whose property was proposed to be included in the District expansion were notified of the public hearing on the Urban Renewal Plan held July 12, 2021.

In 2024, City staff in coordination with the SBURA and City Council began discussion of expanding the District Boundary to the east, including South Park and additional areas up to the city boundaries south of 1st Avenue South. The City prepared a report in summer 2025 with the assistance of Pioneer Technical Services, Inc. documenting conditions contributing to blight, which was presented at the City Council at its Work Session on September 2, 2025, for review and discussion. At that meeting, the Council directed staff to begin the process to expand the

District. The Council passed a resolution documenting the finding of blight in the expansion area at their September 22, 2025, meeting and set a public hearing to take action on first reading of an ordinance to expand the district for October 27, 2025.

The Billings community as a whole, property owners within the proposed expansion area and those within the current District, Yellowstone County, the City of Billings, Billings Public Schools, and Elysian School District are all stakeholders in this process. To solicit input from these stakeholders, City staff undertook a number of actions to inform and engage them.

As required by the MCA, the owners of the properties to be included in the expanded District area and those within the existing District were all notified via U.S. Mail of the Community Information Meeting on October 9, 2025, and the Council Public Hearing on October 27, 2025. Other taxing jurisdictions, Yellowstone County, Billings School District #2, and Elysian School District #23, were all notified via U.S. Mail, email, and in person of the Community Information Meeting on October 9, 2025, and the Council Public Hearing on October 27, 2025. Notification of the public hearing by the City Council on October 27, 2025, was also properly advertised in the Yellowstone County News.

PROCEDURAL HISTORY

- On August 5, 2025, the SBURA heard an update on the plans to expand the District.
- On August 5, 2025, City staff attended a Billings School District (School District #2) Development Committee Meeting and provided the trustees with information about the proposed District expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On September 2, 2025, the City Council heard a presentation on expansion of the District and directed staff to move the process forward.
- On September 4, 2025, City staff attended a Yellowstone County Board of County Commission Discussion Session and provided the Commission with information about the proposed District expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On September 22, 2025, the Council approved a resolution of intent to expand the district and set a public hearing date for October 27, 2025.
- On October 1, 2025, City staff attended an Elysian School District (School District #23) Trustee's meeting and provided the trustees with information about the proposed District expansion, key dates for action, and the date and location of the Community Information Meeting and Council public hearing.
- On October 9, 2025, a Community Information Meeting was held at Orchard Elementary School to inform property owners in the District, in the proposed expansion area, and for the community in general of the plans to expand the District.
- On October 14, 2025, the Yellowstone County Board of Planning acted affirmatively on a recommendation to the City Council as to the District expansion's consistency with the 2016 City of Billings Growth Policy. Growth Policy conformance also is outlined in Section 2 of the Review of Conditions that Contribute to Blight.
- On October 27, 2025, the City Council approved the ordinance modifying the District on first reading.

- On November 10, 2025, the City Council conducted a second reading of the ordinance.
- The ordinance takes effect 30 days after second reading on December 10, 2025.

Comments from the various stakeholders collected at the meetings noted above and via email are summarized below.

- Yellowstone County has been the only taxing jurisdiction that expressed a lack of support for the expansion of the District due to possible impacts to County property tax revenue during the life of the District.
- Elysian School District Trustees asked questions and expressed some disappointment that an urban renewal project could not be awarded to their school for a campus project as the district's school campus is outside the District while a portion of their district is within the District since it is also within the City. The trustees also asked if their district could be removed from the District by the City contracting the District boundary, however this could not be done since the City has outstanding bonds that are tied to the current District area.
- Members of the public at the Community Information Meeting brought up several issues of concern and also some support for the District and the expansion. Points of concern included:
    - A belief that property owners' taxes will increase when the district is expanded to include their property.
    - That the City was wrong to go ahead and build a smaller scale recreation center at Amend Park after the voters defeated a levy and bond proposal to build a recreation center for the community.
    - That it was wrong a recreation center was being paid for by the District increment when it was to benefit the entire City and not just the South Side.
    - Asked why the City did not create a new urban renewal district instead of expanding the District, since expansion would mean spreading the current increment over a larger area until the new area included began to generate its own increment.
    - Asked why the City does not do anything to just help the South Side residents.
    - Suggested the City should look at putting a new pool at Amend Park (as was originally planned for the recreation center) instead of building another pool at South Park and make the new pool at Amend Park indoors to be a year-round operation.
- At the Public Hearing on October 27, 2025, input from the public is summarized below:
    - Billings School District #2 Trustee Tanya Ludwig commented in support of the expansion and pointed to several school projects that were funded with Tax Increment Financing (TIF) funds in the existing District since it was created in 2008.
    - Southside resident Paul Clark spoke in favor of the expansion, noting that the South Park Pool needed to be renovated, there were other park facilities that also needed to be improved, and that having the Western Sugar complex in the expansion area might help with addressing what he alleged was water pollution from the factory affecting areas of the Southside.
    - District resident Kevin Nelson spoke in opposition to the expansion, accusing the City of taking "other people's money" to do projects in the expansion area. He

said there was no economic advantage to improve the South Park Pool. Mr. Nelson also continued allegations he had emailed to the Council earlier in the day that the City had not followed the process properly per State law to inform the other taxing jurisdictions and provide them an opportunity to comment on the propose expansion process.

- District resident Nancy Talcott (sp?) asked for more information on what the expansion would mean for her property. The Mayor provided a brief synopsis of how Urban Renewal and TIF works to help her understand what was going on.
- Downtown District property owner Gene Culver asked if his property at South 27th Street and Minnesota Avenue was included in the expansion area. It was clarified with Mr. Culver after the meeting that his property was actually in the existing Downtown District.
- Brad Archibald of Pioneer Technical Services, Inc., the firm that has assisted the City in the expansion process, stated that in his experience working on tax increment financing districts around Montana, the City of Billings' process to notify property owners and taxing jurisdictions about the expansion was a best practice approach in his opinion.

Urban Renewal Plan

This Urban Renewal Plan is the tool that governs what public improvements are needed and desired within the District. Through public meetings as well as input from the Public Works Department and the SBURA, neighborhood needs and projects were identified.

With input from property owners and the identification of goals and objectives, the City of Billings moved forward with the completion of the Urban Renewal Plan. For the original plan, a draft was reviewed with the property owners and the Southwest Corridor Task Force prior to review by the City of Billings City Council. Each amendment has followed a similar process, although the Southwest Corridor Task Force has been inactive for many years. The 2025 expansion and amendment of the plan was discussed with the SBURA prior to the review by the Billings City Council.

The high level of transparency and frequency of meetings noted above in Section 8 has ensured that a large local constituency has been involved, and as many stakeholders as possible participate and approve of the plan.

Eminent Domain

In no case shall eminent domain be used as a tool in the redevelopment of the South Billings Boulevard Urban Renewal District except as a last resort in the case of needed public infrastructure improvements and/or rights-of-way.

Residential Relocation Plan

If a residential structure requires relocation as a result of right-of-way acquisition and/or a public infrastructure construction project that is partially or fully funded with federal assistance

(Housing and Urban Development, Federal Highway, etc.), the City of Billings shall abide by the Uniform Relocation Assistance Act.

Planning, City Administration and Legal Review

During the many meetings with the local property owners and the Southwest Neighborhood Task Force, it was decided to begin the process of finalizing the urban renewal plan and take it to the City Council before the end of 2007. The Urban Renewal Plan was sent to the City Legal Department and City Administration for review and comments. Comments and recommendations from both City Legal and City Administration were taken into account and incorporated into this Plan.

The Plan was also sent to the Yellowstone County Board of Planning for its review and recommendations regarding the plan's conformity to the City's 2003 Growth Policy Plan. A recommendation of approval was passed by the Planning Board on October 23, 2007. The plan was then presented at a City Council Work Session on November 5, 2007. The public hearing and first reading of the Ordinance was held by the City Council on November 26, 2007, with the second reading and final adoption on December 10, 2007.

A modification to the District plan began in October 2008. On November 10, 2008, the Billings City Council passed a Resolution Declaring Blight, Intent to Modify the District, and Setting a Public Hearing Date. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2003 Growth Policy on November 12, 2008. The affected property owners were notified of the Plan's modification and public hearing notices were published on November 6, 2008, and November 13, 2008, for the first reading and public hearing on the modification of the Plan.

The City initiated an amendment to the Plan in May 2019 to ensure future projects contemplated by the City and via public comments and recommendations would be possible if funded by bonding or directly through tax increment funds generated by the District. The process to amend the Plan has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on June 25, 2019. The affected property owners were notified by mailed postcard of the Plan's modification, and public hearing notices were published on June 28, 2019, and July 5, 2019, for the first reading and public hearing on the Plan amendment.

The City initiated an expansion to the District boundary in December 2020 to include additional properties in the District. The process to expand the District has followed the process described in Montana Code as follows: The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on April 13, 2021. The City Council acted upon a Resolution of Intent to expand the boundaries of the District on May 10, 2021, and set a public hearing date to act on an ordinance to expand the District on July 12, 2021. The affected property owners were notified by mailed letter of the District expansion, and public hearing notices were published for the first reading and public hearing set for July 12, 2021.

The City initiated an expansion to the District boundary in 2025 to include an additional 1,597 non-right-of-way properties in the District. The process to expand the District has followed the process described in Section 7-15-4212 through 7-15-4219 of the MCA as follows. The City prepared a report documenting conditions contributing to blight, which was presented at the City Council Work Session on September 2, 2025, for review and discussion. At that meeting the Council directed staff to begin the process to expand the District. At this same meeting, the Council also acknowledged the need to ensure that representatives of the school district and county are appointed to the SBBURD Advisory Committee to comply with the new requirements of Section 7-15-4234 as a result of Senate Bill 3 from the Montana State Legislature. The Council passed a resolution documenting the finding of blight in the expansion area at its September 22, 2025, meeting. A community meeting was held on October 9, 2025, at the Orchard Elementary School to inform the public of the plans to expand the district and answer questions. The Yellowstone County Board of Planning reviewed the modified Urban Renewal Plan and made recommendations to the City Council regarding the Plan's conformity with the 2016 Growth Policy on October 14, 2025. All property owners whose property was proposed to be included in the District expansion were notified via U.S. Mail of the public hearing on the District expansion and the amendments to the Urban Renewal Plan held October 27, 2025. All taxing jurisdictions, including the school district and Yellowstone County, were also notified of the public hearing (see description of meetings and timeline in Section 8 above).

Financial Programming

The City of Billings, to ensure a sound and adequate financial program to fund projects, has concluded the following: For every $1 million of increased market value, assuming Class 4 (commercial) property at the 1.69% taxable rate and a mill levy of $0.62, it is anticipated that an increment value of approximately $10,500 will be generated yearly.

Modification of District Plan

The District may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA. For the 2025 amendment, in accordance with the requirements for notification in 7-15-4215 MCA, notices were mailed to all owners of property within the existing District area and the area of proposed expansion.

Section 9 – Housing (Conservation of Existing Affordable Housing)

Housing is an important element to the District. Providing the District with housing opportunities is vital to the sustainability of the District. With housing opportunities, individuals and families can live and work within the District. This provides a dual benefit; first, the commute to work for individuals will be reduced, and second, the businesses within the District will have a local workforce from which to draw.

Current housing in the area consists of single-family, duplex, and multi-family units and includes rental units and owner-occupied. Also, manufactured home parks are located within

the District. The main concentration of housing is in the central and eastern portion of the District. Based on data from the Montana Department of Revenue, average housing conditions within the District are not as good as city-wide, as shown in Table 1 below. City-wide, 2.61% of the residential homes are considered in poor, very poor, or unsound condition, whereas within the expanded District 8.92% of the homes are in this condition. Conversely, city-wide 60.5% of the homes are in good or better condition, whereas in the District only 9.23% are good or better.

Table 1. Housing Conditions

Condition of Residential Properties								
Count	**Unsound**	**Very Poor**	**Poor**	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**
Billings City Limits	58	184	796	3412	11259	14034	6874	3144
SBBURD - Existing	7	50	154	406	1178	192	21	14
SBBURD + Proposed Expansion	22	99	293	1083	1486	245	35	23
Percentage by Category	**Unsound**	**Very Poor**	**Poor**	**Fair**	**Average**	**Good**	**Very Good**	**Excellent**
Billings City Limits	0.15%	0.46%	2.00%	8.58%	28.32%	35.30%	17.29%	7.91%
SBBURD - Existing	0.35%	2.47%	7.62%	20.08%	58.26%	9.50%	1.04%	0.69%
SBBURD + Proposed Expansion	0.67%	3.01%	8.92%	32.96%	45.22%	7.46%	1.07%	0.70%

Future housing for the District is encouraged to be developed for the goal of ownership. When rental housing occurs, such facilities should be developed in connection with mixed uses and managed by a company that will provide active policy measures to eliminate crime and blight. Some multi-family housing projects will require a Zone Change request that may require approval by the City Council. Housing is a priority of the City Council, and the Council looks to support housing development that provides housing choice and high-quality additions to neighborhoods.

Housing in the area should also be designed to cater to a variety of income demographics as well. All current affordable housing needs in the District shall be accounted for through the development of owned and rental housing that remain within the District. Recent projects along Jackson Street in the existing District – Jackson Court and Mitchell Court – utilized urban renewal funds and are bringing high quality affordable housing to the District. Housing for mid- and higher-level income groups shall also be encouraged. To avoid creation of substandard housing or encourage future blight, mixed-use housing developments should when practical incorporate all income demographics within the same project in a safe and positive way.

Section 10 - Transportation and Pedestrian Circulation

The transportation and circulation situation in the District should be a major focus during redevelopment of the area. Traffic patterns and access issues can affect the function and livability of a community or neighborhood.

During discussions and public meetings throughout each expansion or Plan amendment, including in 2025, it was apparent that the need for ongoing improvements to street conditions and the addition of adequate transportation and pedestrian facilities was a high priority for property owners. The majority of traffic that comes into the District is either pass-through or destination traffic to the major transportation routes located within the District. Significant

improvements have been made to many transportation corridors in the District utilizing urban renewal funding, including King Avenue East, Orchard Lane, Calhoun Lane, Hallowell Lane, and South Billings Boulevard. There are still unimproved streets and locations of missing or damaged sidewalks in the entire District area. Safe and attractive pedestrian amenities, such as sidewalks, boulevards, crosswalks, improved signage, and shelters or benches have and should continue to enhance pedestrian safety and experience.

Section 11 – Public Services and Facilities

Currently there are four public schools located within the District; three elementary schools and one middle school. A concern mentioned many times by residents was the lack of sidewalks for school children to get to school. It has been observed that students have had to walk directly in the street due to a lack of sidewalks. Many of these locations have been improved already, along King Avenue East is a recent project example. But ongoing improvements for safe school access is important. To address this concern, safe routes plans have been developed, including two recently (Safe Routes to School Phase I 2021, and Safe Routes to School Phase II 2023), to identify projects to improve safe routes to schools across Billings and within the District.

There are several developed parks located in the District. Amend Park provides a multi-use facility for soccer, Lacrosse and rugby as well as picnic sites and shelters. Optimist Park has a variety of amenities that include basketball courts, jogging trails, playground, softball and baseball fields, and picnic areas. Ponderosa Park provides horseshoe courts, playground, softball and baseball fields, and soccer and rugby fields. In the 2025 expansion area, South Park is a significant community asset, including a swimming pool, splash park, and wading pool. It also has athletic fields and courts, horseshoe courts, a playground, and picnic gazebos. Certain aspects of the park are in disrepair and in need of rehabilitation, specifically the swimming pool and pool support facilities. Highland Park, also in the 2025 expansion area, has a playground, picnic facilities, a wading pool, and other features. It also needs rehabilitation of its spray ground, restrooms, and other elements.

The City of Billings also provides services to the District with MET Transit. Currently, three MET routes serve the District: the Midtown; the Central South, and the Southside Loop. All routes connect Stewart Park and Downtown Transfer Centers. As infrastructure projects are considered in the District, facilities for MET Transit services will be provided, including bus pull outs, bus stop shelters, pedestrian crossings, and other improvements that support transit services.

Section 12 - Infrastructure and Utilities

The District, including the expansion area, has infrastructure and utilities deficiencies that need to be addressed to support redevelopment efforts. Water and sewer conditions need to be assessed to determine what updates are still needed in the area beyond work already accomplished across areas of the District. Stormwater drainage also needs to be further evaluated to address any remaining inadequate stormwater facilities.

Infrastructure deficiencies are documented in the South Billings Boulevard Urban Renewal

District Potential Expansion Area: Review of Conditions that Contribute to Blight, adopted by the Billings City Council as part of the Resolution 25-11296.

By upgrading infrastructure and utilities, therein lies the opportunity for more attractive development opportunities and better delivery of City services to the residents and businesses of the area.

Section 13 – Urban Renewal Projects and Programs

The goal of this Urban Renewal Plan is to remedy blight in South Billings Boulevard Urban Renewal District via urban renewal. This plan identifies projects and programs intended to achieve that goal.

The Urban Renewal Projects were identified by property owners within the District during the public meetings at the time the Plan was first adopted in 2008 and during the amendment processes in 2019, 2021, and 2025. Information for the 2008 Plan adoption process utilized the Southwest Corridor Task Force meetings and delivery through comments mailed to the Planning Division. For the 2019 amendment process, a public meeting was held at Orchard Elementary School on May 30, 2019, where projects ideas and comments were collected, as well as at the SBURA meeting on June 4, 2019.

For the 2025 amendment, a public meeting was held at Orchard Elementary School on October 9, 2025, where projects ideas and comments were collected. The SBURA was also consulted regarding the District expansion at its meeting on August 5, 2025. Direct opportunities for input were also provided to the School District #2 Development Committee on August 5, 2025, Board of County Commissioners on September 4, 2025, and the Elysian School District #23 on October 1, 2025. It is the City's intent to use tax increment to finance public improvement projects. In addition to TIF, the City may also use Special Improvement District financing as well as grant funding through, but not limited to, the Community Development Block Grant Program and City Enterprise funds for water, sewer, and stormwater projects and maintenance. By combining funding opportunities, more projects will be able to be completed.

The project and program list below encompasses both items included in the 2008, 2019, and 2021 Plans, as well as the updated project recommendations for the 2025 Plan amendment. The items are identified by the year.

2008 Project and Program Recommendations:

Project: Traffic calming measures on Calhoun and Orchard Streets.

Project: Street improvements on Newman Drive between Simpson and Stone Streets, install curb and gutter.

Project: Pave, curb, and gutter on Simpson from Calhoun to Newman.

Project: Widen, curb and gutter (where needed) and repave Calhoun the full length.

Project: Widen, curb and gutter (where needed) and repave Orchard the full length.

Project: Widen, curb and gutter (where needed) and repave Hallowell the full length.

Project: Widen, curb and gutter and install bike path or sidewalk the full length of King Avenue East from Parkway to Riverside Drive.

Project: Safety to school plan.

Project: Crosswalks within the District (where needed).

Project: Sidewalks within the District (where needed).

Project: Street lights along King Avenue East.

Project: Street widening at Optimist Park.

Project: 4100 Block of Vaughn Street – sidewalk.

Project: 4100 Block of Vaughn – public sewer needed, drain fields failing.

Project: Bike/pedestrian routes along King Avenue.

Project: Sewer improvements on South Billings Boulevard from Mitchell north to Underpass Road. The sewer line currently runs east under adjoining residential development. (Completed)

Project: Repave Morgan Avenue between Hallowell Lane and Jackson Street and include sidewalks, streetlights.

Project: Install public sewer along Morgan Avenue that includes stormwater improvements.

Project: More bike trails throughout neighborhood.

Project: Park improvements for Little League and soccer leagues.

Project: Community Resource Officer within the neighborhood to steer kids away from drugs and promote a safe neighborhood.

Project: Pave Newman Lane behind Newman Elementary School.

Project: Stormwater improvement at the Northeast corner of Phillip and Hallowell.

Project: Need school zone signage at Newman Elementary School.

Project: Installation and improvement of municipal water and sewer lines within the District.

Project: Installation of sidewalks on Jackson Street (where needed).

Project: Stop light at South Billings Boulevard and Midland Road.

Project: Neighborhood-wide traffic study for traffic calming strategies.

Project: Assess adequacy of fire hydrants throughout the neighborhood and add fire hydrants as needed.

Project: Traffic light at State Avenue and Hallowell Lane.

Project: Continuation of streetlights on Jackson to King Avenue.

In addition to property owner identification of projects for the District, the City of Billings Public Works Department has several ongoing or future infrastructure projects scheduled. These projects include the following:

- **Orchard Lane** – Replacement of a water main in Orchard Lane from just south of King Avenue East to Underpass Avenue.
- **Calhoun Lane** – Replacement of water main in Calhoun Lane from King Avenue East to Underpass Avenue.
- **Jackson Street** – Jackson Street is split into two phases. The first phase will provide sidewalk and drive approaches on the west side of Jackson Street from King Avenue East to Ryan Avenue. The second phase will provide drive approaches, sidewalk, curb and gutter, and ADA ramps along both sides of Jackson Street from State Avenue to Kratz Lane.
- **Newman Lane and Bruce Avenue** – Sanitary sewer rehabilitation work was completed in the TIF District in 2007 at Newman Lane and Bruce Avenue.

2019 Project and Program Recommendations:

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities. Of note, the ice arena identified as a priority in the 2019 update is currently under construction as a public-private partnership within the District at Amend Park, as is an indoor court, walking track, and community recreation facility adjacent to the ice arena.

Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities. Since the 2019 Urban Renewal Plan amendments, the Billings Police Department replaced its Evidence Facility on Moore Lane in the southern part of the District.

Railroad Infrastructure – Coordinate with BNSF Railway and Montana Rail Link on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroads and City of Billings.

Walking Paths and Trails – Construct sidewalks, trails, and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services. Since 2019, several school projects have been completed, including an enhanced bus pick up and drop off and school entryway at Newman School, an expansion of athletic field space at Riverside Middle School, as well as addition of solar panels at the school.

2021 Project and Program Recommendations

In 2021, an updated Gravel Street Inventory was prepared to identify priorities for transportation improvements, primarily upgrades to these streets, within the District. Those streets that have not been addressed to date remain priorities and are included in the 2025 project recommendations listed below.

2025 Project and Program Recommendations:

Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects. Specific improvements include, but are not limited to, the following.

- Build Washington Street from State to King East as a standard Residential road.
- Build Riverside Road from State to King East as a standard Collector road.
- Build Jackson Street from State to King East as a standard Collector road.
- Improve the many uncontrolled intersections within the district with proper traffic controls. Also, improve traffic controls on South 27th Street to allow safer access for vehicular traffic, particularly northbound South 27th Street.
- Improve streetlighting throughout the District where needed.

Address remaining gravel streets, not constructed to City of Billings standards, including:

Branch Name	To	From	Length of Street
ARDEN AVE	JACKSON STREET	VICEROY STREET	610
CLEVENGER AVENUE	600' W OF JACKSON ST	JACKSON ST	600
FRANCES AVENUE	ORCHARD LANE	END W. ORCHARD LANE	600
MCDOUGALL DRIVE	CUL-DE-SAC E OF WASHINGTON STREET	WASHINGTON STREET	610
MONROE STREET	MADISON AVENUE	371'S. MADISON AVE	371
MOREY STREET	UNDERPASS AVENUE	WONDERPARK DRIVE	225
MOREY STREET	END OF GRAVEL	SIMPSON STREET	840
MULLOWNEY LANE	320' N/O PARKWAY LN	130' S/O PARKWAY LANE	320
NEWMAN LANE	LUX AVENUE	RUTH LANE	848
NOVA LANE	SONGBIRD DRIVE	WELL STREET	410
STEPHENS LANE	ARDEN AVENUE	VAUGHN LANE	1,030
STEPHENS LANE	ALLEY N OF JANSMA AVENUE	ALLEY S OF JANSMA AVE	285

Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities. Specific projects identified within the 2025 expansion area include the following.

- South Park
  - Replace pool and building
  - Replace restroom
  - Resurface basketball and tennis courts, and possibly convert a couple to pickle ball
  - Sidewalk replacement and improve ADA accessibility
- Highland Park
  - Update and replace spray ground
  - Update and remodel restroom
  - Update and replace irrigation system
  - Sidewalk replacement and improved ADA accessibility

Walking Paths and Trails – Construct or reconstruct sidewalks, trails, and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians and to provide ADA-compliant access to neighborhoods and services. Specific areas include, but are not limited to, the following.

- Add pedestrian crossings to South 27th (currently crossings only at 1st Avenue South and State Avenue).
- Add pedestrian crossings on 1st Avenue South, west of 27th Street (there is a significant

gap after leaving the downtown portion of 1st Avenue South, and there are no pedestrian crossings east of 27th Street).
- Add pedestrian crossings on State Avenue.
- Address areas with no or limited pedestrian facilities, including:
    - Riverside Road
    - Washington Street
    - Minnesota Avenue
    - 1st Avenue Southeast of 21st Street
    - South 27th Street up to the Interstate 90 bridge.
    - Sugar Avenue south of State Street.

Stormwater – Replace the contaminated storm main in State Street from South 35th Street to South 27th Street and pipe the existing Kratz Drain between the Mitchell and Jackson Court apartments**.**

Water – Replace the water mains south of State Avenue on Buchanan, Roosevelt, Monroe, Jefferson, Adams, Madison, and Washington streets.

School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

Public Safety – Public safety remains a priority. Construction of Police or Fire or law enforcement detention facilities within the District, to include necessary furnishings for such facilities, are improvements that will help meet the revitalization goals of this Plan. The Billings Police Department has identified the need for expansion of its evidence facility storage yard, and the project is included the City's Capital Improvement Plan for 2027-2031.

Railroad Infrastructure – Continue coordination with BNSF Railway on safety and long-term viability of railroad crossings and corridors in the District and cooperate on projects with the railroad and City of Billings.

The SBURA provides support to the City's SBBURD Advisory Committee including evaluating each project and how it would help achieve the goals of this Urban Renewal Plan. The SBBURD Advisory Committee makes recommendations to the City Council regarding potential projects; the City Council makes final project funding decisions.

Section 14 – Identified Projects and Programs in Relationship to the Goals and Objectives Respective to the 2016 City of Billings Growth Policy

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. On October 14, 2025, the Yellowstone County Board of Planning acted affirmatively on a recommendation to the City Council as to the District expansion's consistency with the 2016 City of Billings Growth Policy. The 2016 City of Billings Growth Policy ("Growth

Policy") refers to and promotes economic development and urban renewal in a variety of ways. The preceding list of urban renewal project and program goals listed in Section 13 are relevant to the Growth Guidelines identified in the Growth Policy in the following areas:

Growth Guidelines

Essential Investments (relating public and private expenditures to public values)

- The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans.
- Public transit and commercial air service are critical to ensure access to and around the City.
- Planning and construction of safe and affordable interconnected sidewalks and trails are important to the economy and livability of Billings.
- Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community.
- Landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.
- Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors.
- Infill development and development near existing City infrastructure may be the most cost effective.
- The history and heritage of Billings are cornerstones of our community.
- Neighborhoods that are safe and attractive and provide essential services are much desired.
- Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e., energy efficient) are desirable.
- A supportive school system that inspires, motivates, and prepares students for meaningful employment is important for ensuring a high quality, competitive community.

Place Making (Enhance, maintain, preserve, and improve existing public places)

- A multi-use community recreation facility is desirable.
- Enhancement and maintenance of public spaces and buildings through City stewardship is integral to a vibrant community.
- Park master plans and transportation plans are important to facilitate the preservation and improved public access to the Yellowstone River and the Rims
- Public and private partnerships are valuable for creating enhanced entryways into Billings.
- Enhancing public buildings and spaces to be more efficient in their uses of energy, money, and space is important to having a vibrant and livable City.

Community Fabric (attractive, aesthetically pleasing, uniquely Billings)

- Developed landscape areas in commercial areas encourage more pedestrian activity and vibrant commercial activity.
- Attractive streetscapes provide a pleasant and calming travel experience in urban and suburban neighborhoods.
- Outdoor public spaces provide casual and relaxing gathering areas for people.
- Planning and construction of interconnected sidewalks and trails are important to the livability of Billings.
- Cost-effective landscaping of public rights-of-way and entryways makes Billings more visually appealing to residents and visitors.

Strong Neighborhoods (livable, safe, sociable, and resilient neighborhoods)

- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools, and public gathering spaces foster health, good will, and social interaction.
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, pedestrian-scale streetlights, street trees, and walkable access to public spaces.
- Implementation of the Infill Policy is important to encourage development of underutilized properties.

Home Base (healthy, safe, and diverse housing options)

- A mix of housing types that meets the needs of a diverse population is important.
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy, and safe.
- Homes that are safe and sound support a healthy community.

Mobility and Access (transportation choices in places where goods and services are accessible to all)

- Connecting people to places with transportation choices is vital to the well-being of Billings' residents, businesses, and visitors.
- Safe and accessible transportation systems benefit everyone's quality of life.
- Affordable public transit is much desired.
- Development oriented to transit routes will provide more transportation choices and is preferred.
- "Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation.
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
- On-street bike facilities promote predictability for all users.
- Technology can reduce congestion and facilitate emergency vehicle travel at railroad crossings.

Prosperity (promoting equal opportunity and economic advancement)

- Predictable, reasonable City taxes and assessments are important to Billings' taxpayers.
- Successful businesses that provide local jobs benefit the community.
- Community investments that attract and retain a strong, skilled, and diverse workforce also attract businesses.
- Retaining and supporting existing businesses help sustain a healthy economy.

Section 15 – Neighborhood Planning

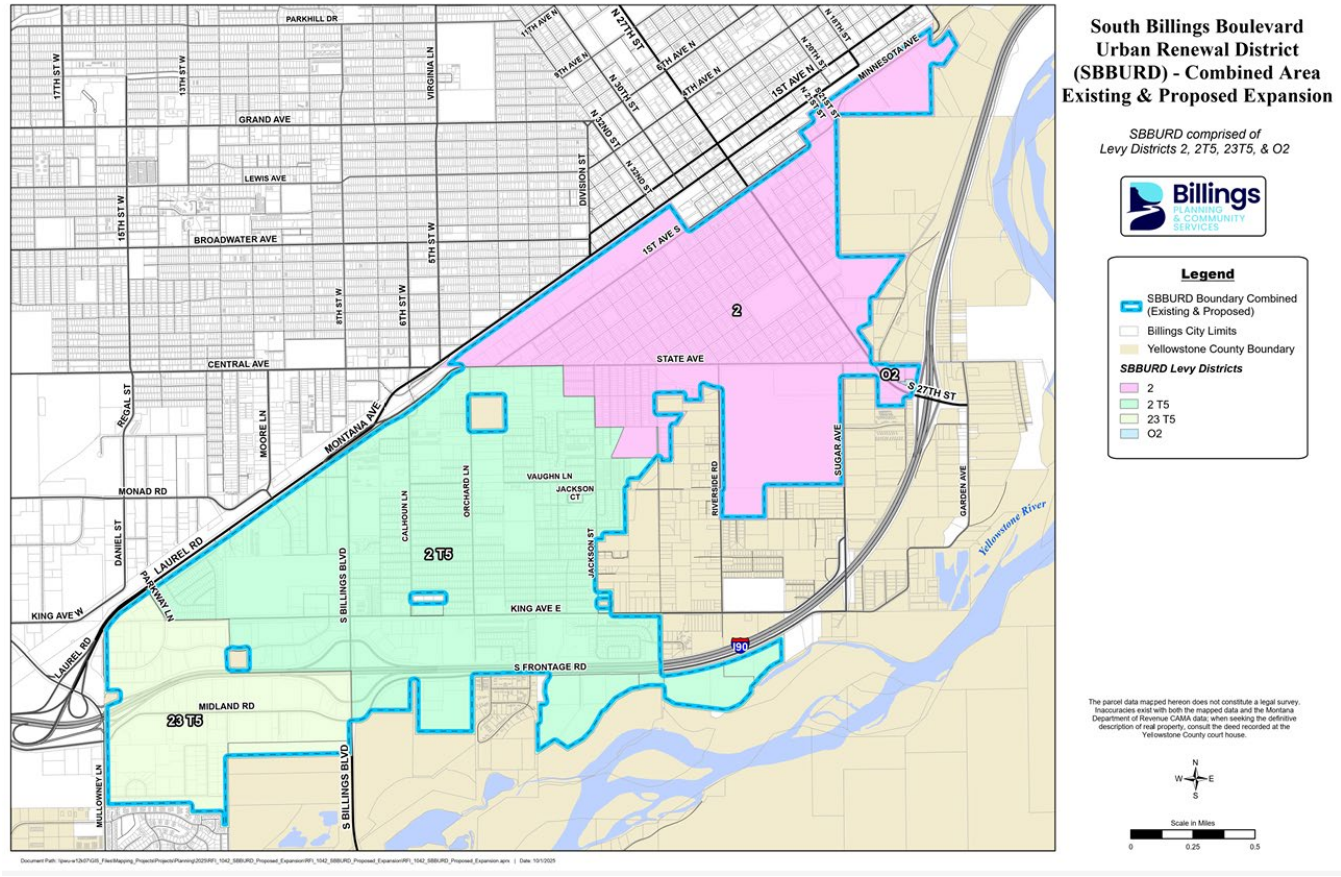
Another tool that is expected to be used in the future to address current conditions within the District and the identification of neighborhood needs will be accomplished through Neighborhood Plans. The Southside Neighborhood Plan was last updated in 2008 and is on a new list of neighborhood plans to be prioritized for updating in the next few years. The City-County Planning Division was without a Neighborhood Planner between 2009 and 2024, when the City Council approved the position to be funded. There is a lot of catching up for the City in its neighborhood plans, and the Southside plan is one of them. The purpose of the neighborhood plan is to assist residents, governing agencies, planners, and developers in making the right choices when determining future growth patterns and development within the neighborhood. The plan also encourages local government, developers, and businesses to discuss future land use decisions with neighborhood residents and business owners prior to the proposed land use change. The neighborhood plan is not a regulatory document; instead, it is adopted by the City Council and the Board of County Commissioners as an implementation strategy and an updated plan will be adopted in the future as a component of the Billings 2045 Land Use Plan.

An updated plan is likely to include general and specific recommendations that reflect the values of the community, encourage sound decision-making, and empower people to take action.

Section 16 – Conclusion

The South Billings Boulevard Urban Renewal District continues to have a tremendous amount of potential to become a viable and reliable economic engine. The District is becoming a destination where Billings residents, business owners, and visitors purposefully go to conduct business, have goods and services manufactured, and enjoy recreation and leisure activities. At the end of the life of this TIFD program, it is the hope of all involved that this area of Billings will be a wonderful place to live, work and play far into the future.

Appendix I – 2025 Expansion



Appendix II – South Billings Boulevard Urban Renewal District Boundary Description

SOUTH BILLINGS BOULEVARD URBAN RENEWAL DISTRICT LEGAL DESCRIPTION
Created 10.14.2025 by City of Billings GIS Division

Beginning at the SW corner of Section 34 of Township 1N, Range 26E, thence N 1° 29’ 18” W a distance of 2,071.25 Feet to the POINT OF BEGINNING.

Thence S 0° 50' 3.58" E a distance of 417.134 Feet
Thence N 55° 25' 10.26" E a distance of 168.623 Feet
Thence N 37° 55' 15.84" E a distance of 250.156 Feet
Thence N 26° 38' 11.4" E a distance of 82.484 Feet
Thence S 28° 47' 56.41" E a distance of 507.998 Feet
Thence S 34° 40' 19.73" W a distance of 570.149 Feet
Thence N 84° 35' 15.45" W a distance of 133.286 Feet
Thence S 25° 11' 37.54" E a distance of 54.679 Feet
Thence N 64° 54' 20.81" W a distance of 150.674 Feet
Thence S 1° 8' 38.44" E a distance of 1067.245 Feet
Thence S 89° 31' 32.1" W a distance of 2028.008 Feet
Thence S 0° 41' 59.61" E a distance of 2893.302 Feet
Thence N 88° 57' 40.15" E a distance of 1447.412 Feet
Thence S 57° 39' 21.38" E a distance of 23.85 Feet
Thence S 35° 22' 9.98" W a distance of 786.803 Feet
Thence N 61° 52' 56.5" W a distance of 10.002 Feet
Thence S 31° 59' 49.41" W a distance of 426.009 Feet
Thence S 89° 5' 38.4" W a distance of 95.244 Feet
Thence S 0° 59' 5.4" E a distance of 533.055 Feet
Thence S 66° 26' 45.99" W a distance of 276.158 Feet
Thence S 35° 23' 54.86" E a distance of 449.701 Feet
Thence S 0° 57' 19.49" E a distance of 284.029 Feet
Thence N 89° 37' 54.04" E a distance of 331.655 Feet
Thence S 0° 0' 0.0" W a distance of 33.048 Feet
Thence N 89° 23' 58.44" E a distance of 677.333 Feet
Thence S 89° 20' 20.27" E a distance of 32.764 Feet
Thence S 6° 8' 24.84" W a distance of 44.427 Feet
Thence S 7° 17' 59.12" W a distance of 58.24 Feet
Thence S 8° 50' 0.85" W a distance of 49.738 Feet
Thence S 10° 54' 30.45" W a distance of 108.148 Feet
Thence S 11° 19' 53.74" W a distance of 79.883 Feet
Thence S 11° 38' 42.88" W a distance of 117.423 Feet
Thence S 11° 6' 12.49" W a distance of 147.709 Feet
Thence S 20° 50' 10.25" W a distance of 43.52 Feet

Thence S 40° 31' 19.16" W a distance of 14.889 Feet
Thence S 57° 46' 44.69" W a distance of 9.411 Feet
Thence S 69° 18' 33.59" W a distance of 7.97 Feet
Thence S 78° 59' 34.13" W a distance of 9.427 Feet
Thence N 89° 37' 19.86" W a distance of 10.312 Feet
Thence S 8° 0' 34.97" W a distance of 82.517 Feet
Thence S 31° 32' 8.77" W a distance of 75.036 Feet
Thence S 89° 24' 24.41" W a distance of 130.005 Feet
Thence S 0° 46' 46.11" E a distance of 192.15 Feet
Thence N 85° 26' 18.4" W a distance of 38.426 Feet
Thence S 89° 21' 20.1" W a distance of 641.241 Feet
Thence N 0° 54' 2.13" W a distance of 646.026 Feet
Thence S 89° 24' 6.88" W a distance of 659.486 Feet
Thence S 0° 47' 2.96" E a distance of 2299.337 Feet
Thence S 89° 32' 39.12" W a distance of 1648.248 Feet
Thence S 0° 42' 53.84" E a distance of 686.649 Feet
Thence S 89° 50' 34.13" W a distance of 1028.642 Feet
Thence N 0° 51' 52.34" E a distance of 21.738 Feet
Thence S 89° 17' 54.1" W a distance of 9.963 Feet
Thence N 1° 5' 40.96" W a distance of 207.902 Feet
Thence N 89° 25' 37.01" E a distance of 9.999 Feet
Thence N 0° 58' 8.81" W a distance of 451.713 Feet
Thence N 89° 25' 51.12" E a distance of 37.048 Feet
Thence N 0° 39' 11.65" W a distance of 2070.195 Feet
Thence N 80° 6' 3.33" W a distance of 153.298 Feet
Thence N 71° 44' 49.09" W a distance of 99.996 Feet
Thence N 68° 45' 0.74" W a distance of 99.99 Feet
Thence S 1° 4' 30.41" E a distance of 186.003 Feet
Thence N 89° 0' 19.96" E a distance of 7.375 Feet
Thence S 1° 6' 33.01" E a distance of 165.001 Feet
Thence S 89° 0' 5.02" W a distance of 460.522 Feet
Thence N 1° 10' 13.03" W a distance of 165.002 Feet
Thence S 88° 59' 59.49" W a distance of 527.99 Feet
Thence S 1° 7' 12.69" E a distance of 329.927 Feet
Thence N 89° 0' 28.17" E a distance of 631.791 Feet
Thence S 32° 14' 24.02" W a distance of 394.341 Feet
Thence S 88° 59' 31.83" W a distance of 90.284 Feet
Thence S 1° 1' 0.48" E a distance of 657.516 Feet
Thence S 1° 0' 29.89" E a distance of 10.002 Feet
Thence S 4° 36' 51.01" W a distance of 122.493 Feet
Thence S 89° 27' 0.27" W a distance of 287.981 Feet
Thence S 89° 26' 59.79" W a distance of 29.999 Feet
Thence N 1° 0' 48.31" W a distance of 105.39 Feet

Thence S 39° 20' 9.7" W a distance of 22.655 Feet
Thence S 39° 20' 23.31" W a distance of 20.476 Feet
Thence S 39° 20' 19.71" W a distance of 570.398 Feet
Thence S 89° 17' 30.15" W a distance of 1.456 Feet
Thence S 89° 19' 25.95" W a distance of 194.232 Feet
Thence S 1° 9' 9.35" E a distance of 28.834 Feet
Thence S 1° 9' 12.94" E a distance of 47.684 Feet
Thence S 1° 10' 9.0" E a distance of 88.51 Feet
Thence S 89° 52' 20.83" W a distance of 26.054 Feet
Thence S 89° 37' 59.91" W a distance of 45.313 Feet
Thence S 1° 9' 28.08" E a distance of 17.322 Feet
Thence S 1° 7' 50.49" E a distance of 0.304 Feet
Thence S 1° 8' 15.5" E a distance of 4.231 Feet
Thence S 1° 9' 10.68" E a distance of 7.952 Feet
Thence S 1° 43' 6.09" E a distance of 0.2 Feet
Thence S 1° 9' 27.65" E a distance of 9.998 Feet
Thence S 1° 4' 23.19" E a distance of 38.445 Feet
Thence S 1° 4' 25.01" E a distance of 582.056 Feet
Thence S 1° 5' 14.53" E a distance of 3.689 Feet
Thence S 1° 2' 59.26" E a distance of 196.383 Feet
Thence S 1° 2' 59.22" E a distance of 115.167 Feet
Thence S 1° 2' 43.14" E a distance of 11.292 Feet
Thence S 89° 37' 21.35" W a distance of 86.232 Feet
Thence S 89° 41' 50.58" W a distance of 1.136 Feet
Thence S 89° 37' 53.53" W a distance of 60.023 Feet
Thence S 89° 37' 26.13" W a distance of 60.027 Feet
Thence S 89° 37' 24.82" W a distance of 59.969 Feet
Thence S 89° 37' 53.36" W a distance of 60.015 Feet
Thence S 89° 37' 18.26" W a distance of 59.983 Feet
Thence S 89° 37' 25.82" W a distance of 60.013 Feet
Thence S 89° 37' 56.6" W a distance of 46.135 Feet
Thence S 0° 44' 28.99" E a distance of 132.001 Feet
Thence S 89° 37' 32.28" W a distance of 149.987 Feet
Thence S 89° 37' 53.23" W a distance of 16.168 Feet
Thence S 0° 58' 38.17" E a distance of 32.951 Feet
Thence S 0° 58' 41.78" E a distance of 150.528 Feet
Thence S 1° 8' 9.2" E a distance of 4.641 Feet
Thence S 0° 23' 5.86" E a distance of 5.358 Feet
Thence S 0° 20' 37.57" E a distance of 10.0 Feet
Thence S 0° 31' 23.84" E a distance of 9.416 Feet
Thence S 0° 21' 59.55" E a distance of 10.004 Feet
Thence S 0° 24' 43.89" E a distance of 0.278 Feet
Thence S 0° 21' 28.52" E a distance of 4.162 Feet

Thence S 0° 21' 56.59" E a distance of 35.407 Feet
Thence S 0° 23' 20.43" E a distance of 90.14 Feet
Thence S 0° 54' 33.77" E a distance of 1.134 Feet
Thence S 0° 23' 20.08" E a distance of 66.002 Feet
Thence S 0° 23' 21.93" E a distance of 34.723 Feet
Thence S 0° 23' 51.05" E a distance of 64.862 Feet
Thence S 0° 0' 0.0" W a distance of 1.14 Feet
Thence S 0° 20' 34.78" E a distance of 15.368 Feet
Thence S 0° 24' 4.15" E a distance of 57.131 Feet
Thence S 0° 23' 23.27" E a distance of 63.499 Feet
Thence S 0° 22' 23.82" E a distance of 28.857 Feet
Thence S 0° 54' 5.16" E a distance of 1.144 Feet
Thence S 0° 23' 26.8" E a distance of 19.94 Feet
Thence S 0° 14' 30.41" E a distance of 84.837 Feet
Thence S 0° 14' 36.78" E a distance of 60.225 Feet
Thence S 0° 38' 57.72" E a distance of 150.0 Feet
Thence N 89° 30' 35.03" E a distance of 28.983 Feet
Thence N 89° 30' 39.64" E a distance of 80.381 Feet
Thence N 89° 30' 37.37" E a distance of 221.406 Feet
Thence S 0° 38' 57.27" E a distance of 337.83 Feet
Thence S 0° 40' 55.42" E a distance of 0.336 Feet
Thence S 0° 38' 57.88" E a distance of 143.637 Feet
Thence S 0° 37' 9.8" E a distance of 0.37 Feet
Thence S 0° 38' 50.58" E a distance of 14.869 Feet
Thence S 1° 13' 35.89" E a distance of 14.761 Feet
Thence S 1° 14' 8.78" E a distance of 1.298 Feet
Thence N 89° 44' 48.96" E a distance of 132.221 Feet
Thence N 89° 44' 53.69" E a distance of 66.001 Feet
Thence N 89° 44' 49.81" E a distance of 66.173 Feet
Thence N 89° 44' 51.27" E a distance of 65.825 Feet
Thence N 89° 44' 50.06" E a distance of 131.475 Feet
Thence N 89° 44' 52.31" E a distance of 132.255 Feet
Thence N 89° 44' 50.08" E a distance of 131.477 Feet
Thence N 89° 44' 48.3" E a distance of 133.031 Feet
Thence N 89° 44' 52.11" E a distance of 98.147 Feet
Thence N 89° 44' 45.22" E a distance of 20.744 Feet
Thence N 89° 44' 46.91" E a distance of 13.102 Feet
Thence N 89° 44' 56.59" E a distance of 28.768 Feet
Thence N 88° 12' 59.51" E a distance of 18.893 Feet
Thence S 0° 38' 46.13" E a distance of 23.055 Feet
Thence S 0° 0' 0.0" W a distance of 0.028 Feet
Thence S 0° 37' 33.05" E a distance of 6.042 Feet
Thence S 0° 40' 55.42" E a distance of 0.336 Feet

Thence S 1° 12' 21.78" E a distance of 0.19 Feet
Thence S 0° 58' 25.58" E a distance of 1.412 Feet
Thence S 0° 40' 16.82" E a distance of 13.997 Feet
Thence S 0° 37' 58.17" E a distance of 143.237 Feet
Thence S 0° 37' 57.24" E a distance of 197.28 Feet
Thence S 0° 38' 6.48" E a distance of 20.929 Feet
Thence S 0° 38' 0.72" E a distance of 193.542 Feet
Thence S 0° 37' 46.75" E a distance of 23.477 Feet
Thence S 0° 37' 59.02" E a distance of 37.832 Feet
Thence S 0° 38' 2.76" E a distance of 105.178 Feet
Thence S 0° 37' 59.16" E a distance of 107.517 Feet
Thence S 0° 38' 1.77" E a distance of 36.34 Feet
Thence S 0° 37' 57.24" E a distance of 74.275 Feet
Thence S 0° 41' 15.06" E a distance of 1.5 Feet
Thence S 22° 16' 46.42" E a distance of 38.362 Feet
Thence S 0° 31' 31.02" E a distance of 8.944 Feet
Thence S 0° 31' 33.54" E a distance of 51.416 Feet
Thence S 0° 33' 6.12" E a distance of 4.154 Feet
Thence S 0° 31' 4.82" E a distance of 8.406 Feet
Thence S 0° 31' 37.12" E a distance of 60.235 Feet
Thence S 0° 31' 43.13" E a distance of 20.593 Feet
Thence S 0° 31' 44.36" E a distance of 17.547 Feet
Thence S 0° 31' 36.82" E a distance of 40.888 Feet
Thence S 0° 31' 33.07" E a distance of 19.177 Feet
Thence S 0° 33' 33.05" E a distance of 15.575 Feet
Thence S 1° 50' 51.4" W a distance of 0.186 Feet
Thence N 86° 37' 11.64" E a distance of 21.71 Feet
Thence N 83° 21' 16.1" E a distance of 124.501 Feet
Thence N 82° 25' 20.0" E a distance of 174.199 Feet
Thence N 78° 58' 7.59" E a distance of 105.308 Feet
Thence N 80° 18' 10.94" E a distance of 119.629 Feet
Thence N 78° 11' 49.09" E a distance of 126.337 Feet
Thence N 77° 11' 34.92" E a distance of 129.762 Feet
Thence N 75° 57' 46.99" E a distance of 118.591 Feet
Thence N 77° 11' 39.85" E a distance of 22.902 Feet
Thence N 77° 11' 31.03" E a distance of 52.39 Feet
Thence N 77° 11' 38.26" E a distance of 54.473 Feet
Thence N 73° 13' 35.84" E a distance of 223.42 Feet
Thence N 73° 13' 2.48" E a distance of 1.316 Feet
Thence N 73° 14' 22.18" E a distance of 3.225 Feet
Thence N 73° 13' 29.49" E a distance of 17.643 Feet
Thence N 73° 15' 26.79" E a distance of 1.52 Feet
Thence N 72° 32' 9.86" E a distance of 0.187 Feet

Thence 680.305 Feet along a curve to the left with a radius of 6543.592 feet and chord bearing of N 69° 24' 55.71" E
Thence 122.272 Feet along a curve to the left with a radius of 6546.84 feet and chord bearing of N 65° 54' 8.25" E
Thence N 65° 22' 35.17" E a distance of 0.158 Feet
Thence 122.265 Feet along a curve to the left with a radius of 6546.924 feet and chord bearing of N 64° 49' 54.12" E
Thence N 64° 21' 32.38" E a distance of 0.166 Feet
Thence 122.432 Feet along a curve to the left with a radius of 6546.89 feet and chord bearing of N 63° 45' 36.67" E
Thence 122.277 Feet along a curve to the left with a radius of 6546.798 feet and chord bearing of N 62° 41' 17.05" E
Thence N 62° 6' 9.82" E a distance of 0.154 Feet
Thence 122.258 Feet along a curve to the left with a radius of 6546.771 feet and chord bearing of N 61° 37' 1.55" E
Thence N 61° 4' 24.87" E a distance of 0.174 Feet
Thence 119.554 Feet along a curve to the left with a radius of 6546.819 feet and chord bearing of N 60° 33' 26.83" E
Thence N 60° 2' 51.22" E a distance of 2.876 Feet
Thence S 0° 43' 34.83" E a distance of 11.675 Feet
Thence S 0° 44' 2.86" E a distance of 11.239 Feet
Thence S 0° 43' 56.16" E a distance of 110.171 Feet
Thence S 0° 34' 52.66" E a distance of 69.392 Feet
Thence S 0° 34' 50.2" E a distance of 287.169 Feet
Thence S 0° 34' 52.68" E a distance of 25.627 Feet
Thence S 0° 34' 56.87" E a distance of 48.004 Feet
Thence S 0° 34' 16.36" E a distance of 8.626 Feet
Thence S 0° 34' 56.25" E a distance of 36.014 Feet
Thence S 0° 34' 43.41" E a distance of 3.366 Feet
Thence S 62° 4' 26.28" W a distance of 1.243 Feet
Thence S 62° 10' 3.92" W a distance of 28.675 Feet
Thence S 62° 9' 56.49" W a distance of 207.588 Feet
Thence S 52° 40' 1.09" W a distance of 130.0 Feet
Thence S 40° 0' 2.13" W a distance of 106.003 Feet
Thence S 47° 44' 59.82" W a distance of 120.0 Feet
Thence S 38° 5' 2.55" W a distance of 121.099 Feet
Thence S 44° 19' 54.9" W a distance of 51.547 Feet
Thence S 44° 20' 0.52" W a distance of 61.637 Feet
Thence S 44° 20' 15.04" W a distance of 36.816 Feet
Thence S 6° 20' 24.69" W a distance of 0.018 Feet
Thence S 0° 47' 11.83" W a distance of 11.363 Feet
Thence S 8° 7' 48.37" E a distance of 0.014 Feet
Thence S 0° 47' 18.26" W a distance of 111.775 Feet
Thence S 50° 54' 24.46" W a distance of 33.984 Feet
Thence S 44° 59' 41.0" W a distance of 15.351 Feet

Thence S 33° 41' 18.4" W a distance of 19.568 Feet
Thence S 41° 42' 41.01" W a distance of 167.219 Feet
Thence S 44° 59' 51.88" W a distance of 35.922 Feet
Thence S 45° 0' 4.08" W a distance of 71.535 Feet
Thence S 59° 2' 7.28" W a distance of 110.766 Feet
Thence S 67° 25' 9.58" W a distance of 23.84 Feet
Thence S 67° 25' 17.02" W a distance of 100.841 Feet
Thence S 67° 25' 7.5" W a distance of 23.74 Feet
Thence S 67° 45' 5.67" W a distance of 64.502 Feet
Thence S 90° 0' 0.0" W a distance of 34.974 Feet
Thence S 89° 29' 57.73" W a distance of 8.24 Feet
Thence S 85° 40' 58.79" W a distance of 39.801 Feet
Thence S 27° 16' 5.35" W a distance of 10.35 Feet
Thence N 83° 21' 36.4" W a distance of 1.436 Feet
Thence N 83° 18' 45.65" W a distance of 26.758 Feet
Thence N 83° 18' 49.18" W a distance of 8.262 Feet
Thence N 83° 20' 0.02" W a distance of 0.155 Feet
Thence N 83° 17' 55.84" W a distance of 3.085 Feet
Thence N 84° 33' 34.8" W a distance of 0.042 Feet
Thence N 83° 23' 27.32" W a distance of 1.13 Feet
Thence N 83° 18' 49.36" W a distance of 30.421 Feet
Thence N 83° 18' 20.78" W a distance of 0.429 Feet
Thence N 83° 18' 41.61" W a distance of 28.162 Feet
Thence N 83° 18' 51.7" W a distance of 163.234 Feet
Thence N 83° 18' 48.7" W a distance of 46.704 Feet
Thence N 83° 18' 50.32" W a distance of 29.237 Feet
Thence N 83° 19' 2.24" W a distance of 193.485 Feet
Thence N 83° 18' 47.6" W a distance of 54.001 Feet
Thence N 83° 18' 50.03" W a distance of 64.313 Feet
Thence N 83° 19' 22.05" W a distance of 137.054 Feet
Thence N 83° 18' 33.28" W a distance of 55.085 Feet
Thence N 83° 18' 28.07" W a distance of 260.418 Feet
Thence N 59° 51' 48.78" W a distance of 29.148 Feet
Thence N 59° 51' 45.1" W a distance of 89.859 Feet
Thence N 59° 51' 41.02" W a distance of 48.302 Feet
Thence N 59° 51' 41.45" W a distance of 61.75 Feet
Thence N 58° 28' 13.54" W a distance of 27.648 Feet
Thence N 58° 28' 22.61" W a distance of 7.745 Feet
Thence N 0° 31' 43.2" W a distance of 1.734 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 32' 30.95" W a distance of 3.806 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 58° 25' 25.31" W a distance of 0.481 Feet

Thence N 58° 30' 1.5" W a distance of 24.904 Feet
Thence N 58° 30' 26.63" W a distance of 9.996 Feet
Thence N 0° 26' 55.62" W a distance of 0.766 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 30' 54.87" W a distance of 232.415 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 40' 55.42" W a distance of 0.336 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 34' 22.58" W a distance of 1.6 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 89° 57' 57.48" W a distance of 6.734 Feet
Thence N 89° 57' 19.86" W a distance of 2.576 Feet
Thence N 89° 54' 13.92" W a distance of 1.192 Feet
Thence N 89° 57' 43.94" W a distance of 18.192 Feet
Thence N 89° 57' 30.68" W a distance of 27.628 Feet
Thence N 89° 57' 6.38" W a distance of 2.376 Feet
Thence N 89° 57' 34.93" W a distance of 199.054 Feet
Thence S 78° 51' 23.33" W a distance of 219.447 Feet
Thence S 78° 48' 59.45" W a distance of 3.021 Feet
Thence S 78° 49' 2.64" W a distance of 32.475 Feet
Thence S 78° 49' 3.78" W a distance of 96.127 Feet
Thence S 78° 47' 16.43" W a distance of 0.689 Feet
Thence S 78° 49' 42.01" W a distance of 17.228 Feet
Thence S 59° 43' 24.19" W a distance of 13.9 Feet
Thence S 59° 44' 52.45" W a distance of 292.724 Feet
Thence S 59° 44' 52.62" W a distance of 73.342 Feet
Thence S 40° 30' 56.4" W a distance of 34.837 Feet
Thence S 40° 30' 58.41" W a distance of 38.134 Feet
Thence S 40° 30' 5.26" W a distance of 2.614 Feet
Thence S 40° 29' 2.98" W a distance of 27.589 Feet
Thence S 40° 29' 59.07" W a distance of 206.841 Feet
Thence S 60° 15' 18.43" W a distance of 0.048 Feet
Thence S 60° 10' 29.84" W a distance of 79.963 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 32' 45.01" W a distance of 9.057 Feet
Thence S 26° 33' 54.19" W a distance of 0.018 Feet
Thence S 28° 38' 0.69" W a distance of 0.396 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 28' 27.13" W a distance of 0.134 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 38.93" W a distance of 55.994 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 33' 32.79" W a distance of 2.493 Feet

Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 43.8" W a distance of 16.331 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 35.79" W a distance of 28.994 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 31' 56.83" W a distance of 0.469 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 28° 32' 41.14" W a distance of 60.275 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 30' 45.8" W a distance of 0.842 Feet
Thence S 29° 44' 41.57" W a distance of 0.016 Feet
Thence S 28° 46' 47.3" W a distance of 0.324 Feet
Thence S 26° 33' 54.18" W a distance of 0.018 Feet
Thence S 28° 32' 30.76" W a distance of 7.468 Feet
Thence S 32° 0' 19.38" W a distance of 0.019 Feet
Thence S 30° 47' 20.98" W a distance of 15.871 Feet
Thence S 30° 59' 54.31" W a distance of 0.567 Feet
Thence S 30° 47' 36.54" W a distance of 15.927 Feet
Thence S 30° 47' 34.58" W a distance of 246.319 Feet
Thence S 44° 11' 56.96" W a distance of 265.603 Feet
Thence S 59° 59' 55.31" W a distance of 38.634 Feet
Thence S 60° 21' 0.49" W a distance of 0.15 Feet
Thence S 60° 0' 10.71" W a distance of 24.07 Feet
Thence S 59° 59' 54.93" W a distance of 26.651 Feet
Thence S 59° 59' 47.1" W a distance of 4.176 Feet
Thence S 60° 0' 4.47" W a distance of 225.228 Feet
Thence S 60° 0' 1.8" W a distance of 101.094 Feet
Thence N 55° 18' 17.44" W a distance of 0.032 Feet
Thence N 55° 50' 25.1" W a distance of 0.88 Feet
Thence N 56° 0' 2.03" W a distance of 281.385 Feet
Thence N 55° 59' 54.37" W a distance of 37.649 Feet
Thence N 57° 31' 43.71" W a distance of 0.052 Feet
Thence S 56° 43' 30.4" W a distance of 0.995 Feet
Thence S 56° 53' 13.71" W a distance of 175.98 Feet
Thence S 56° 59' 50.9" W a distance of 176.494 Feet
Thence S 56° 59' 55.16" W a distance of 90.864 Feet
Thence S 89° 39' 0.77" W a distance of 1.638 Feet
Thence S 89° 42' 19.52" W a distance of 2.334 Feet
Thence S 89° 39' 41.91" W a distance of 1.016 Feet
Thence S 89° 49' 3.11" W a distance of 0.628 Feet
Thence S 89° 39' 39.51" W a distance of 1.014 Feet
Thence S 89° 42' 9.11" W a distance of 15.794 Feet
Thence S 89° 43' 16.29" W a distance of 1.644 Feet

Thence S 89° 42' 26.78" W a distance of 9.792 Feet
Thence S 89° 43' 41.29" W a distance of 1.686 Feet
Thence S 89° 39' 9.93" W a distance of 1.65 Feet
Thence S 89° 42' 29.58" W a distance of 22.778 Feet
Thence N 0° 30' 29.2" W a distance of 67.433 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 30' 28.54" W a distance of 245.012 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 0° 30' 19.04" W a distance of 20.411 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 45' 28.21" E a distance of 3.78 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 34.12" W a distance of 382.742 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 89° 49' 25.04" E a distance of 51.326 Feet
Thence N 89° 47' 29.95" E a distance of 1.1 Feet
Thence N 89° 47' 21.68" E a distance of 0.544 Feet
Thence N 89° 53' 44.97" E a distance of 1.1 Feet
Thence N 89° 48' 37.33" E a distance of 4.23 Feet
Thence N 89° 47' 23.53" E a distance of 1.636 Feet
Thence N 0° 29' 44.9" W a distance of 91.525 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 3.42" W a distance of 3.076 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 49.9" W a distance of 3.918 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 24.29" W a distance of 17.771 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 28' 59.97" W a distance of 170.944 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 17.52" W a distance of 12.44 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 29' 2.52" W a distance of 85.465 Feet
Thence N 0° 28' 50.88" W a distance of 21.689 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence S 89° 29' 50.71" E a distance of 0.228 Feet
Thence N 89° 16' 46.85" E a distance of 52.34 Feet
Thence N 89° 17' 25.05" E a distance of 80.572 Feet
Thence N 88° 54' 58.55" E a distance of 11.526 Feet
Thence N 13° 38' 57.3" W a distance of 46.25 Feet
Thence N 13° 40' 56.48" W a distance of 90.708 Feet
Thence N 13° 38' 59.32" W a distance of 62.715 Feet
Thence N 5° 26' 44.47" E a distance of 81.178 Feet

Thence N 5° 23' 59.8" E a distance of 81.375 Feet
Thence N 5° 27' 3.39" E a distance of 40.445 Feet
Thence N 30° 24' 56.34" E a distance of 122.733 Feet
Thence N 30° 24' 29.19" E a distance of 5.058 Feet
Thence N 30° 20' 35.7" E a distance of 0.19 Feet
Thence N 30° 25' 17.27" E a distance of 41.386 Feet
Thence N 30° 19' 54.13" E a distance of 6.685 Feet
Thence S 88° 10' 54.6" W a distance of 13.301 Feet
Thence N 88° 14' 21.89" W a distance of 0.976 Feet
Thence N 88° 11' 18.88" W a distance of 4.492 Feet
Thence S 77° 31' 48.54" W a distance of 26.352 Feet
Thence S 79° 56' 2.43" W a distance of 0.343 Feet
Thence S 77° 28' 26.22" W a distance of 18.037 Feet
Thence N 88° 11' 53.08" W a distance of 33.074 Feet
Thence N 88° 11' 41.07" W a distance of 11.428 Feet
Thence N 88° 11' 41.23" W a distance of 103.613 Feet
Thence S 89° 13' 53.2" W a distance of 1.64 Feet
Thence S 89° 21' 50.38" W a distance of 6.486 Feet
Thence S 89° 25' 57.84" W a distance of 1.212 Feet
Thence S 89° 12' 15.4" W a distance of 0.432 Feet
Thence S 89° 25' 57.84" W a distance of 1.212 Feet
Thence S 89° 21' 29.61" W a distance of 104.457 Feet
Thence S 88° 18' 55.14" W a distance of 0.068 Feet
Thence S 89° 20' 38.29" W a distance of 1.572 Feet
Thence S 89° 21' 27.45" W a distance of 88.304 Feet
Thence N 88° 1' 30.24" W a distance of 0.058 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 32.84" W a distance of 117.119 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 29.02" W a distance of 98.36 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 29.02" W a distance of 98.36 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 33.21" W a distance of 98.36 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 33.17" W a distance of 98.358 Feet
Thence S 75° 17' 22.73" W a distance of 41.271 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 33.49" W a distance of 59.56 Feet
Thence S 89° 22' 16.21" W a distance of 1.64 Feet
Thence S 89° 21' 30.3" W a distance of 118.419 Feet
Thence S 86° 31' 54.37" W a distance of 0.066 Feet
Thence S 89° 25' 3.35" W a distance of 1.574 Feet

Thence S 89° 21' 31.07" W a distance of 88.264 Feet
Thence S 90° 0' 0.0" W a distance of 0.062 Feet
Thence S 89° 18' 4.7" W a distance of 1.64 Feet
Thence S 89° 21' 30.56" W a distance of 275.271 Feet
Thence S 89° 18' 35.0" W a distance of 0.664 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 18' 0.09" E a distance of 12.222 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 18' 13.93" E a distance of 10.936 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 1' 2.24" W a distance of 6.628 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 5' 2.44" E a distance of 1.364 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.226 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 9' 56.32" E a distance of 20.062 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 10' 39.81" E a distance of 8.382 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 50.45" E a distance of 49.982 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 53.29" E a distance of 49.682 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 52.71" E a distance of 50.616 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 35.8" E a distance of 15.386 Feet
Thence S 6° 20' 24.69" E a distance of 0.018 Feet
Thence S 0° 7' 48.12" E a distance of 42.3 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 48.49" E a distance of 25.536 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 51.0" E a distance of 126.124 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 8' 30.56" E a distance of 293.305 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 7' 42.35" E a distance of 370.281 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 10' 7.25" W a distance of 4.076 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 9' 43.33" W a distance of 3.536 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 7' 53.03" E a distance of 91.57 Feet

Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.368 Feet
Thence S 0° 7' 52.46" E a distance of 12.224 Feet
Thence S 0° 8' 1.43" E a distance of 29.134 Feet
Thence S 89° 27' 9.38" W a distance of 1.256 Feet
Thence S 90° 0' 0.0" W a distance of 0.384 Feet
Thence S 89° 54' 31.55" W a distance of 1.256 Feet
Thence S 89° 56' 53.17" W a distance of 2.208 Feet
Thence S 90° 0' 0.0" W a distance of 1.642 Feet
Thence S 89° 57' 44.89" W a distance of 1273.21 Feet
Thence N 0° 7' 11.0" W a distance of 515.905 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 7' 9.47" W a distance of 206.52 Feet
Thence N 0° 14' 52.92" W a distance of 0.462 Feet
Thence N 0° 0' 0.0" E a distance of 0.016 Feet
Thence N 0° 1' 47.27" E a distance of 196.134 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 1' 45.89" E a distance of 46.75 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 0' 0.0" E a distance of 0.33 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 2' 3.29" E a distance of 83.648 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 1' 58.71" E a distance of 55.604 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence N 0° 0' 30.47" W a distance of 13.538 Feet
Thence N 0° 0' 0.0" E a distance of 0.018 Feet
Thence S 84° 45' 17.96" W a distance of 1.641 Feet
Thence S 84° 29' 42.33" W a distance of 38.528 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 43.96" W a distance of 9.756 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 5.06" W a distance of 59.805 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 19' 4.69" W a distance of 336.963 Feet
Thence S 0° 0' 0.0" W a distance of 0.016 Feet
Thence S 0° 19' 9.74" W a distance of 133.834 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 19' 9.13" W a distance of 123.494 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 0' 0.0" W a distance of 0.168 Feet
Thence N 88° 57' 7.28" W a distance of 1.64 Feet
Thence N 89° 25' 7.78" W a distance of 4.732 Feet

Thence S 90° 0' 0.0" W a distance of 0.852 Feet
Thence S 90° 0' 0.0" W a distance of 0.792 Feet
Thence S 90° 0' 0.0" W a distance of 0.294 Feet
Thence S 90° 0' 0.0" W a distance of 0.556 Feet
Thence S 90° 0' 0.0" W a distance of 1.086 Feet
Thence S 89° 59' 28.43" W a distance of 849.37 Feet
Thence S 90° 0' 0.0" W a distance of 1.644 Feet
Thence N 89° 58' 37.0" W a distance of 4.97 Feet
Thence S 30° 56' 29.03" W a distance of 47.46 Feet
Thence S 37° 18' 12.01" W a distance of 56.842 Feet
Thence S 40° 25' 53.0" W a distance of 55.963 Feet
Thence S 52° 59' 45.59" W a distance of 45.801 Feet
Thence S 53° 2' 58.05" W a distance of 12.22 Feet
Thence S 63° 45' 8.85" W a distance of 47.937 Feet
Thence S 63° 40' 24.6" W a distance of 2.363 Feet
Thence S 70° 30' 54.95" W a distance of 51.332 Feet
Thence S 82° 18' 17.32" W a distance of 42.628 Feet
Thence S 82° 16' 53.04" W a distance of 15.517 Feet
Thence S 85° 53' 51.85" W a distance of 46.102 Feet
Thence S 85° 52' 30.67" W a distance of 11.873 Feet
Thence S 90° 0' 0.0" W a distance of 1.64 Feet
Thence N 89° 58' 34.2" W a distance of 4.808 Feet
Thence S 89° 55' 48.46" W a distance of 1.64 Feet
Thence S 90° 0' 0.0" W a distance of 72.074 Feet
Thence S 90° 0' 0.0" W a distance of 0.708 Feet
Thence S 0° 52' 50.1" E a distance of 4.295 Feet
Thence S 0° 55' 22.96" E a distance of 287.905 Feet
Thence S 0° 55' 18.52" E a distance of 99.205 Feet
Thence S 1° 3' 39.28" E a distance of 0.324 Feet
Thence S 0° 54' 48.68" E a distance of 1.756 Feet
Thence S 0° 55' 22.34" E a distance of 304.225 Feet
Thence S 88° 45' 31.27" W a distance of 28.897 Feet
Thence S 88° 46' 37.86" W a distance of 6.185 Feet
Thence S 88° 34' 4.45" W a distance of 0.48 Feet
Thence S 88° 57' 26.61" W a distance of 12.75 Feet
Thence S 88° 50' 58.3" W a distance of 17.033 Feet
Thence S 88° 50' 51.86" W a distance of 459.189 Feet
Thence S 88° 50' 48.16" W a distance of 47.2 Feet
Thence S 88° 47' 54.16" W a distance of 7.63 Feet
Thence S 90° 0' 0.0" W a distance of 0.368 Feet
Thence S 88° 50' 47.11" W a distance of 41.028 Feet
Thence S 88° 50' 50.05" W a distance of 7.854 Feet
Thence S 88° 50' 53.48" W a distance of 31.44 Feet

Thence S 88° 50' 52.44" W a distance of 688.531 Feet
Thence S 88° 50' 12.46" W a distance of 0.394 Feet
Thence S 88° 45' 38.24" W a distance of 0.832 Feet
Thence S 88° 50' 24.49" W a distance of 1246.413 Feet
Thence S 88° 49' 58.24" W a distance of 10.604 Feet
Thence S 88° 50' 26.28" W a distance of 34.695 Feet
Thence S 90° 0' 0.0" W a distance of 0.034 Feet
Thence S 88° 51' 22.74" W a distance of 2.204 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 50' 48.65" E a distance of 331.67 Feet
Thence S 0° 49' 38.64" E a distance of 358.301 Feet
Thence S 0° 0' 0.0" W a distance of 0.02 Feet
Thence S 0° 49' 38.84" E a distance of 304.958 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 21' 17.96" E a distance of 1.614 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 0° 23' 23.14" E a distance of 0.882 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 1° 2' 52.72" E a distance of 0.984 Feet
Thence S 6° 20' 24.69" E a distance of 0.018 Feet
Thence S 1° 2' 29.86" E a distance of 0.22 Feet
Thence S 0° 0' 0.0" W a distance of 0.018 Feet
Thence S 1° 12' 41.45" E a distance of 1.324 Feet
Thence S 0° 49' 58.55" E a distance of 153.678 Feet
Thence S 0° 49' 56.96" E a distance of 51.207 Feet
Thence S 0° 51' 8.77" E a distance of 260.129 Feet
Thence S 87° 57' 34.61" W a distance of 1.629 Feet
Thence S 87° 44' 18.95" W a distance of 5.018 Feet
Thence S 87° 47' 36.11" W a distance of 20.725 Feet
Thence S 87° 36' 5.68" W a distance of 0.382 Feet
Thence S 87° 48' 41.1" W a distance of 0.628 Feet
Thence S 87° 46' 56.27" W a distance of 11.371 Feet
Thence S 88° 57' 54.88" W a distance of 150.064 Feet
Thence N 1° 3' 7.63" W a distance of 12.308 Feet
Thence N 0° 50' 54.06" W a distance of 277.726 Feet
Thence S 88° 46' 42.39" W a distance of 14.541 Feet
Thence S 88° 58' 10.42" W a distance of 646.701 Feet
Thence S 85° 5' 0.36" W a distance of 0.187 Feet
Thence N 0° 30' 56.2" W a distance of 18.669 Feet
Thence N 0° 41' 17.73" W a distance of 158.673 Feet
Thence N 0° 41' 55.3" W a distance of 1.148 Feet
Thence N 0° 32' 7.65" W a distance of 0.214 Feet
Thence N 0° 41' 41.1" W a distance of 9.567 Feet

Thence S 88° 57' 58.99" W a distance of 463.219 Feet
Thence S 88° 58' 9.26" W a distance of 24.348 Feet
Thence S 88° 40' 4.01" W a distance of 0.258 Feet
Thence S 88° 56' 6.52" W a distance of 0.538 Feet
Thence S 88° 58' 2.07" W a distance of 90.657 Feet
Thence S 86° 55' 21.16" W a distance of 0.186 Feet
Thence S 88° 58' 8.87" W a distance of 115.613 Feet
Thence S 88° 58' 3.56" W a distance of 62.164 Feet
Thence S 88° 57' 57.27" W a distance of 53.637 Feet
Thence S 88° 57' 59.44" W a distance of 347.401 Feet
Thence S 88° 57' 57.02" W a distance of 115.799 Feet
Thence S 88° 58' 0.65" W a distance of 115.801 Feet
Thence S 88° 57' 55.56" W a distance of 147.544 Feet
Thence S 88° 58' 4.98" W a distance of 199.778 Feet
Thence S 85° 38' 56.12" W a distance of 0.185 Feet
Thence N 87° 23' 27.98" W a distance of 49.299 Feet
Thence N 0° 33' 26.88" W a distance of 431.266 Feet
Thence N 0° 33' 27.06" W a distance of 598.334 Feet
Thence N 1° 21' 59.03" W a distance of 279.545 Feet
Thence N 1° 25' 4.52" W a distance of 0.808 Feet
Thence N 1° 21' 36.16" W a distance of 6.32 Feet
Thence N 0° 42' 1.66" W a distance of 42.699 Feet
Thence N 0° 42' 11.16" W a distance of 29.5 Feet
Thence N 0° 41' 56.1" W a distance of 50.5 Feet
Thence N 0° 8' 6.93" W a distance of 441.395 Feet
Thence N 0° 8' 30.24" W a distance of 3.234 Feet
Thence N 0° 8' 10.2" W a distance of 57.226 Feet
Thence N 0° 8' 5.91" W a distance of 36.506 Feet
Thence N 0° 8' 1.72" W a distance of 41.106 Feet
Thence N 0° 8' 6.34" W a distance of 110.27 Feet
Thence N 0° 8' 7.92" W a distance of 43.12 Feet
Thence N 0° 8' 37.6" W a distance of 3.188 Feet
Thence N 0° 9' 39.21" W a distance of 12.82 Feet
Thence N 63° 0' 12.97" E a distance of 131.283 Feet
Thence N 68° 51' 15.68" E a distance of 179.708 Feet
Thence N 1° 1' 47.28" W a distance of 111.838 Feet
Thence S 88° 38' 59.82" W a distance of 240.401 Feet
Thence S 23° 59' 9.25" W a distance of 2.485 Feet
Thence S 22° 49' 24.66" W a distance of 1.645 Feet
Thence S 22° 36' 32.66" W a distance of 1.634 Feet
Thence S 22° 9' 50.24" W a distance of 1.643 Feet
Thence S 21° 55' 6.98" W a distance of 1.634 Feet
Thence S 21° 24' 46.69" W a distance of 1.643 Feet

Thence S 21° 2' 15.04" W a distance of 1.644 Feet
Thence S 19° 22' 11.14" W a distance of 1.628 Feet
Thence S 20° 22' 35.17" W a distance of 1.643 Feet
Thence S 20° 2' 33.35" W a distance of 1.646 Feet
Thence S 17° 53' 19.11" W a distance of 1.061 Feet
Thence S 17° 52' 21.47" W a distance of 0.58 Feet
Thence S 19° 38' 56.86" W a distance of 1.642 Feet
Thence S 19° 1' 48.54" W a distance of 1.644 Feet
Thence S 17° 6' 28.33" W a distance of 1.638 Feet
Thence S 16° 54' 4.33" W a distance of 1.63 Feet
Thence S 17° 49' 16.48" W a distance of 1.653 Feet
Thence S 16° 4' 12.58" W a distance of 1.64 Feet
Thence S 15° 48' 36.62" W a distance of 1.63 Feet
Thence S 15° 24' 29.64" W a distance of 1.641 Feet
Thence S 15° 2' 5.27" W a distance of 1.642 Feet
Thence S 14° 38' 50.55" W a distance of 1.637 Feet
Thence S 14° 22' 28.08" W a distance of 1.643 Feet
Thence S 13° 58' 6.52" W a distance of 1.641 Feet
Thence S 13° 36' 45.33" W a distance of 1.64 Feet
Thence S 13° 19' 28.31" W a distance of 1.64 Feet
Thence S 12° 52' 30.01" W a distance of 1.652 Feet
Thence S 11° 10' 19.69" W a distance of 1.631 Feet
Thence S 12° 14' 27.76" W a distance of 1.641 Feet
Thence S 11° 48' 48.92" W a distance of 1.651 Feet
Thence S 10° 1' 41.99" W a distance of 1.631 Feet
Thence S 11° 10' 25.82" W a distance of 1.651 Feet
Thence S 9° 22' 53.44" W a distance of 1.632 Feet
Thence S 8° 58' 8.4" W a distance of 1.642 Feet
Thence S 8° 22' 4.53" W a distance of 1.635 Feet
Thence S 10° 8' 52.15" W a distance of 0.522 Feet
Thence S 10° 1' 53.68" W a distance of 1.125 Feet
Thence S 7° 54' 11.97" W a distance of 1.644 Feet
Thence S 7° 40' 58.36" W a distance of 1.631 Feet
Thence S 7° 11' 38.91" W a distance of 1.645 Feet
Thence S 6° 55' 33.32" W a distance of 1.642 Feet
Thence S 6° 34' 16.62" W a distance of 1.643 Feet
Thence S 6° 11' 6.92" W a distance of 1.634 Feet
Thence S 4° 20' 22.95" W a distance of 1.639 Feet
Thence S 5° 31' 23.01" W a distance of 1.642 Feet
Thence S 5° 9' 46.4" W a distance of 1.645 Feet
Thence S 3° 17' 18.38" W a distance of 1.639 Feet
Thence S 4° 28' 5.68" W a distance of 1.643 Feet
Thence S 2° 37' 18.32" W a distance of 1.355 Feet

Thence S 2° 25' 10.23" W a distance of 0.284 Feet
Thence S 3° 50' 30.96" W a distance of 1.642 Feet
Thence S 1° 53' 9.19" W a distance of 1.641 Feet
Thence S 1° 36' 23.96" W a distance of 1.641 Feet
Thence S 1° 11' 15.61" W a distance of 1.64 Feet
Thence S 2° 22' 27.55" W a distance of 1.641 Feet
Thence S 0° 33' 32.28" W a distance of 1.64 Feet
Thence S 0° 12' 34.62" W a distance of 1.64 Feet
Thence S 89° 52' 33.9" W a distance of 24.968 Feet
Thence N 0° 6' 33.36" E a distance of 297.841 Feet
Thence N 0° 0' 0.0" E a distance of 0.652 Feet
Thence N 0° 6' 43.25" E a distance of 14.322 Feet
Thence N 0° 6' 24.69" E a distance of 30.026 Feet
Thence N 0° 6' 39.86" E a distance of 39.204 Feet
Thence N 1° 24' 3.07" W a distance of 103.489 Feet
Thence N 1° 23' 47.05" W a distance of 14.362 Feet
Thence N 0° 50' 57.04" W a distance of 467.463 Feet
Thence N 0° 54' 3.94" W a distance of 212.0 Feet
Thence N 1° 9' 13.11" W a distance of 216.654 Feet
Thence N 14° 3' 22.16" W a distance of 8.375 Feet
Thence N 14° 2' 44.82" W a distance of 11.652 Feet
Thence N 14° 3' 33.26" W a distance of 6.043 Feet
Thence N 9° 33' 47.82" W a distance of 0.373 Feet
Thence N 14° 9' 43.81" W a distance of 16.774 Feet
Thence N 14° 4' 31.4" W a distance of 2.13 Feet
Thence N 14° 0' 25.71" W a distance of 6.685 Feet
Thence N 34° 3' 35.77" E a distance of 2.75 Feet
Thence N 34° 7' 29.79" E a distance of 0.877 Feet
Thence N 34° 8' 39.69" E a distance of 7.066 Feet
Thence N 34° 8' 40.33" E a distance of 198.399 Feet
Thence N 34° 14' 44.99" E a distance of 0.629 Feet
Thence N 35° 8' 55.22" E a distance of 0.24 Feet
Thence N 34° 6' 52.1" E a distance of 11.982 Feet
Thence N 34° 8' 28.34" E a distance of 0.916 Feet
Thence N 42° 27' 15.49" E a distance of 241.602 Feet
Thence N 42° 27' 13.76" E a distance of 49.725 Feet
Thence N 53° 54' 57.27" E a distance of 756.369 Feet
Thence N 53° 55' 8.45" E a distance of 10.371 Feet
Thence N 53° 54' 55.97" E a distance of 234.984 Feet
Thence N 55° 15' 24.18" E a distance of 14.606 Feet
Thence N 55° 15' 41.04" E a distance of 155.807 Feet
Thence N 55° 15' 33.51" E a distance of 33.58 Feet
Thence N 55° 20' 26.47" E a distance of 1.213 Feet

Thence N 55° 15' 5.55" E a distance of 724.39 Feet
Thence N 55° 17' 2.59" E a distance of 1.394 Feet
Thence N 55° 11' 29.41" E a distance of 0.767 Feet
Thence N 55° 15' 12.93" E a distance of 232.314 Feet
Thence N 55° 15' 13.04" E a distance of 602.872 Feet
Thence N 55° 15' 12.59" E a distance of 19.195 Feet
Thence N 55° 17' 3.6" E a distance of 1.766 Feet
Thence N 55° 5' 7.71" E a distance of 0.363 Feet
Thence N 55° 15' 13.42" E a distance of 137.522 Feet
Thence N 53° 38' 38.51" E a distance of 30.28 Feet
Thence N 53° 38' 39.66" E a distance of 710.133 Feet
Thence N 54° 26' 36.82" E a distance of 585.756 Feet
Thence N 54° 26' 57.58" E a distance of 1.025 Feet
Thence N 54° 26' 21.36" E a distance of 0.578 Feet
Thence N 54° 24' 33.2" E a distance of 1.254 Feet
Thence N 54° 26' 35.69" E a distance of 135.482 Feet
Thence N 54° 28' 3.8" E a distance of 2.467 Feet
Thence N 54° 31' 43.23" E a distance of 0.803 Feet
Thence N 54° 26' 36.76" E a distance of 1097.466 Feet
Thence N 55° 12' 23.61" E a distance of 296.79 Feet
Thence N 55° 12' 21.47" E a distance of 197.014 Feet
Thence N 55° 14' 21.46" E a distance of 3.206 Feet
Thence N 55° 14' 28.6" E a distance of 1.368 Feet
Thence N 55° 11' 9.93" E a distance of 3.479 Feet
Thence N 55° 12' 23.51" E a distance of 84.256 Feet
Thence N 55° 12' 38.01" E a distance of 12.836 Feet
Thence N 55° 12' 23.4" E a distance of 498.233 Feet
Thence N 55° 12' 20.85" E a distance of 1.756 Feet
Thence N 55° 10' 56.71" E a distance of 1.776 Feet
Thence N 55° 12' 22.77" E a distance of 136.973 Feet
Thence N 55° 12' 24.99" E a distance of 148.864 Feet
Thence N 56° 31' 41.59" E a distance of 81.244 Feet
Thence N 62° 11' 54.9" E a distance of 85.144 Feet
Thence N 62° 40' 33.0" E a distance of 147.713 Feet
Thence N 62° 40' 33.94" E a distance of 129.733 Feet
Thence N 54° 44' 39.0" E a distance of 227.529 Feet
Thence N 54° 42' 39.9" E a distance of 3.32 Feet
Thence N 54° 43' 44.59" E a distance of 1.548 Feet
Thence N 54° 44' 26.2" E a distance of 13.307 Feet
Thence N 54° 44' 39.88" E a distance of 46.089 Feet
Thence N 51° 23' 14.9" E a distance of 592.766 Feet
Thence N 51° 23' 10.05" E a distance of 43.636 Feet
Thence N 46° 7' 52.35" E a distance of 417.559 Feet

Thence N 46° 7' 54.74" E a distance of 70.805 Feet
Thence N 65° 33' 11.78" E a distance of 78.667 Feet
Thence N 65° 32' 55.79" E a distance of 13.143 Feet
Thence N 65° 34' 3.54" E a distance of 1.634 Feet
Thence N 65° 33' 9.0" E a distance of 64.22 Feet
Thence N 65° 32' 28.49" E a distance of 1.923 Feet
Thence N 65° 39' 32.08" E a distance of 0.369 Feet
Thence N 65° 31' 21.43" E a distance of 2.553 Feet
Thence N 65° 33' 36.26" E a distance of 14.135 Feet
Thence N 65° 33' 5.53" E a distance of 29.449 Feet
Thence S 89° 16' 29.87" W a distance of 430.222 Feet
Thence N 50° 19' 29.75" E a distance of 169.089 Feet
Thence N 50° 19' 35.3" E a distance of 57.114 Feet
Thence N 50° 19' 39.43" E a distance of 25.116 Feet
Thence N 50° 19' 24.67" E a distance of 37.848 Feet
Thence N 48° 21' 57.57" E a distance of 20.329 Feet
Thence N 48° 20' 9.21" E a distance of 32.688 Feet
Thence N 48° 20' 29.55" E a distance of 19.095 Feet
Thence N 48° 21' 8.15" E a distance of 4.692 Feet
Thence N 50° 9' 28.78" E a distance of 2.014 Feet
Thence N 50° 11' 45.82" E a distance of 152.908 Feet
Thence N 50° 11' 46.02" E a distance of 78.186 Feet
Thence N 54° 39' 26.56" E a distance of 128.392 Feet
Thence N 54° 39' 23.55" E a distance of 489.372 Feet
Thence N 54° 39' 23.58" E a distance of 339.63 Feet
Thence N 54° 39' 25.56" E a distance of 725.488 Feet
Thence N 54° 39' 26.05" E a distance of 685.485 Feet
Thence N 54° 39' 30.09" E a distance of 760.587 Feet
Thence N 54° 38' 37.21" E a distance of 308.219 Feet
Thence N 54° 43' 48.12" E a distance of 253.721 Feet
Thence N 54° 43' 48.22" E a distance of 190.309 Feet
Thence N 54° 47' 17.93" E a distance of 206.074 Feet
Thence N 54° 54' 25.23" E a distance of 12.552 Feet
Thence N 54° 54' 5.31" E a distance of 587.474 Feet
Thence N 54° 54' 5.87" E a distance of 654.278 Feet
Thence N 54° 54' 5.99" E a distance of 117.705 Feet
Thence S 35° 6' 39.12" E a distance of 151.186 Feet
Thence S 35° 1' 53.94" E a distance of 546.506 Feet
Thence N 54° 53' 15.02" E a distance of 323.611 Feet
Thence N 54° 23' 52.05" E a distance of 465.296 Feet
Thence N 54° 27' 34.92" E a distance of 284.505 Feet
Thence N 54° 43' 0.76" E a distance of 299.174 Feet
Thence N 54° 38' 33.03" E a distance of 110.376 Feet

Thence N 55° 28' 48.35" E a distance of 110.995 Feet
Thence N 55° 38' 36.35" E a distance of 43.966 Feet
Thence N 54° 28' 40.84" E a distance of 48.395 Feet
Thence N 55° 15' 19.58" E a distance of 74.811 Feet
Thence N 55° 28' 59.7" E a distance of 68.858 Feet
Thence N 54° 48' 39.53" E a distance of 73.624 Feet
Thence N 54° 46' 32.72" E a distance of 79.476 Feet
Thence N 54° 34' 33.93" E a distance of 267.078 Feet
Thence N 54° 41' 51.11" E a distance of 677.634 Feet
Thence N 54° 37' 2.08" E a distance of 110.663 Feet
Thence N 44° 0' 11.44" W a distance of 41.621 Feet
Thence N 34° 37' 24.61" W a distance of 337.945 Feet
Thence N 54° 32' 35.6" E a distance of 385.465 Feet
Thence N 37° 2' 46.54" W a distance of 185.958 Feet
Thence N 54° 37' 27.95" E a distance of 1737.218 Feet
Thence N 54° 37' 51.96" E a distance of 21.073 Feet
Thence N 54° 37' 27.77" E a distance of 908.044 Feet
Thence N 54° 42' 43.06" E a distance of 670.643 Feet to the POINT OF BEGINNING.

EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26 E, thence S 84° 50’ 32” W a distance of 7,949.57 Feet to the POINT OF BEGINNING.

Thence S 0° 56' 40.45" E a distance of 661.81 Feet
Thence N 89° 14' 20.53" E a distance of 24.998 Feet
Thence N 89° 14' 37.46" E a distance of 5.0 Feet
Thence N 88° 39' 50.59" E a distance of 147.976 Feet
Thence N 88° 40' 26.03" E a distance of 22.21 Feet
Thence N 88° 40' 22.91" E a distance of 177.045 Feet
Thence N 88° 40' 20.45" E a distance of 76.997 Feet
Thence N 88° 40' 19.12" E a distance of 53.33 Feet
Thence N 88° 40' 20.31" E a distance of 153.557 Feet
Thence N 4° 29' 38.34" W a distance of 66.416 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 17.05" W a distance of 66.097 Feet
Thence N 0° 51' 11.05" W a distance of 27.001 Feet
Thence N 0° 51' 10.63" W a distance of 39.096 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet
Thence N 0° 51' 12.3" W a distance of 61.097 Feet
Thence N 0° 50' 52.5" W a distance of 5.001 Feet
Thence N 0° 51' 10.81" W a distance of 66.097 Feet

Thence N 0° 51' 10.9" W a distance of 66.095 Feet
Thence N 0° 20' 52.96" E a distance of 45.107 Feet
Thence N 0° 27' 50.0" E a distance of 13.092 Feet
Thence S 89° 26' 15.6" W a distance of 59.097 Feet
Thence S 89° 26' 23.22" W a distance of 570.087 Feet
Thence S 89° 25' 37.42" W a distance of 5.0 Feet
Thence S 89° 26' 26.92" W a distance of 25.001 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26 E, thence S 45° 42’ 18” W a distance of 7,233.77 Feet to the POINT OF BEGINNING

Thence S 0° 46' 12.25" E a distance of 75.001 Feet
Thence N 89° 30' 38.91" E a distance of 149.919 Feet
Thence N 89° 31' 33.02" E a distance of 1.45 Feet
Thence N 89° 30' 31.79" E a distance of 8.632 Feet
Thence N 89° 30' 26.17" E a distance of 10.0 Feet
Thence N 0° 46' 12.25" W a distance of 75.001 Feet
Thence S 89° 30' 44.05" W a distance of 9.632 Feet
Thence S 89° 22' 38.08" W a distance of 0.368 Feet
Thence S 89° 31' 8.54" W a distance of 7.624 Feet
Thence S 89° 30' 35.98" W a distance of 152.01 Feet
Thence S 89° 41' 19.01" W a distance of 0.368 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26E, thence S 61° 16” 02” W a distance of 10,425.88 Feet to the POINT OF BEGINNING

Thence S 0° 50' 25.4" E a distance of 15.0 Feet
Thence N 89° 12' 24.21" E a distance of 1.3 Feet
Thence N 89° 7' 25.61" E a distance of 1.7 Feet
Thence N 89° 9' 26.29" E a distance of 147.002 Feet
Thence N 89° 9' 30.27" E a distance of 70.398 Feet
Thence N 89° 9' 24.8" E a distance of 206.462 Feet
Thence N 89° 9' 27.52" E a distance of 201.07 Feet
Thence N 89° 7' 6.95" E a distance of 2.6 Feet
Thence N 0° 48' 58.4" W a distance of 69.637 Feet
Thence N 0° 49' 7.19" W a distance of 23.516 Feet
Thence S 88° 58' 20.4" W a distance of 63.116 Feet
Thence S 88° 58' 20.12" W a distance of 141.053 Feet
Thence S 88° 58' 1.35" W a distance of 206.462 Feet
Thence S 88° 58' 10.03" W a distance of 69.945 Feet

Thence S 88° 58' 13.41" W a distance of 148.7 Feet
Thence S 88° 56' 32.47" W a distance of 1.3 Feet
Thence S 0° 50' 30.78" E a distance of 76.09 Feet to the POINT OF BEGINNING.

AND ALSO EXCLUDING A TRACT OF LAND AS DESCRIBED BELOW

Beginning at the NE corner of Section 10 of Township 1S, Range 26E thence S 64° 26’ 14” W a distance of 14,105.82 Feet to the POINT OF BEGINNING

Thence S 77° 53' 9.99" W a distance of 11.293 Feet
Thence 37.074 Feet along a curve to the right with a radius of 618.19 feet and chord bearing of S 80° 5' 54.86" W
Thence 24.719 Feet along a curve to the right with a radius of 611.223 feet and chord bearing of S 82° 51' 38.19" W
Thence S 84° 37' 23.86" W a distance of 0.342 Feet
Thence S 84° 35' 44.97" W a distance of 12.019 Feet
Thence 22.602 Feet along a curve to the right with a radius of 605.316 feet and chord bearing of S 86° 5' 34.22" W
Thence S 87° 45' 24.63" W a distance of 0.869 Feet
Thence S 87° 42' 11.67" W a distance of 10.43 Feet
Thence S 88° 23' 40.84" W a distance of 3.141 Feet
Thence 37.042 Feet along a curve to the right with a radius of 606.846 feet and chord bearing of N 89° 53' 7.87" W
Thence 37.069 Feet along a curve to the right with a radius of 611.158 feet and chord bearing of N 86° 32' 39.82" W
Thence 37.082 Feet along a curve to the right with a radius of 617.953 feet and chord bearing of N 83° 12' 22.33" W
Thence 37.086 Feet along a curve to the right with a radius of 628.682 feet and chord bearing of N 79° 51' 48.55" W
Thence S 0° 42' 9.64" E a distance of 25.604 Feet
Thence S 89° 16' 54.69" W a distance of 59.999 Feet
Thence S 2° 59' 43.61" E a distance of 329.604 Feet
Thence S 86° 53' 26.07" E a distance of 100.216 Feet
Thence S 87° 22' 27.89" E a distance of 3.842 Feet
Thence N 89° 51' 15.69" E a distance of 236.827 Feet
Thence N 0° 42' 2.4" W a distance of 6.378 Feet
Thence N 0° 45' 4.96" W a distance of 0.61 Feet
Thence N 0° 42' 3.54" W a distance of 325.482 Feet
Thence N 0° 42' 9.82" W a distance of 36.039 Feet
Thence S 75° 25' 42.11" W a distance of 7.735 Feet
Thence S 75° 52' 0.51" W a distance of 0.86 Feet
Thence S 76° 5' 32.0" W a distance of 0.216 Feet
Thence S 76° 15' 44.12" W a distance of 8.38 Feet
Thence S 76° 40' 31.69" W a distance of 0.859 Feet
Thence S 77° 9' 15.46" W a distance of 0.981 Feet
Thence S 77° 3' 45.86" W a distance of 5.69 Feet

Thence S 77° 12' 53.23" W a distance of 1.066 Feet to the POINT OF BEGINNING.

For a total area of 2,567.71 US Survey Acres.

South Billings Boulevard Urban Renewal District Potential Expansion Area: Review of Conditions that Contribute to Blight

August 18, 2025



Prepared for:

City of Billings
Planning and Community Services Department

Prepared by:

Pioneer Technical Services, Inc.
2310 Broadwater Ave., Suite 1
Billings, Montana 59102

1 Introduction

The City of Billings, Montana (City) is working to improve the overall economic health of the community through the revitalization and redevelopment of blighted areas. To that end, on May 12, 2008, the City of Billings adopted an ordinance creating the South Billings Boulevard Urban Renewal District (SBBURD) with a Tax Increment Financing (TIF) provision. Part of this ordinance included the adoption of an urban renewal plan and the boundaries of the tax increment financing district. In October of 2008, the City modified the SBBURD to include three additional properties. The SBBURD was amended a second time in July 2019 and then was amended for the third and last time in 2021, as codified in Ordinance 21-5765 of the Billings Municipal Code. The 2021 amendment expanded the boundary of the SBBURD to add five new properties to the district. The SBBURD boundary, as of the 2021 amendment, is shown on Figure 1.

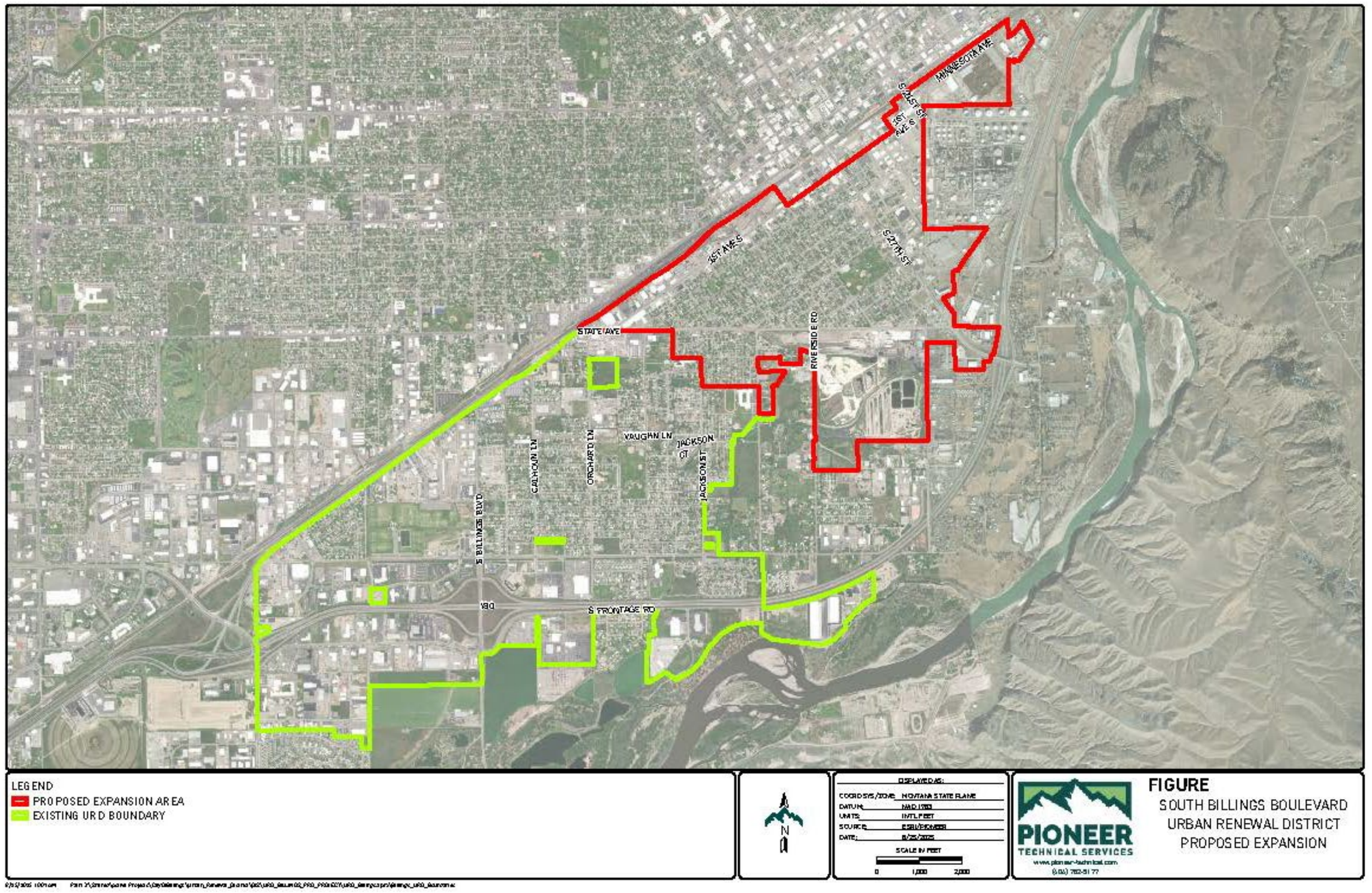


Figure 1. South Billings Boulevard Urban Renewal District and Proposed Expansion

The City is now considering amending the SBBURD to include additional areas adjacent to the existing district. These areas could benefit from inclusion in the SBBURD to provide resources to address conditions contributing to blight and help to achieve the City's goal to improve the overall economic health of the community through the revitalization and redevelopment of blighted areas. Therefore, the City initiated an examination of conditions that can be considered to contribute to blight in an area generally east of and adjacent to the SBBURD. The purpose of this review is to determine whether such conditions exist and whether rehabilitation, redevelopment, or both, are necessary and in the interest of the public health and welfare of Billings residents. This evaluation is required by Montana's Urban Renewal statutes in §7-15-4210, Montana Code Annotated (MCA) (Montana State Legislature, 2025a), as a first step in amending the SBBURD.

The statutory definitions of blight are found in §7-15-4206, MCA (Montana State Legislature, 2025b) and detailed in Section 2.2 of this review; for purposes of clarity, visible signs of conditions that contribute to blight are as follows:

- Structures that have become ill-suited for their original use
- Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks
- Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants
- Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses of the area, deteriorated, antiquated, obsolete, or in disrepair.
- Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs.
- Excessive vacancies occurring in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

Following this examination, the City will determine whether it is appropriate to expand the SBBURD. Expanding the Urban Renewal District (URD) will enable the City to address conditions that contribute to blight through:

- The investment in public infrastructure in support of economic development
- The attainment of urban density to achieve greater efficiency in the delivery of public services
- Retention and recruitment of commerce
- Leveraging private and public local, state, and federal capital
- The creation of opportunities for living wage jobs

2 Growth Policy Conformance

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43, MCA) is that the urban renewal plan must conform to the community's growth policy. The 2016 City of Billings Growth Policy ("Growth Policy") (City of Billings, 2016) refers to and promotes economic development and urban renewal in various ways. Note that the Growth Policy was officially adopted by the City of Billings via Resolution 16-10575 on August 8, 2016. The City of Billings Growth Policy Statement is:

> *"In the next 20 years, Billings will manage its growth by encouraging development within and adjacent to the existing City limits, but preference will be given to areas where City infrastructure exists or can be extended within a fiscally constrained budget and with consideration given to increased tax revenue from development. The City will prosper with strong neighborhoods with their own unique character that are clean, safe, and provide a choice of housing and transportation options"* (City of Billings, 2016).

Expanding the SBBURD and developing plans and means to address conditions contributing to blight can help to achieve the vision included in this Growth Policy Statement. While a more detailed analysis of compliance with the Growth Policy will be incorporated into the Urban Renewal Plan, this preliminary evaluation indicates that including this area into the SBBURD will most likely be in compliance with the City of Billings Growth Policy.

3 Background

3.1 History and Previous Activities

The SBBURD lies within the City, is situated between major transportation routes, and stretches from the east side of the King Avenue Overpass east to Washington Street and from State Avenue South to the City limit boundaries. Located within the SBBURD is Interstate Highway 90 and the major railway line through the City. Figure 1 shows the boundary of the existing SBBURD.

Billings, Montana, was established in 1882 by the Northern Pacific Railway and named after Frederick H. Billings, a former president of the company. The City quickly grew as a railroad hub. The City's commercial core developed along Montana Avenue, with the Parmly Billings Memorial Library, built in 1901, symbolizing its growing civic pride. Billings' strategic location and access to railroads helped it flourish as a distribution center during the homesteading boom (Montana Historical Society, 2025).

Following the homesteading boom, Billings evolved from a railroad town into Montana's leading economic center. Its strategic location and access to transportation networks helped it become a hub for agriculture, energy, and trade. Over time, the City diversified its economy, adding healthcare, education, finance, and tourism as major sectors. Today, Billings accounts for roughly 20% of Montana's Gross Domestic Product (GDP), with a metropolitan population nearing 200,000. The City serves a regional market of over 650,000 people, stretching across multiple states and provinces. With two major hospitals, several colleges, and a growing technical and service industry, Billings continues to attract businesses and workers. Investments in infrastructure, housing, and air travel have further solidified its role as a dynamic and resilient economic powerhouse in the Northern Rockies (Big Sky Economic Development, 2024). However, portions of the City have not enjoyed growth and prosperity to the same extent, including the SBBURD and the area being considered for expansion.

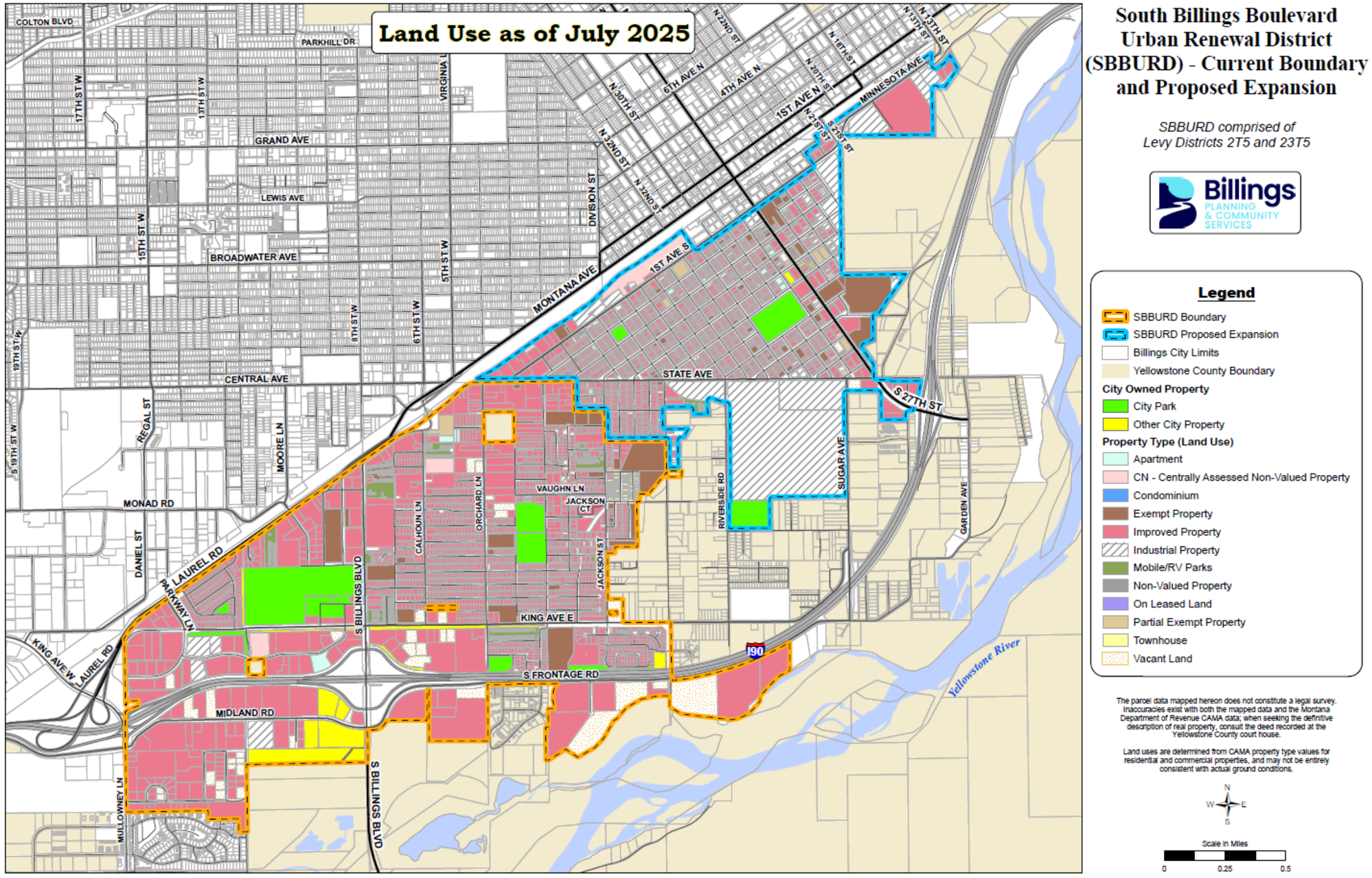
While the SBBURD is administered by the City of Billings, it is advised by the South Billings Urban Renewal Association (SBURA). The SBURA advises the Billings City Council on the SBBURD's administration and tax increment expenditures. This includes funding of public infrastructure projects and support of private development that promote economic development and/or reduce blight in the SBBURD.

Due to the location, the SBBURD has demonstrated an immense amount of potential to become a major economic force. Development has occurred since the formation of the SBBURD given its destination for retail, goods and services, manufacturing, and entertainment. The area considered for expansion also has significant potential to add to this positive economic impact.

3.2 Area General Description

The current SBBURD is in the south-center region of the City of Billings. Bordered by the interstate corridor, the main railroad line, and principal transportation routes, it is an area with numerous economic development opportunities. In addition, numerous service-related, commercial, industrial, parks and recreation, and housing choices are located within the area.

The area being considered for the URD expansion encompasses the area generally north and east of the SBBURD, starting near the intersection of State Street and Orchard Lane in the west, extending northeast along and south of Montana Avenue to the City's boundary near the Yellowstone River, and then south to include the Western Sugar Co-op, generally following the City's southern boundary in this area. The area includes commercial, residential, and industrial properties. It covers approximately 903 acres and encompasses 1,597 non-right-of-way parcels of property. The area is shown on Figure 1. A more detailed description of the boundary is included in Appendix A. The entire area is within the City of Billings. Existing land uses and current zoning are shown on Figures 2 and 3.



South Billings Boulevard Urban Renewal District (SBBURD) - Current Boundary and Proposed Expansion

SBBURD comprised of Levy Districts 2T5 and 23T5

Billings PLANNING & COMMUNITY SERVICES

Legend

- SBBURD Boundary
- SBBURD Proposed Expansion
- Billings City Limits
- Yellowstone County Boundary

City Owned Property

- City Park
- Other City Property

Property Type (Land Use)

- Apartment
- CN - Centrally Assessed Non-Valued Property
- Condominium
- Exempt Property
- Improved Property
- Industrial Property
- Mobile/RV Parks
- Non-Valued Property
- On Leased Land
- Partial Exempt Property
- Townhouse
- Vacant Land

The parcel data mapped hereon does not constitute a legal survey. Inaccuracies exist with both the mapped data and the Montana Department of Revenue CAMA data; when seeking the definitive description of real property, consult the deed recorded at the Yellowstone County court house.

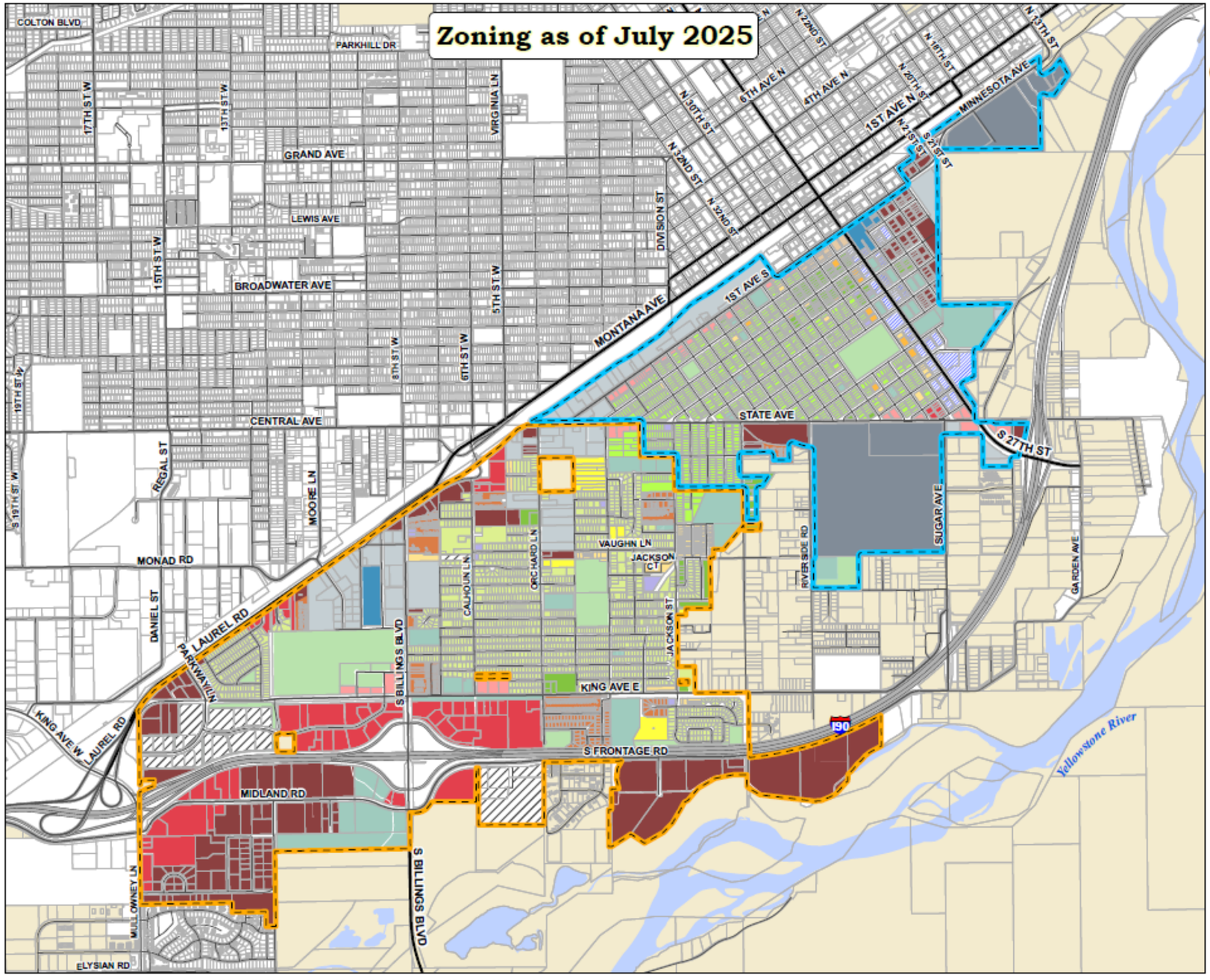
Land uses are determined from CAMA property type values for residential and commercial properties, and may not be entirely consistent with actual ground conditions.

N W E S

Scale in Miles

0 0.25 0.5

Figure 2. Current Land Uses.



South Billings Boulevard Urban Renewal District (SBBURD) - Current Boundary and Proposed Expansion

SBBURD comprised of Levy Districts 2T5 and 23T5

Billings PLANNING & COMMUNITY SERVICES

Legend

- SBBURD Boundary
- SBBURD Proposed Expansion
- Billings City Limits
- Yellowstone County Boundary

Zoning

- A - Agriculture (10+ acres)*
- C3 - General Commercial*
- CBD - Central Business District
- CMU1 - Corridor Mixed-Use
- CMU2 - Corridor Mixed-Use & Commercial Centers
- CX - Heavy Commercial
- DX - Downtown Support
- EBURD Industrial Sanctuary
- I1 - Light Industrial
- I2 - Heavy Industrial
- N1 - First Neighborhood
- N2 - Mid-Century Neighborhood
- N3 - Suburban Neighborhood
- N4 - Large Lot Surburban Neighborhood*
- NMU - Neighborhood Mixed-Use
- NX1 - Mixed Residential 1 (1-4 du/structure)
- NX2 - Mixed Residential 2 (2-8 du/structure)
- NX3 - Mixed Residential 3 (=/>5 du/structure)
- P1 - Open Space, Parks, Recreation
- P2 - Public- Civic, Institutional
- P3 - Public- Campuses - Medical, Civic, Educational
- PD - Planned Development
- RMH - Residential Mobile Home
- RR1 - Rural Residential (1 to 2.99 acres)*
- RR3 - Rural Residential (3 to 9.9 acres)*

The parcel data mapped hereon does not constitute a legal survey. Inaccuracies exist with both the mapped data and the Montana Department of Revenue CAMA data; when seeking the definitive description of real property, consult the deed recorded at the Yellowstone County court house.

N W E S

Scale in Miles

0 0.25 0.5

Figure 3. Current Zoning.

The current SBBURD neighborhood includes an established mixed residential and commercial area. It also includes three elementary schools and one middle school. Some areas include unimproved streets with no sidewalk, curb, or gutter. In addition, a few areas are still not served by municipal water and sewer. While some municipal water and sewer services consist of old, inadequate infrastructure, much of the District has seen utility improvements under the SBBURD, which was one of the reasons for its establishment as conditions contributing to blight. A significant concern raised by residents within the SBBURD has centered around routes for children to get to school, including bus routes that run on unimproved streets and children walking down the street instead of on sidewalks. Many of these infrastructure deficits were identified in the SBBURD Urban Renewal Plan and projects have been completed to remedy the deficiencies.

3.3 Current Demographic Conditions for Billings and the SBBURD

The City of Billings has a population of 120,874 as of 2023 (U.S. Census Bureau, 2023a). It has a land area of 44.6 square miles, and the median age of the residents is 38.2, less than the median age in Montana of 40.6. Those aged 65 and older comprise 19.0% of the population, again less than the Montana average of 20.5% (U.S. Census Bureau, n.d.).

The racial makeup of Billings is predominantly White at 78.2%, with significant fractions of Hispanic or Latino (6.3%), American Indian or Alaska Native (4.6%) populations, and 7.0% of the population identify as belonging to two or more races.

The proposed expansion area falls primarily in Census Tract 3, with a smaller fraction falling within Census Tract 9.02, as shown on Figure 4.

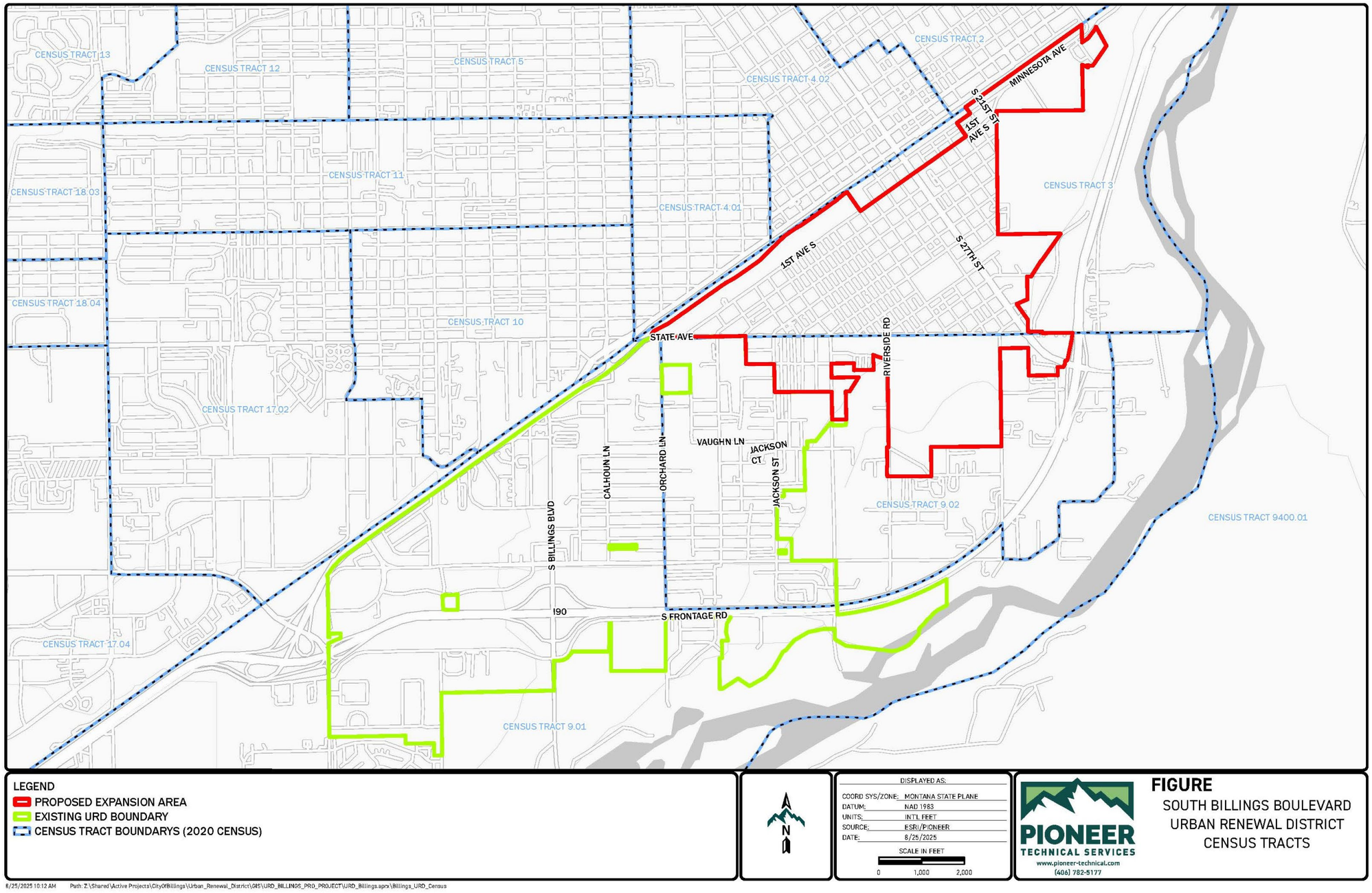


Figure 4. SBBURD Census Tracts

Table 1 shows the housing data for the census tracts that cover the proposed expansion area, as well as for the City of Billings overall, based on American Community Survey 2023 estimates from the U.S. Census Bureau.

Table 1. Housing Data

	City of Billings	Census Tract 3	Census Tract 9.02
Total Housing Units	54,758	1,459	2009
Occupied Housing Units	52,878	1,357	1927
Occupancy Rate	97%	93%	96%
Vacancy Rate	3%	7%	4%
Median Gross Rent	$ 1,033	$ 852	$ 911

(Source: U.S. Census Bureau, 2023a).

In 2023 Billings had a median annual household income of $67,028, less than the state median of $70,804. In Billings, 11.2% of the people live in poverty, as compared to a state-wide average of 11.7% (U.S. Census Bureau, 2023a). Within the proposed expansion area, median incomes are lower. In Census Tract 3, the median household income is $50,765, 24% less than the median for Billings and 28% less than the state median. In census tract 9.02, the median household income is estimated at $52,202, 22% and 26% lower, respectively, than the Billings and state median household incomes (U.S. Census Bureau, 2023b). Both Census Tracts experience more poverty than the rest of Billings or the state. The Census Bureau estimates that 13.3% of the population in Census Tract 9.02 live below the poverty level (U.S. Census Bureau, 2023c) and 15.6% of the population in Census Tract 3 lives below the poverty level (U.S. Census Bureau, 2023c).

Both of these census tracts are designated as Qualified Census Tracts (QCTs) by the U.S. Department of Housing and Urban Development (HUD), thereby qualifying for the Low-Income Housing Tax Credit program (Office of Policy Development and Research, n.d.) To be designated as a QCT, a census tract must have at least 50% of households with incomes below 60% of the Area Median Gross Income or have a poverty rate of at least 25%, per Section 42(d)(5)(C) of the Internal Revenue Code (Office of the Law Revision Council, n.d.).

The labor force participation rate in Billings is 65.7% for those aged 16 years and over, above the state-wide average of 60.8%, per the U.S. Census Bureau (U.S. Census Bureau, 2023a). According the U.S. Bureau of Labor Statistics, city-wide the total work force in April 2025 was 99,068, of which 96,487 were employed and 2,581 were unemployed for an unemployment rate of 2.6% (U.S. Bureau of Labor and Statistics, 2025). As shown in Table 2, the “Educational services, and healthcare and social assistance” sector is the largest, employing 25.7% of the workforce, followed by “Professional, scientific, and management, and administrative and waste management services,” which employs 12% of the workforce (U.S. Census Bureau, n.d.).

Table 2. City of Billings Industry for Civilian Employed Population 16 Years and Older

Industry for Civilian Employed Population	Percent of Workforce
Educational services, and health care and social assistance	25.7%
Professional, scientific, and management, and administrative and waste management services	12.0%
Arts, entertainment, and recreation, and accommodation and food services	11.4%
Retail trade	10.1%
Finance and insurance, and real estate and rental and leasing	7.9%
Construction	6.3%
Transportation and warehousing, and utilities	6.0%
Public administration	5.5%
Other services, except public administration	5.4%
Manufacturing	3.6%

Source: U.S. Census Bureau, n.d.

Labor participation is slightly lower in the area of the proposed expansion based on data from the U.S. Census Bureau. Census Tract 3 has a labor force participation rate of 56.6% for those aged 16 years and older. In Census Tract 9.02, the rate is 64.7% (U.S. Census Bureau, 2023a).

3.4 The Montana Urban Renewal Law

The expansion of an URD must be undertaken in accordance with §7-15-4201, et Seq., MCA (Montana State Legislature, 2023a) and enables local government to use the TIF provision to help fund its efforts. Tax Increment Financing is a locally driven funding mechanism that allows cities to direct property tax increments that accrue from increases in taxable value within a specified URD to a special fund that can be used to finance economic development and infrastructure projects within that district.

Taxpayers located within a district where TIF is in effect pay the same amount of property tax as they would if the property were located outside the district. Tax Increment Financing 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 5 below). Per §7-15-4292, MCA (Montana State Legislature, 2023b), a TIF provision is authorized for 15 years but may be extended for up to an additional 15 years if TIF bonds are sold any time during the first 15 years; the total life of the TIF may not extend beyond the 30th year following the original adoption of the tax increment provision. The TIF provision for the SBBURD is due to sunset in 2046. Funds may be used for a variety of purposes as detailed in §7-15-4288, MCA (Montana State Legislature, 2023c) and include improvements to vehicular and pedestrian transportation infrastructure, land acquisition, streetscapes, parks and landscaping, water and sewer lines, and connecting to infrastructure outside the district.

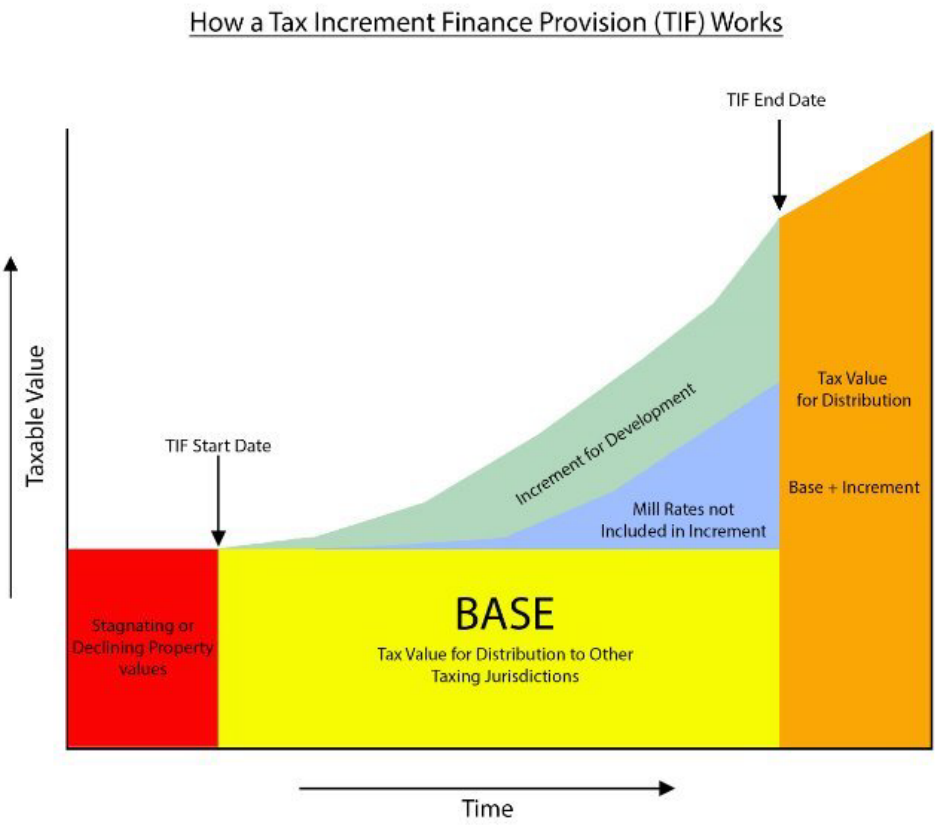


Figure 5. Tax Increment Financing Schematic

As stated in § 7-15-4209, MCA (Montana State Legislature, 2023d), a local government *"may formulate a workable program for using 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."

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) plan for the district.

This review of conditions contributing to blight constitutes the first step in the process to create the URD. This document will determine if the proposed boundary meets the statutory requirements for an URD, which would allow the City to incorporate the area into the SBBURD and undertake revitalization programs and activities. This is followed by the adoption of a Resolution of Necessity and the update of the urban renewal plan with a TIF provision to include the proposed area. The urban renewal plan acts as a guide for revitalization activities and the ability to address critical issues within the district.

4 Establishing Blight

4.1 Resolution of Necessity

As previously discussed, the City council must first adopt a resolution of necessity required per §7-15-4210, MCA (Montana State Legislature, 2025a), finding that the area being proposed displays at least three conditions as described in §7-15-4206, MCA (Montana State Legislature, 2025b). This action enables the preparation of an urban renewal plan and provides the rationale for using public funds in redevelopment activities.

4.2 Defining Blight

Montana law defines specific conditions regarding blight in §7-15-4206, MCA (Montana State Legislature, 2025b). A “blighted area” means an area that is determined to be detrimental to public health, safety, or welfare due to the presence of at least three of the following characteristics or conditions:

(a) An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required, or the defects are so serious and so extensive that the buildings must be removed.
(b) Structures that have become ill-suited for their original use.
(c) Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks.
(d) Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants.
(e) Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses in the area, deteriorated, antiquated, obsolete, or in disrepair.
(f) Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs.

(g) Tax or special assessment delinquency exceeding the fair value of a majority of the land and improvements.
(h) Excessive vacancies occurring in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

4.3 Conditions Identified in the Area that Contribute to Blight

Many instances of conditions contributing to blight are apparent in the proposed expansion area. These include deteriorating or inadequate infrastructure, disrepair of buildings and buildings ill-suited for their original use, and environmental contamination. Parks and recreation infrastructure is deteriorating in places and in need of repairs or upgrades. Neighborhoods, in some cases, suffer from lack of connectivity, and access for disabled people is not always adequate, which substantially limits access and reduces overall safety. Specific instances of conditions contributing to blight, as defined in §7-15-4206, MCA (2) (Montana State Legislature, 2025b), are described below.

§7-15-4206, MCA (2)(b): Structures that have become ill-suited for their original use

Structures that have become ill-suited for their original use can significantly deter economic vitality by limiting their functionality and appeal to potential investors, businesses, and residents. Such structures often fail to meet modern requirements, creating an environment of neglect and underutilization. This contributes to blight by reinforcing perceptions of decline, reducing property values, and discouraging economic activities in the affected area.

There are examples of this in the proposed expansion area, including warehouses and other buildings that have been repurposed as commercial businesses, or structures designed for one type of commercial business but repurposed for a different use, which often leads to underutilization of the structure.



The Garfield School has been repurposed for alternative use, which may not be the most efficient use of the structure without extensive remodeling and retrofitting.



The South Park Pool building does not include secondary containment for chemical storage and does not function efficiently, which is a safety concern.

§7-15-4206, MCA (2)(c): Deterioration of building structure components or infrastructure, such as roadways, alleys, curbs, gutters, and sidewalks

Deterioration of building structure components or infrastructure refers to the visible and functional decline of essential physical elements such as walls, roofs, and foundations, as well as public infrastructure like roadways, alleys, curbs, gutters, and sidewalks. This degradation can result from age, neglect, weather exposure, or lack of maintenance, and it often leads to safety hazards, reduced accessibility, and a negative visual impact on the surrounding area. Over time, such deterioration can contribute to broader community decline by discouraging investment and diminishing the overall quality of life in the neighborhood.

Examples of this can be seen throughout the district and include, but are not limited to, the following:



Deteriorated sidewalk near the intersection of 3rd Avenue South and South 25th Street.



Deteriorated curb and gutter and sidewalk at intersection of 5th Avenue South and South 36th Street.



Deteriorated alleyway near the intersection of 3rd Avenue South and South 28th Street.





Roof of ancillary building in South Park is in disrepair and in need of replacement.







The South Park Pool and associated infrastructure is in an advanced state of disrepair.





Much of the curbing around South Park is in deteriorated condition.



Damaged, unsafe sidewalks in South Park.



Deteriorated curb and gutter at Highland Park.



Deteriorated curb and gutter near the intersection of 4th Avenue South and South 31st Street.

§7-15-4206, MCA (2)(d): Buildings or structures that endanger the life, limb, health, property, or safety of the general public or their occupants

Buildings or structures that pose a danger to life, limb, health, property, or public safety are considered hazardous and can significantly impact both their occupants and the surrounding community. These dangers may arise from structural instability, fire hazards, exposure to harmful materials, or other unsafe conditions that make the building or property unsafe to the public. When such risks are present, they not only threaten the well-being of individuals but can also lead to broader public safety concerns, including emergency response burdens and neighborhood decline. Addressing these issues promptly is essential to protect residents and maintain a safe, livable environment.

Examples of this can be seen in the district, including the following.



The City of Billings, via legal action, is trying to compel significant improvement or demolition of The Colonial Apartments on South 27th Street due to conditions endangering residents and neighboring properties, including structural damage, electrical and plumbing hazards, peeling paint, broken windows and doors. .

§7-15-4206, MCA (2)(e): Inadequate utilities and infrastructure, such as storm sewers and storm drainage, sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services, that are shown to be lacking, of insufficient capacity to serve the uses in the area, deteriorated, antiquated, obsolete, or in disrepair

Inadequate utilities and infrastructure refer to essential systems—such as storm and sanitary sewers, water lines, power, roadways, alleys, curbs, gutters, sidewalks, and communication services that are either missing, outdated, deteriorated, or insufficient to meet the needs of the area. When these systems lack capacity or fall into disrepair, they hinder daily operations, reduce quality of life, and can pose safety and environmental risks to the community.

The Billings Engineering Department has a lengthy list of infrastructure that is lacking and in need of improvement. This includes, but is not limited to, the following:

- Replace the contaminated storm main in State Avenue from South 35th Street to South 27th Street.
- Pipe the existing Kratz Drain between the Mitchell and Jackson Court Apartments.
- Replace the water mains in the President streets south of State Avenue: Buchanan, Roosevelt, Monroe, Jefferson, Adams, Madison, Washington.
- Install a sidewalk or trail on Sugar Avenue from State Avenue to Riverside Drive, located south of Interstate 90 to improve safety for pedestrians and non-motorized vehicles.
- Add street lights in areas without any or inadequate lighting.

Other examples of infrastructure requiring improvements throughout the district include, but are not limited to, the following examples.



There are over 6,700 feet of residential streets in the proposed expansion area that are gravel and do not meet the City's standards for residential streets, like this example from Newman Lane. This is after significant street improvements have already been made in the area.



Washington Street between State Avenue and King Avenue East does not have proper drainage controls, curb and gutter, or sidewalks. There are many other similar streets within the area that need infrastructure upgrades, including portions of Riverside Road and Jackson Street.



Properties within the SBBURD either have inadequate drainage controls, such as this example lacking curb and gutter, and controlled parking with an approach onto an arterial street, which can cause confusion and safety concerns. This picture is from Washington Street just south of State Avenue.



The sidewalk approaches at this intersection of State Avenue and South 35th Street are not fully compliant with the Americans with Disabilities Act (ADA).



Evidence of improper drainage on South 33rd Street, leading to asphalt damage, and not fully compliant crossings with the Americans with Disabilities Act (ADA)



Improper drainage and missing curb, gutter or sidewalk on Fifth Avenue South near 27th Street, right at the entrance to Downtown Billings.



Damaged electrical infrastructure in South Park.

§7-15-4206, MCA (2)(f): Real property in the area that has incurred or may incur future planned Montana Department of Environmental Quality or U.S. Environmental Protection Agency remediation costs

Properties affected by contamination, whether due to hazardous waste, chemical spills, or other environmental pollutants, face significant barriers to development. Developers may be discouraged by the high costs of remediation required to meet environmental safety standards, as well as the potential legal liabilities and prolonged timelines associated with cleanup efforts. Contaminated sites often remain undeveloped for extended periods, fostering neglect and disrepair. This not only diminishes the aesthetic and functional value of the area but also discourages investment and economic activity, perpetuating a cycle of blight that affects the broader community. Such properties can become eyesores and even health hazards, further exacerbating their adverse impact on neighborhood vitality and public welfare.

Within the proposed expansion area, there are numerous sites that have or may incur environmental remediation costs, as shown on Figure 6. The Billings PCE Superfund site overlies a portion of the area. There are also some state Comprehensive Environmental Cleanup and

Responsibility Act (CECRA) Superfund sites within the boundary, and some active and remediated leaking underground storage tank (LUST) sites.

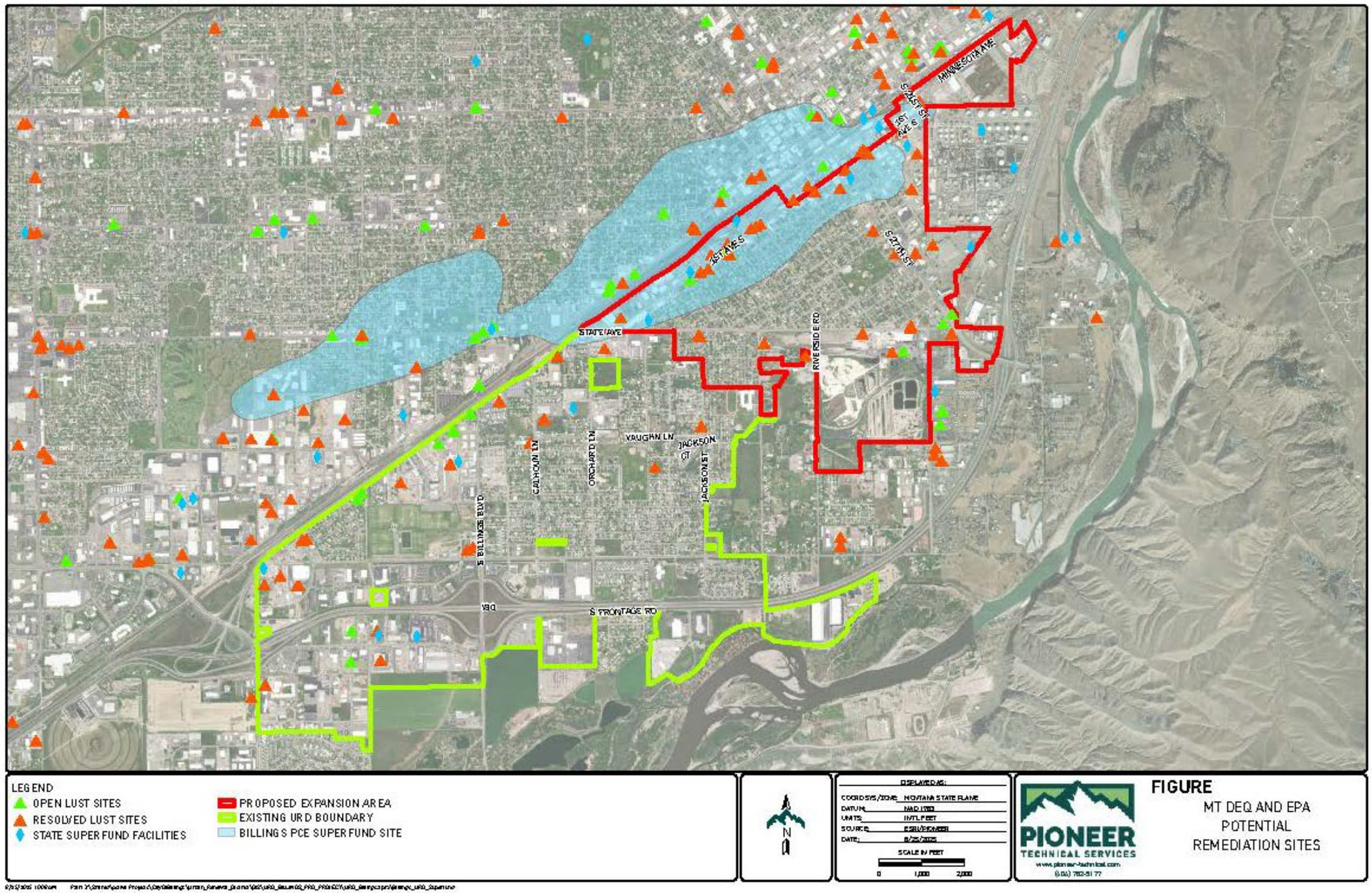


Figure 6. Environmental Remediation Sites

§7-15-4206, MCA (2)(h): Excessive vacancies occurring in buildings that are unoccupied and underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies

Conditions relating to excessive vacancies refer to situations where buildings remain unoccupied or underutilized for extended periods, either frequently or across large areas. These vacancies can negatively impact the surrounding neighborhood by creating a sense of neglect, reducing property values, and discouraging investment or development. When such buildings are left empty for too long or in significant numbers, they can become a visible sign of economic decline and contribute to broader social and environmental challenges in the area.

Examples of this in the district include, but are not limited to, those below:



Partially vacant commercial space on State Avenue.





Vacant, underutilized and poorly maintained property on 1st Avenue South near South 35th Street. The top photograph is from 2021, and the bottom photograph is from 2025, demonstrating further dilapidation and lack of maintenance.



Vacant, underutilized property on 1st Avenue South with deteriorating infrastructure and no maintenance.

5 Conclusion

In conclusion, the findings presented in this review clearly demonstrate that the proposed area being considered for expansion of the SBBURD meets the statutory criteria for designation as an URD. To be included in an URD, the area must display at least three conditions contributing to blight as described in §7-15-4206, MCA. This area clearly meets six of the conditions included in the MCA, and likely more.

The presence of deteriorating infrastructure, unsafe structures, and excessive vacancies collectively contribute to conditions of blight that hinder the area's economic vitality and public welfare. Expanding the SBBURD will provide the City with the necessary tools to address these challenges through strategic reinvestment, infrastructure improvements, and community revitalization efforts. This designation marks a critical step toward realizing the goals outlined in the Growth Policy (City of Billings, 2016) and fostering a more vibrant, safe, and economically resilient neighborhood.

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Appendix A
SBBURD Expansion Legal Description

SBBURD PROPOSED EXPANSION AREA LEGAL DESCRIPTION

Created 8.21.2025 by S. Gilbert

DESCRIPTION

A tract of land as described as follows: Commencing at the SE corner of the SW ¼ of Section 4 of Township 1S, Range 26E, thence North 19.46 Feet, thence S 89° W a distance of 220.99 Feet to the POINT OF BEGINNING.

Thence N 0° 36' 43.29" E a distance of 79.398 Feet
Thence N 32° 6' 22.33" E a distance of 78.184 Feet
Thence N 62° 25' 46.52" E a distance of 109.512 Feet
Thence N 62° 36' 17.38" E a distance of 102.459 Feet
Thence N 63° 2' 58.94" E a distance of 20.338 Feet
Thence N 62° 28' 8.86" E a distance of 45.943 Feet
Thence N 62° 33' 35.35" E a distance of 37.591 Feet
Thence N 61° 10' 43.27" E a distance of 36.322 Feet
Thence N 59° 18' 13.3" E a distance of 33.703 Feet
Thence N 57° 45' 48.74" E a distance of 29.568 Feet
Thence N 55° 34' 41.82" E a distance of 30.67 Feet
Thence N 54° 52' 32.36" E a distance of 52.488 Feet
Thence N 55° 6' 47.53" E a distance of 50.038 Feet
Thence N 54° 38' 28.31" E a distance of 73.359 Feet
Thence N 54° 36' 32.47" E a distance of 44.614 Feet
Thence N 54° 40' 49.19" E a distance of 80.95 Feet
Thence N 55° 20' 21.12" E a distance of 179.854 Feet
Thence N 53° 50' 32.75" E a distance of 121.553 Feet
Thence N 54° 22' 13.35" E a distance of 84.369 Feet
Thence N 54° 52' 53.49" E a distance of 64.837 Feet
Thence N 54° 56' 21.59" E a distance of 76.45 Feet
Thence N 54° 37' 35.3" E a distance of 123.218 Feet
Thence N 54° 50' 19.57" E a distance of 132.2 Feet
Thence N 54° 42' 48.22" E a distance of 151.068 Feet
Thence N 54° 56' 10.64" E a distance of 93.29 Feet
Thence N 54° 10' 10.01" E a distance of 172.571 Feet
Thence N 57° 59' 40.44" E a distance of 40.269 Feet
Thence N 54° 51' 4.62" E a distance of 56.844 Feet
Thence N 62° 42' 1.16" E a distance of 82.727 Feet
Thence N 59° 54' 14.09" E a distance of 134.305 Feet
Thence N 57° 19' 9.76" E a distance of 149.322 Feet
Thence N 54° 0' 22.86" E a distance of 54.586 Feet
Thence N 54° 59' 43.75" E a distance of 113.766 Feet
Thence N 54° 33' 50.29" E a distance of 99.47 Feet
Thence N 54° 45' 59.9" E a distance of 106.282 Feet
Thence N 54° 43' 39.48" E a distance of 121.948 Feet

Thence N 53° 37' 30.13" E a distance of 77.284 Feet
Thence N 47° 18' 17.63" E a distance of 69.383 Feet
Thence N 44° 59' 60.0" E a distance of 90.146 Feet
Thence N 45° 8' 33.72" E a distance of 86.068 Feet
Thence N 46° 19' 22.66" E a distance of 67.413 Feet
Thence N 44° 59' 59.64" E a distance of 132.134 Feet
Thence N 46° 24' 52.03" E a distance of 108.691 Feet
Thence N 43° 44' 27.43" E a distance of 65.935 Feet
Thence N 46° 9' 12.11" E a distance of 95.961 Feet
Thence N 46° 32' 54.29" E a distance of 47.666 Feet
Thence N 46° 36' 57.38" E a distance of 68.496 Feet
Thence N 51° 49' 16.75" E a distance of 45.178 Feet
Thence N 56° 33' 34.07" E a distance of 20.434 Feet
Thence N 54° 35' 19.71" E a distance of 65.443 Feet
Thence N 55° 7' 38.31" E a distance of 36.342 Feet
Thence N 54° 19' 9.95" E a distance of 54.289 Feet
Thence N 58° 24' 34.09" E a distance of 49.126 Feet
Thence N 59° 46' 52.73" E a distance of 28.458 Feet
Thence N 64° 1' 29.43" E a distance of 11.886 Feet
Thence N 59° 38' 17.37" E a distance of 38.049 Feet
Thence N 59° 27' 27.66" E a distance of 58.871 Feet
Thence N 60° 10' 2.58" E a distance of 47.251 Feet
Thence N 57° 37' 9.95" E a distance of 56.588 Feet
Thence N 54° 49' 17.3" E a distance of 68.45 Feet
Thence N 54° 38' 34.33" E a distance of 57.405 Feet
Thence N 54° 25' 45.58" E a distance of 78.814 Feet
Thence N 54° 45' 28.46" E a distance of 43.766 Feet
Thence N 55° 12' 46.39" E a distance of 53.458 Feet
Thence N 53° 50' 29.72" E a distance of 43.791 Feet
Thence N 54° 49' 19.77" E a distance of 53.951 Feet
Thence N 54° 37' 25.56" E a distance of 64.09 Feet
Thence N 54° 58' 37.88" E a distance of 96.281 Feet
Thence N 54° 44' 37.35" E a distance of 107.799 Feet
Thence N 54° 11' 19.83" E a distance of 88.709 Feet
Thence N 54° 11' 47.8" E a distance of 68.49 Feet
Thence N 55° 5' 11.76" E a distance of 90.689 Feet
Thence N 51° 16' 56.56" E a distance of 47.073 Feet
Thence N 49° 10' 0.05" E a distance of 29.895 Feet
Thence N 49° 55' 8.54" E a distance of 43.061 Feet
Thence N 48° 37' 16.16" E a distance of 34.795 Feet
Thence N 49° 52' 6.47" E a distance of 27.97 Feet
Thence N 50° 39' 34.92" E a distance of 29.419 Feet
Thence N 52° 31' 42.34" E a distance of 40.26 Feet
Thence N 55° 45' 51.05" E a distance of 38.48 Feet

Thence N 53° 1' 54.63" E a distance of 45.225 Feet
Thence N 55° 59' 12.51" E a distance of 20.492 Feet
Thence S 35° 1' 53.83" E a distance of 546.505 Feet
Thence N 54° 53' 14.91" E a distance of 323.612 Feet
Thence N 54° 23' 52.07" E a distance of 465.296 Feet
Thence N 54° 27' 34.96" E a distance of 284.505 Feet
Thence N 54° 43' 0.71" E a distance of 299.174 Feet
Thence N 54° 38' 33.15" E a distance of 110.376 Feet
Thence N 55° 28' 48.21" E a distance of 110.995 Feet
Thence N 55° 38' 36.14" E a distance of 43.966 Feet
Thence N 54° 28' 39.14" E a distance of 48.394 Feet
Thence N 55° 15' 21.18" E a distance of 74.811 Feet
Thence N 55° 28' 59.96" E a distance of 68.858 Feet
Thence N 54° 48' 38.79" E a distance of 73.624 Feet
Thence N 54° 46' 32.28" E a distance of 79.476 Feet
Thence N 54° 34' 34.17" E a distance of 267.078 Feet
Thence N 54° 41' 51.07" E a distance of 677.634 Feet
Thence N 54° 37' 2.18" E a distance of 110.663 Feet
Thence N 44° 0' 11.62" W a distance of 41.621 Feet
Thence N 34° 37' 24.52" W a distance of 337.945 Feet
Thence N 54° 32' 35.67" E a distance of 385.465 Feet
Thence N 37° 2' 46.44" W a distance of 185.958 Feet
Thence N 54° 37' 27.97" E a distance of 1737.218 Feet
Thence N 54° 37' 53.6" E a distance of 21.073 Feet
Thence N 54° 37' 27.84" E a distance of 908.045 Feet
Thence N 54° 42' 42.89" E a distance of 670.642 Feet
Thence S 0° 50' 3.18" E a distance of 417.134 Feet
Thence N 55° 25' 11.43" E a distance of 168.623 Feet
Thence N 37° 55' 15.0" E a distance of 250.157 Feet
Thence N 26° 38' 13.96" E a distance of 82.484 Feet
Thence S 28° 47' 56.35" E a distance of 507.998 Feet
Thence S 34° 40' 19.79" W a distance of 570.149 Feet
Thence N 84° 35' 15.63" W a distance of 133.286 Feet
Thence S 25° 11' 40.53" E a distance of 54.679 Feet
Thence N 64° 54' 21.59" W a distance of 150.674 Feet
Thence S 1° 8' 38.46" E a distance of 1067.245 Feet
Thence S 89° 31' 32.1" W a distance of 2028.008 Feet
Thence S 0° 41' 59.61" E a distance of 2893.302 Feet
Thence N 88° 57' 40.13" E a distance of 1447.412 Feet
Thence S 57° 39' 19.83" E a distance of 23.85 Feet
Thence S 35° 22' 9.98" W a distance of 786.803 Feet
Thence N 61° 52' 59.86" W a distance of 10.003 Feet
Thence S 31° 59' 49.27" W a distance of 426.009 Feet
Thence S 89° 5' 38.6" W a distance of 95.244 Feet

Thence S 0° 59' 5.43" E a distance of 533.055 Feet
Thence S 66° 26' 46.56" W a distance of 276.158 Feet
Thence S 35° 23' 54.6" E a distance of 449.701 Feet
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Thence S 6° 8' 25.23" W a distance of 44.426 Feet
Thence S 7° 17' 58.72" W a distance of 58.241 Feet
Thence S 8° 50' 0.96" W a distance of 49.739 Feet
Thence S 10° 54' 29.39" W a distance of 108.147 Feet
Thence S 11° 19' 54.5" W a distance of 79.885 Feet
Thence S 11° 38' 40.85" W a distance of 117.421 Feet
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Thence N 0° 54' 2.09" W a distance of 646.026 Feet
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Thence N 71° 44' 49.26" W a distance of 99.996 Feet
Thence N 68° 45' 0.77" W a distance of 99.99 Feet
Thence S 1° 4' 30.23" E a distance of 186.003 Feet

Thence N 89° 0' 21.28" E a distance of 7.375 Feet
Thence S 1° 6' 32.89" E a distance of 165.001 Feet
Thence S 89° 0' 5.05" W a distance of 460.522 Feet
Thence N 1° 10' 12.73" W a distance of 165.003 Feet
Thence S 88° 59' 59.41" W a distance of 527.991 Feet
Thence S 1° 7' 12.78" E a distance of 329.927 Feet
Thence N 89° 0' 28.17" E a distance of 631.791 Feet
Thence S 32° 14' 23.97" W a distance of 394.341 Feet
Thence S 88° 59' 32.0" W a distance of 90.284 Feet
Thence S 1° 1' 0.48" E a distance of 657.516 Feet
Thence S 89° 26' 59.89" W a distance of 300.002 Feet
Thence N 86° 40' 24.32" W a distance of 30.085 Feet
Thence N 1° 1' 0.34" W a distance of 653.141 Feet
Thence S 89° 41' 43.4" W a distance of 1333.209 Feet
Thence N 1° 9' 50.67" W a distance of 657.024 Feet
Thence S 89° 56' 35.09" W a distance of 658.512 Feet
Thence N 0° 54' 23.58" W a distance of 659.483 Feet
Thence S 87° 47' 22.64" W a distance of 118.606 Feet
Thence S 87° 47' 23.53" W a distance of 99.665 Feet
Thence S 89° 10' 21.9" W a distance of 1980.38 Feet to the point of beginning for an area of 902.899 US survey acres.

Docusign Envelope ID: 162E8EBC-6E7E-4024-B807-CF3F53646B5F

YELLOWSTONE COUNTY BOARD OF PLANNING

City/County
Planning Division

Billings
Metropolitan
Planning
Organization

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Billings, MT 59103
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October 14, 2025

Mayor and City Council
City of Billings, Montana

RE: Expansion of the South Billings Boulevard Urban Renewal District

As President of the Yellowstone County Board of Planning, I am forwarding the Board's recommendation for the expansion of the South Billings Boulevard Urban Renewal District (SBBURD) and amendments to the District Urban Renewal Plan. On October, 14, 2025, the Planning Board reviewed the proposed expansion of the SBBURD as to conformity with the 2016 City of Billings Growth Policy. The Planning Board voted to forward a recommendation to City Council of approval of the SBBURD expansion and associated amendments to the Urban Renewal Plan and its conformity with the Growth Policy.

This item was posted on the Planning Board agenda for its regular meeting held October 14, 2025. The Yellowstone County Board of Planning reviewed the amendments to the South Billings Boulevard Urban Renewal Plan and found the changes conformed with the 2016 City of Billings Growth Policy. Specifically, several Growth Policy Guidelines are addressed by the Project and Program elements described in Section 13 in the plan, and some examples are called out here by the Board:

(SBBURD Urban Renewal Plan Draft)
2025 Project and Program Recommendations:
Transportation Corridor Improvements – Construct and reconstruct transportation infrastructure in the District to include streets, sidewalks, lighting, traffic control, multi-purpose side paths, landscaping, water, sewer, stormwater, and transit access projects.

Improve the many uncontrolled intersections within the district with proper traffic controls. Also, improved traffic controls on South 27th Street to allow safer access for vehicular traffic, particularly northbound South 27th Street.

(2016 Growth Policy Guiding Principles)
Essential Investments (relating public and private expenditures to public values)
Infrastructure and service investments that stabilize or improve property values, secure future utility costs, consider maintenance costs, and improve our environmental quality far into the future (i.e. energy efficient) are desirable

Docusign Envelope ID: 162E8EBC-6E7E-4024-B807-CF3F53646B5F

(SBBURD Urban Renewal Plan Draft)
Parks & Recreational Amenities – Construct and enhance public facilities that will increase the quality or quantity of parks and recreational activities within the District. This may include, but is not limited to, a recreation center, swimming pool, ice arena, indoor and outdoor park development, and other amenities.

(2016 Growth Policy Guiding Principles)
Place Making (Enhance, maintain, preserve, and improve existing public places)
• *A multi-use community recreation facility is desirable*

Essential Investments (relating public and private expenditures to public values)
• *Developed parks that provide recreation, special amenities (community gardens, dog parks, viewing areas), and active living opportunities are desirable for an attractive and healthy community*

(SBBURD Urban Renewal Plan Draft)
Public Safety – Construction of Police or Fire facilities within the District, to include necessary furnishings for such facilities.

(2016 Growth Policy Guiding Principles)
Essential Investments (relating public and private expenditures to public values)
• *Public health and safety and emergency service response are critical to the well-being of Billings' residents, businesses, and visitors*

(SBBURD Urban Renewal Plan Draft)
Walking Paths and Trails – Construct sidewalks, trails and pathways throughout the District with landscaping to ensure the safety of children and all pedestrians, as well as provide access to neighborhoods and services.

(2016 Growth Policy Guiding Principles)
Essential Investments *(relating public and private expenditures to public values)*
• *The safety of all users and the connectivity of the transportation system are important criteria to consider in roadway designs and transportation plans*

Community Fabric *(attractive, aesthetically pleasing, uniquely Billings)*
• *Planning and construction of interconnected sidewalks and trails are important to the livability of Billings*

(SBBURD Urban Renewal Plan Draft)
School and Community Services – Assist in funding projects and programs in the District to enhance school playgrounds and athletic fields, health and wellness programs, access to community meeting and activity spaces, and other efforts that improve access to school and community services.

(2016 Growth Policy Guiding Principles)
Mobility and Access *(transportation choices in places where goods and services are accessible to all)*
• *"Safe Routes to Schools" promotes physical health and reduces vehicle trips, earning parents more time and less costs for transportation*

Docusign Envelope ID: 162E8EBC-6E7E-4024-B807-CF3F53646B5F

The Board respectfully submits this recommendation to the City of Billings Mayor and City Council for consideration.

Respectfully Yours,

Signed by:
Roger Gravgaard
2C071AA031354D7...

Roger Gravgaard, President
Yellowstone County Board of Planning

City Council Regular

Date:	11/10/2025
Title:	Payment of Claims for week of September 30th, 2025
Presented by:	Erin Watterud
Department:	Finance
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Claims in the amount of $4,638,983.44 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department. Payment Approval Process Every invoice for payment is entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.). Each invoice goes through a multi-step approval process depending upon the amount of the payment. First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment. Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached. If the payment is greater than $1,000, then it must be approved by the Finance Director or designee. If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator. Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES

No other alternatives were analyzed.

FISCAL EFFECTS

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

Attachments

CouncilMemo wk of 09302025

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/30/2025	883920	Advanced Employment	Building	$ 900.90	Temp Employee W.E. 09/14/25 Audit scanned documents
09/30/2025	883920	Advanced Employment	P.W. Admin	$ 728.00	contract labor for week of 08/25-08/29/2
09/30/2025	883920	Advanced Employment	P.W. Admin	$ 336.00	Contract Labor for week of 09/02/2025
09/30/2025	883920	Advanced Employment	Solid Waste	$ 490.00	Contract labor for 08/31/2025
09/30/2025	883920	Advanced Employment	Solid Waste	$ 746.20	Contract Labor for Week of 09/02-09/05/2
09/30/2025	883920	Advanced Employment	Solid Waste	$ 1,232.00	Contract Labor week of 09/02-09/07/2025
09/30/2025	883921	Air Controls-Billings	Facilities	$ 115,789.47	Removal and replacement of fourteen (14) rooftop units at BOC
09/30/2025	883927	BAR 10	Ballpark Dona	$ 41,270.00	Dehler park infield sod replacement-invoice 37
09/30/2025	883942	Creativebug Holdings	Library	$ 5,500.00	5107860000090583052 Annual subscription 10/25 - 9/26
09/30/2025	883947	Dick Anderson Construction	Water	$ 2,140,840.10	WO 19-12 West End Reservoir Const Services Contract; Pmt 7
09/30/2025	883947	Dick Anderson Construction	Water	$ 670,274.88	WO 19-12 West End Reservoir Const Services Contract; Pmt 7
09/30/2025	883950	Earth Movers Excavation	Storm Sewer	$ 77,725.00	WO 25-11 10th & Broadwater Culvert Improvements; Pmt 1 F
09/24/2025	349926	EBMS Import	City Ins Fund	$ 7,399.79	EBMS INSURANCE PAYMENTS
09/24/2025	349927	EBMS Import	City Ins Fund	$ 4,400.00	EBMS INSURANCE PAYMENTS
09/24/2025	349928	EBMS Import	City Ins Fund	$ 39,232.02	EBMS INSURANCE PAYMENTS
09/24/2025	349929	EBMS Import	City Ins Fund	$ 12,304.40	EBMS INSURANCE PAYMENTS
09/24/2025	349932	EBMS Import	City Ins Fund	$ 73,800.27	EBMS INSURANCE PAYMENTS
09/24/2025	349939	EBMS Import	City Ins Fund	$ 5,001.80	EBMS INSURANCE PAYMENTS
09/24/2025	349943	EBMS Import	City Ins Fund	$ 2,922.85	EBMS INSURANCE PAYMENTS
09/24/2025	349953	EBMS Import	City Ins Fund	$ 55,566.00	EBMS INSURANCE PAYMENTS
09/24/2025	349956	EBMS Import	City Ins Fund	$ 3,816.92	EBMS INSURANCE PAYMENTS
09/24/2025	349984	EBMS Import	City Ins Fund	$ 4,071.38	EBMS INSURANCE PAYMENTS
09/24/2025	349988	EBMS Import	City Ins Fund	$ 5,831.49	EBMS INSURANCE PAYMENTS
09/24/2025	350008	EBMS Import	City Ins Fund	$ 388,962.00	EBMS INSURANCE PAYMENTS
09/24/2025	350020	EBMS Import	City Ins Fund	$ 2,545.27	EBMS INSURANCE PAYMENTS
09/24/2025	350033	EBMS Import	City Ins Fund	$ 3,220.60	EBMS INSURANCE PAYMENTS
09/24/2025	350035	EBMS Import	City Ins Fund	$ 26,701.70	EBMS INSURANCE PAYMENTS
09/24/2025	350038	EBMS Import	City Ins Fund	$ 11,882.20	EBMS INSURANCE PAYMENTS
09/24/2025	350040	EBMS Import	City Ins Fund	$ 58,787.77	EBMS INSURANCE PAYMENTS
09/24/2025	350041	EBMS Import	City Ins Fund	$ 2,628.00	EBMS INSURANCE PAYMENTS
09/24/2025	350044	EBMS Import	City Ins Fund	$ 4,570.91	EBMS INSURANCE PAYMENTS
09/24/2025	350046	EBMS Import	City Ins Fund	$ 4,606.48	EBMS INSURANCE PAYMENTS
09/24/2025	350060	EBMS Import	City Ins Fund	$ 2,844.46	EBMS INSURANCE PAYMENTS

Check Date	Check #	Name	Fund Name		Amount	Item Desc
09/24/2025	350073	EBMS Import	City Ins Fund	$	15,063.64	EBMS INSURANCE PAYMENTS
09/30/2025	883954	Fifth Asset	General	$	5,890.00	DebtBook Renewal
09/30/2025	883955	Fisher Sand & Gravel	Street/Traffic	$	3,048.96	Mill & Pave Parkway
09/30/2025	883955	Fisher Sand & Gravel	Street/Traffic	$	538.88	Pave S 29th & 1st Ave South
09/30/2025	883955	Fisher Sand & Gravel	Street/Traffic	$	328.23	PUD Water Breaks on Caravan
09/30/2025	883955	Fisher Sand & Gravel	Street/Traffic	$	2,696.96	Street Repair on Ash Street
09/30/2025	883957	Gallagher Benefit Services	City Ins Fund	$	11,000.00	GASB Valuation
09/30/2025	883962	Graphic Imprints	Library	$	3,806.03	N123135 Library promo bags
09/30/2025	883973	Inland Truck Parts	Fleet	$	48.55	1865168
09/30/2025	883973	Inland Truck Parts	Fleet	$	2,830.00	1865168
09/30/2025	883974	Insight Public Sector	Public Safety	$	5,928.23	Qty. 30 FZ-40 toughbooks
09/30/2025	883976	Interstate Power Systems	Transit	$	6,116.47	R007063515 transmission repair (1836, WO: 2026- 257)
09/30/2025	883976	Interstate Power Systems	Transit	$	971.03	R007063515 transmission services (1836, WO: 2026-229)
09/30/2025	883971	I-State Truck	Transit	$	23,177.75	R251088574 Accident repair (1826, WO: 2025-1040)
09/30/2025	ACH	Jacobs Engineering Group	Gas Tax	$	156.64	Asset Management Program Project; Pmt 57
09/30/2025	ACH	Jacobs Engineering Group	Light Maint	$	156.65	Asset Management Program Project; Pmt 57
09/30/2025	ACH	Jacobs Engineering Group	Storm Sewer	$	377.03	Asset Management Program Project; Pmt 57
09/30/2025	ACH	Jacobs Engineering Group	Street/Traffic	$	585.90	Asset Management Program Project; Pmt 57
09/30/2025	ACH	Jacobs Engineering Group	Wastewater	$	1,281.61	Asset Management Program Project; Pmt 57
09/30/2025	ACH	Jacobs Engineering Group	Water	$	1,281.61	Asset Management Program Project; Pmt 57
09/30/2025	883980	Kittelson & Associates	Gas Tax	$	3,618.11	WO 25-19 Transportation Corridor Plan; Pmt 1...Inv 0158106
09/30/2025	883980	Kittelson & Associates	Planning	$	8,396.01	Professional services through July 31, 2025
09/30/2025	883980	Kittelson & Associates	St Maint Dist	$	6,416.15	WO 25-38 Division St Signal Coordination; Pmt 2
09/30/2025	883980	Kittelson & Associates	St Maint Dist	$	737.41	WO 25-39 Grand Ave Signal Coordination; Pmt 2
09/30/2025	883981	Knife River	Street/Traffic	$	2,879.20	1 1/2 ' gravel used in alleys and gravel
09/30/2025	883981	Knife River	Street/Traffic	$	2,785.01	Stockpile gravel for Gravel street
09/30/2025	883985	L N Curtis and Sons	Public Safety	$	4,484.11	11X Nomex IIIA Twill Dual-Compliant Brush Pants
09/30/2025	883985	L N Curtis and Sons	Public Safety	$	602.80	MSA Cairns Standard Helmet Front X10
09/30/2025	883998	Mead & Hunt	Airport	$	14,200.00	Amendment To the Master Agreement. Air Service Consulting Svcs
09/30/2025	884002	Montana Dakota Utilities	Airport	$	153.01	129 573 1000 1. Mud Wash. September 2025
09/30/2025	884002	Montana Dakota Utilities	Airport	$	28.46	160 723 3573 6. USDA. September 2025
09/30/2025	884002	Montana Dakota Utilities	Airport	$	846.70	179 053 7751 5. New Terminal. September 2025
09/30/2025	884002	Montana Dakota Utilities	Airport	$	28.46	185 580 1000 7. TSA. September 2025

Check Date	Check #	Name	Fund Name		Amount	Item Desc
09/30/2025	884002	Montana Dakota Utilities	Airport	$	35.60	229 573 1000 0. Detail Bay 1 Hertz. September 2025
09/30/2025	884002	Montana Dakota Utilities	Airport	$	28.46	283 116 0655 3. Alpine IP-12. September 2025
09/30/2025	884002	Montana Dakota Utilities	Airport	$	129.21	285 580 1000 6
09/30/2025	884002	Montana Dakota Utilities	Airport	$	28.46	295 580 1000 4. Aero Interiors. September 2025
09/30/2025	884002	Montana Dakota Utilities	Airport	$	32.02	329 573 1000 9. Detail Bay 3 Enterprise. September 2025
09/30/2025	884002	Montana Dakota Utilities	Airport	$	34.17	429 573 1000 8. Detail Bay 4 Avis/Budget. September 2025
09/30/2025	884002	Montana Dakota Utilities	Airport	$	30.59	529 573 1000 7. Detail Bay 5 Thrifty/Dollar. September 2025
09/30/2025	884002	Montana Dakota Utilities	Airport	$	1,500.49	595 580 1000 1
09/30/2025	884002	Montana Dakota Utilities	Airport	$	36.29	629 573 1000 6. Detail Bay 2 National/Alamo. September 2025
09/30/2025	884002	Montana Dakota Utilities	Airport	$	122.90	706 580 1000 7
09/30/2025	884002	Montana Dakota Utilities	Airport	$	83.71	889 373 1000 6. Car Wash. September 2025
09/30/2025	884002	Montana Dakota Utilities	Facilities	$	153.71	130 733 1000 8
09/30/2025	884002	Montana Dakota Utilities	Facilities	$	2,736.44	375 963 4481 4
09/30/2025	884002	Montana Dakota Utilities	Facilities	$	517.70	757 633 1000 2
09/30/2025	884002	Montana Dakota Utilities	Facilities	$	30.30	799 152 1209 0
09/30/2025	884002	Montana Dakota Utilities	Facilities	$	170.51	989 733 1000 0
09/30/2025	884002	Montana Dakota Utilities	Facilities	$	83.71	993 733 1000 4
09/30/2025	884002	Montana Dakota Utilities	Library	$	569.96	219 924 4851 0
09/30/2025	884002	Montana Dakota Utilities	Park Dist 1	$	111.70	061 943 1000 6
09/30/2025	884002	Montana Dakota Utilities	Park Dist 1	$	112.86	112 138 9381 8
09/30/2025	884002	Montana Dakota Utilities	Park Dist 1	$	31.32	371 101 1000 6
09/30/2025	884002	Montana Dakota Utilities	Park Dist 1	$	45.99	437 780 1000 9
09/30/2025	884002	Montana Dakota Utilities	Park Dist 1	$	28.46	501 473 1000 2
09/30/2025	884002	Montana Dakota Utilities	Park Dist 1	$	52.70	571 295 3342 8
09/30/2025	884002	Montana Dakota Utilities	Park Dist 1	$	30.30	703 760 1000 8
09/30/2025	884002	Montana Dakota Utilities	Park Dist 1	$	1,577.25	879 660 1000 8
09/30/2025	884002	Montana Dakota Utilities	Park Dist 1	$	33.15	902 360 1000 6
09/30/2025	884002	Montana Dakota Utilities	Park Dist 1	$	39.16	927 890 1000 3
09/30/2025	884002	Montana Dakota Utilities	Parking	$	30.30	717 353 1000 6
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$	30.30	062 907 9494 7
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$	288.11	169 233 1000 3
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$	331.27	307 111 5825 0
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$	27.34	357 004 5071 7

Check Date	Check #	Name	Fund Name	Amount		Item Desc
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$ 104.71	442 190 1000 4	
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$ 30.30	514 117 0478 9	
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$ 142.96	533 653 1000 1	
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$ 85.81	602 589 7178 1	
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$ 123.38	668 670 1000 2	
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$ 50.06	672 860 1000 3	
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$ 209.45	819 360 1000 8	
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$ 86.51	885 880 1000 4	
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$ 31.01	930 442 2308 4	
09/30/2025	884002	Montana Dakota Utilities	Public Safety	$ 47.71	959 389 9168 4	
09/30/2025	884002	Montana Dakota Utilities	Solid Waste	$ 117.32	284 225 1320 1	
09/30/2025	884002	Montana Dakota Utilities	Solid Waste	$ 112.41	602 680 9335 2	
09/30/2025	884002	Montana Dakota Utilities	Solid Waste	$ 28.46	770 390 1000 2	
09/30/2025	884002	Montana Dakota Utilities	Transit	$ 171.91	962 880 1000 0	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 90.26	017 739 3911 9	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 1,464.95	293 780 1000 2	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 2,929.89	293 780 1000 2	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 1,464.95	293 780 1000 2	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 56.98	310 490 1000 7	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 33.18	410 490 1000 6	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 84.65	470 750 1000 0	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 27.34	559 250 1000 5	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 83.71	596 733 1000 5	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 83.71	713 064 3190 0	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 89.07	735 453 1000 2	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 83.71	843 879 2205 1	
09/30/2025	884002	Montana Dakota Utilities	Wastewater	$ 84.41	868 563 1000 7	
09/30/2025	884002	Montana Dakota Utilities	Water	$ 30.59	010 490 1000 0	
09/30/2025	884002	Montana Dakota Utilities	Water	$ 83.71	076 225 9180 3	
09/30/2025	884002	Montana Dakota Utilities	Water	$ 29.17	110 490 1000 9	
09/30/2025	884002	Montana Dakota Utilities	Water	$ 31.01	162 660 1000 4	
09/30/2025	884002	Montana Dakota Utilities	Water	$ 28.46	209 077 5055 6	
09/30/2025	884002	Montana Dakota Utilities	Water	$ 28.46	210 490 1000 8	

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/30/2025	884002	Montana Dakota Utilities	Water	$ 170.93	310 490 1000 7
09/30/2025	884002	Montana Dakota Utilities	Water	$ 14.23	373 580 1000 9
09/30/2025	884002	Montana Dakota Utilities	Water	$ 14.23	373 580 1000 9
09/30/2025	884002	Montana Dakota Utilities	Water	$ 99.54	410 490 1000 6
09/30/2025	884002	Montana Dakota Utilities	Water	$ 362.23	500 490 1000 7
09/30/2025	884002	Montana Dakota Utilities	Water	$ 29.89	510 490 1000 5
09/30/2025	884002	Montana Dakota Utilities	Water	$ 28.46	527 033 1000 4
09/30/2025	884002	Montana Dakota Utilities	Water	$ 29.17	541 380 1000 1
09/30/2025	884002	Montana Dakota Utilities	Water	$ 28.46	566 923 1000 8
09/30/2025	884002	Montana Dakota Utilities	Water	$ 14.23	600 490 1000 6
09/30/2025	884002	Montana Dakota Utilities	Water	$ 14.23	600 490 1000 6
09/30/2025	884002	Montana Dakota Utilities	Water	$ 39.16	610 490 1000 4
09/30/2025	884002	Montana Dakota Utilities	Water	$ 28.46	666 923 1000 7
09/30/2025	884002	Montana Dakota Utilities	Water	$ 38.44	700 490 1000 5
09/30/2025	884002	Montana Dakota Utilities	Water	$ 83.01	800 490 1000 4
09/30/2025	884002	Montana Dakota Utilities	Water	$ 28.46	832 001 1000 1
09/30/2025	884002	Montana Dakota Utilities	Water	$ 117.32	900 490 1000 3
09/30/2025	884002	Montana Dakota Utilities	Water	$ 83.01	921 580 1000 6
09/30/2025	884005	Morrison Maierle	Airport	$ 135,329.99	Airport Master Plan Update - Federal Share
09/30/2025	884005	Morrison Maierle	Airport	$ 15,036.66	Airport Master Plan Update - Local Share
09/30/2025	884005	Morrison Maierle	Transit	$ 2,665.01	Amendment 10 MET Transit Remodel Project
09/30/2025	884005	Morrison Maierle	Water	$ 514.00	WO 19-12 Reservoir Fill Area settlement Plate Survey; Pmt 4 Final
09/30/2025	884006	MT Dept of Revenue-CGR2	Airport	$ 182.51	Overlook Drive Road Rehabilitation Project - Federal Share
09/30/2025	884006	MT Dept of Revenue-CGR2	Airport	$ 9.61	Overlook Drive Road Rehabilitation Project - Local Share
09/30/2025	884006	MT Dept of Revenue-CGR2	Airport	$ 105.41	Retainage Release
09/30/2025	884006	MT Dept of Revenue-CGR2	Airport	$ 5,452.34	Runway 7/25 Reconstruction & Extension Project - Federal Share
09/30/2025	884006	MT Dept of Revenue-CGR2	Airport	$ 286.97	Runway 7/25 Reconstruction & Extension Project - Local Share
09/30/2025	884006	MT Dept of Revenue-CGR2	Facilities	$ 1,169.59	Removal and replacement of fourteen (14) rooftop units at BOC
09/30/2025	884006	MT Dept of Revenue-CGR2	Gas Tax	$ 940.11	WO 25-02 Missing Sidewalk Project; Pmt 2
09/30/2025	884006	MT Dept of Revenue-CGR2	Park Dist 1	$ -	Wovek contract for renovations to the castlerock restroom
09/30/2025	884006	MT Dept of Revenue-CGR2	Park Dist 1	$ -	Wovek contract for renovations to the castlerock restroom
09/30/2025	884006	MT Dept of Revenue-CGR2	Park Dist 1	$ 112.53	retainage release
09/30/2025	884006	MT Dept of Revenue-CGR2	Sidewalk Con	$ 11.25	WO 25-02 Missing Sidewalk Project; Pmt 2

Check Date	Check #	Name	Fund Name		Amount	Item Desc
09/30/2025	884006	MT Dept of Revenue-CGR2	Stillwater Con	$	10.59	COB Law and Justice Center/City Hall Remodel Retainage Release
09/30/2025	884006	MT Dept of Revenue-CGR2	Stillwater Con	$	5.14	TK Elevator modernization of elevators in the Stillwater 8/29/2025
09/30/2025	884006	MT Dept of Revenue-CGR2	Transit	$	27.75	MET Transit Addition & Remodel - Federal
09/30/2025	884006	MT Dept of Revenue-CGR2	Transit	$	21.81	MET Transit Addition & Remodel - Local
09/30/2025	884006	MT Dept of Revenue-CGR2	Water	$	6,770.45	WO 19-12 West End Reservoir Const Services Contract; Pmt 7
09/30/2025	884006	MT Dept of Revenue-CGR2	Water	$	21,624.65	WO 19-12 West End Reservoir Project; Pmt # 7
09/30/2025	884008	NorthWestern Energy	Airport	$	477.40	0712792-1. IP-7 September 2025
09/30/2025	884008	NorthWestern Energy	Airport	$	1,549.24	0712800-2. IP-9 September 2025
09/30/2025	884008	NorthWestern Energy	Airport	$	292.35	0712809-3. IP-11 Alpine September 2025
09/30/2025	884008	NorthWestern Energy	Building	$	30.21	1569631-3
09/30/2025	884008	NorthWestern Energy	Facilities	$	380.16	0975808-7
09/30/2025	884008	NorthWestern Energy	Facilities	$	121.44	1160802-3
09/30/2025	884008	NorthWestern Energy	Facilities	$	-	1160804-9
09/30/2025	884008	NorthWestern Energy	Facilities	$	745.36	1269391-7
09/30/2025	884008	NorthWestern Energy	Facilities	$	38.19	3866815-8
09/30/2025	884008	NorthWestern Energy	Facilities	$	80.16	3922089-2
09/30/2025	884008	NorthWestern Energy	Facilities	$	18,000.94	3927205-9
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	1,564.93	0100506-5
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	46.13	0712387-0
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	166.95	0712536-2
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	1,413.13	0712538-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	202.66	0712539-6
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	106.98	0720818-4
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	3,170.40	0720821-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	2,035.66	0720841-6
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	22.19	0722237-5
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	22.78	0722247-4
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	446.20	0722251-6
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	22.19	0722253-2
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	106.59	0722255-7
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	221.82	0722256-5
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	24.65	0722258-1
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	31.55	0722259-9

Check Date	Check #	Name	Fund Name		Amount	Item Desc
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	90.48	0722263-1
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	121.12	0722266-4
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	11.75	0722268-0
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	28.89	0722269-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	10.45	0722272-2
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	51.59	0722273-0
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	11.17	0722274-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	105.60	0722275-5
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	34.88	0722277-1
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	35.53	0722278-9
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	15.74	0722279-7
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	22.19	0722280-5
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	22.19	0722281-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	22.19	0722283-9
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	22.19	0722284-7
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	1,738.74	0722287-0
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	12.78	0722292-0
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	61.67	0722293-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	15.74	0722808-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	25.63	0722852-1
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	24.65	0722862-0
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	59.30	0722901-6
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	34.03	0722905-7
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	190.93	0722933-9
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	23.05	0722976-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	138.96	0722995-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	93.63	0723005-5
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	22.19	0723025-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	276.17	0723035-2
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	23.05	0723036-0
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	245.43	0723037-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	15.58	0723039-4
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$	60.30	0723042-8

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 63.14	0723045-1
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 22.05	0723046-9
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 130.29	0723048-5
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 38.05	0723049-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 387.33	0723054-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 26.62	0723055-0
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 42.89	0723056-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 24.77	0723057-6
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 43.60	0723058-4
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 35.98	0723064-2
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 35.98	0723065-9
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 22.05	0723162-4
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 13.83	0723391-9
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 90.30	0723884-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 35.98	0723887-6
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 49.18	0789437-1
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 194.94	0793134-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 63.02	0813489-2
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ -	0839280-5
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 50.02	0920801-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 0.79	0925496-2
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 42.60	0978917-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 175.80	0999807-1
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 546.28	1141284-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 22.33	1156527-2
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 2,913.21	1160780-1
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 500.53	1191404-1
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 22.48	1230066-1
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ -	1409394-2
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 22.05	1588262-4
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 53.43	1635289-0
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 52.26	1692666-9
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 28.47	1836666-6

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 16.87	1849408-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 23.34	1902257-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 21.60	1904944-4
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 55.47	1941243-6
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 67.16	3020837-5
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 22.05	3178260-0
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 137.41	3241436-9
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 22.05	3477233-5
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 27.60	3771457-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 139.82	3999603-8
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 32.00	4081700-9
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ -	4086220-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 53.17	4148708-3
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 156.99	4177819-2
09/30/2025	884008	NorthWestern Energy	Park Dist 1	$ 111.79	4204010-5
09/30/2025	884008	NorthWestern Energy	Parking	$ 1,747.75	0720834-1
09/30/2025	884008	NorthWestern Energy	Parking	$ 1,380.82	1594282-4
09/30/2025	884008	NorthWestern Energy	Parking	$ 141.12	3835890-9
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 6.98	0722272-2
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.19	0723384-4
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 24.23	0723385-1
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 24.23	0723386-9
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 24.23	0723387-7
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 24.23	0723388-5
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 9.22	0723391-9
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 0.72	0723392-7
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.78	0723393-5
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.19	0723394-3
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.19	0723395-0
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.19	0723396-8
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.19	0723397-6
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.19	0723398-4
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.19	0723835-5

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 24.65	0723836-3
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.33	0723840-5
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 467.59	0723879-3
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.78	0723883-5
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ -	0723885-0
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 23.34	0881455-0
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 0.73	0971824-8
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 0.61	1029192-0
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 46.50	1045813-1
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 0.83	1265177-4
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 0.84	1312707-1
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 0.84	1396192-5
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 0.60	1425364-5
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 123.05	1513796-1
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 121.41	1513800-1
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 24.34	1513802-7
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.05	1513804-3
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 22.78	1514388-6
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 23.05	1564209-3
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 0.83	1948667-9
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 1.08	2041362-1
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 5.17	2055817-7
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 15.78	3707234-5
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 32.65	3707235-2
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 25.70	3707236-0
09/30/2025	884008	NorthWestern Energy	Parks Maint	$ 56.63	4103439-8
09/30/2025	884008	NorthWestern Energy	Public Safety	$ 25.05	0712532-1
09/30/2025	884008	NorthWestern Energy	Public Safety	$ 604.60	0720817-6
09/30/2025	884008	NorthWestern Energy	Public Safety	$ 629.29	0871546-8
09/30/2025	884008	NorthWestern Energy	Public Safety	$ 2,173.07	1183483-5
09/30/2025	884008	NorthWestern Energy	Public Safety	$ 175.29	1984150-1
09/30/2025	884008	NorthWestern Energy	Public Safety	$ 855.35	1984155-0
09/30/2025	884008	NorthWestern Energy	Public Safety	$ 3,478.73	3448739-7

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/30/2025	884008	NorthWestern Energy	Public Safety	$ 932.12	4045328-4
09/30/2025	884008	NorthWestern Energy	Public Safety	$ 668.62	Station 6 August Services
09/30/2025	884008	NorthWestern Energy	Radio	$ 264.05	1006915-1
09/30/2025	884008	NorthWestern Energy	Solid Waste	$ -	3252194-0
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 22.05	0723645-8
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 22.78	0855404-0
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 5.52	1045820-6
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 95.98	1738989-1
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 0.60	1740357-7
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 0.60	1748896-6
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 1.77	1797828-9
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 25.32	2047000-1
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 24.20	2047007-6
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 24.06	2047010-0
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 24.06	2047011-8
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 23.90	2047013-4
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 24.06	2047017-5
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 24.06	2047018-3
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 23.90	2047019-1
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 2.83	3088038-9
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 0.95	3590004-2
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 56.47	3648861-7
09/30/2025	884008	NorthWestern Energy	Street/Traffic	$ 24.20	3660075-7
09/30/2025	884008	NorthWestern Energy	Transit	$ 320.36	0719225-5
09/30/2025	884008	NorthWestern Energy	Transit	$ 293.55	1784756-7
09/30/2025	884008	NorthWestern Energy	Transit	$ 32.00	4270013-8
09/30/2025	884008	NorthWestern Energy	Wastewater	$ 79,228.74	0100591-7
09/30/2025	884008	NorthWestern Energy	Wastewater	$ 2,613.34	0100606-3
09/30/2025	884008	NorthWestern Energy	Wastewater	$ 132.69	0723383-6
09/30/2025	884008	NorthWestern Energy	Wastewater	$ 412.27	0723878-5
09/30/2025	884008	NorthWestern Energy	Wastewater	$ 28.05	1704025-4
09/30/2025	884008	NorthWestern Energy	Wastewater	$ 80.43	1704030-4
09/30/2025	884008	NorthWestern Energy	Wastewater	$ 2,690.86	2132749-9

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/30/2025	884008	NorthWestern Energy	Water	$ 1,941.49	0100478-7
09/30/2025	884008	NorthWestern Energy	Water	$ 1,883.61	0100485-2
09/30/2025	884008	NorthWestern Energy	Water	$ 14,144.12	0100540-4
09/30/2025	884008	NorthWestern Energy	Water	$ 7,840.00	0100606-3
09/30/2025	884008	NorthWestern Energy	Water	$ 198,613.50	0100606-3
09/30/2025	884008	NorthWestern Energy	Water	$ 26.26	0722249-0
09/30/2025	884008	NorthWestern Energy	Water	$ 18,935.24	0722264-9
09/30/2025	884008	NorthWestern Energy	Water	$ 8,121.33	0722270-6
09/30/2025	884008	NorthWestern Energy	Water	$ 13,587.37	0723040-2
09/30/2025	884008	NorthWestern Energy	Water	$ 22.05	0723059-2
09/30/2025	884008	NorthWestern Energy	Water	$ 1,395.48	1116452-2
09/30/2025	884008	NorthWestern Energy	Water	$ 170.88	1142253-2
09/30/2025	884008	NorthWestern Energy	Water	$ 46.47	1160807-2
09/30/2025	884008	NorthWestern Energy	Water	$ 29.63	1346673-5
09/30/2025	884008	NorthWestern Energy	Water	$ 34.17	1867265-9
09/30/2025	884008	NorthWestern Energy	Water	$ 1,005.15	4374 Hesper Rd, TEMP WO 19-42
09/30/2025	884021	Tire-Rama	Solid Waste	$ 2,044.90	2044.90
09/30/2025	884021	Tire-Rama	Solid Waste	$ 200.00	DISMOUNT, MOUNT
09/30/2025	884021	Tire-Rama	Solid Waste	$ 100.00	DISMOUNT, MOUNT
09/30/2025	884021	Tire-Rama	Solid Waste	$ 230.00	DISMOUNT, MOUNT, TIRE ROTATION, REPAIR FOR 0102
09/30/2025	884021	Tire-Rama	Solid Waste	$ 2,588.20	loader tire..Landfill
09/30/2025	884021	Tire-Rama	Solid Waste	$ 435.35	SECTION REPAIR
09/30/2025	884021	Tire-Rama	Solid Waste	$ 925.00	TIRE DISMOUNT, MOUNT, ROTATION
09/30/2025	884021	Tire-Rama	Solid Waste	$ 40.00	TIRE ROTATION
09/30/2025	884021	Tire-Rama	Solid Waste	$ 5.00	TIRE ROTATION
09/30/2025	884021	Tire-Rama	Solid Waste	$ 5.00	TIRE ROTATION FOR 0092
09/30/2025	884021	Tire-Rama	Solid Waste	$ 5.00	TIRE ROTATION FOR 0108
09/30/2025	884021	Tire-Rama	Solid Waste	$ 600.00	TIRE ROTATION/DISMOUNT/MOUNT 0086 0087 0088 0270 027, 0079
09/30/2025	884021	Tire-Rama	Solid Waste	$ 670.75	tires - stock
09/30/2025	884021	Tire-Rama	Solid Waste	$ 938.96	tires - stock
09/30/2025	884021	Tire-Rama	Solid Waste	$ 2,588.20	Tires - Stock
09/30/2025	884021	Tire-Rama	Solid Waste	$ 2,588.20	Tires - stock
09/30/2025	884021	Tire-Rama	Solid Waste	$ 4,880.00	Tires - Stock

Check Date	Check #	Name	Fund Name	Amount	Item Desc
09/30/2025	884021	Tire-Rama	Solid Waste	$ 4,880.00	Tires - Stock
09/30/2025	884021	Tire-Rama	Solid Waste	$ 4,880.00	Tires - Stock
09/30/2025	884021	Tire-Rama	Solid Waste	$ 4,880.00	Tires - Stock
09/24/2025	883918	YVAS	Facilities	$ 51,191.25	Reimb for Newman Restoration Invoices at Animal Shelter
09/30/2025	884028	YVAS	Public Safety	$ 28,038.75	city contract

Date:	11/10/2025
Title:	Payment of Claims for week of October 8th, 2025
Presented by:	Erin Watterud
Department:	Finance
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION
Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)
Claims in the amount of $4,053,611.00 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department. Payment Approval Process Every invoice for payment is entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.). Each invoice goes through a multi-step approval process depending upon the amount of the payment. First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment. Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached. If the payment is greater than $1,000, then it must be approved by the Finance Director or designee. If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator. Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES
No other alternatives were analyzed.

FISCAL EFFECTS
Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

Attachments

CouncilMemo wk of 10082025

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884033	A-1 Landscaping	Library	$ 3,332.00	6507 September 2025 landscaping maintenance
10/08/2025	884042	Archie Cochrane	Fleet	$ 22.96	5592133
10/08/2025	884042	Archie Cochrane	Fleet	$ 30.01	5592133
10/08/2025	884042	Archie Cochrane	Fleet	$ 118.80	5592133
10/08/2025	884042	Archie Cochrane	Fleet	$ 51.04	5592133
10/08/2025	884042	Archie Cochrane	Fleet	$ 36.06	5592133
10/08/2025	884042	Archie Cochrane	Fleet	$ 16.78	5592138
10/08/2025	884042	Archie Cochrane	Fleet	$ 56.34	5592541
10/08/2025	884042	Archie Cochrane	Fleet	$ 20.07	5592915
10/08/2025	884042	Archie Cochrane	Fleet	$ 5.59	5592915
10/08/2025	884042	Archie Cochrane	Fleet	$ 305.06	5593221
10/08/2025	884042	Archie Cochrane	Fleet	$ 77.81	5593529
10/08/2025	884042	Archie Cochrane	Fleet	$ 103.00	5593563
10/08/2025	884042	Archie Cochrane	Fleet	$ 529.18	5593575
10/08/2025	884042	Archie Cochrane	Fleet	$ 408.80	5593575
10/08/2025	884042	Archie Cochrane	Fleet	$ 10.93	5593575
10/08/2025	884042	Archie Cochrane	Fleet	$ 24.14	5593575
10/08/2025	884042	Archie Cochrane	Fleet	$ 244.38	5593576
10/08/2025	884042	Archie Cochrane	Fleet	$ 136.92	5595788
10/08/2025	884042	Archie Cochrane	Fleet	$ 66.52	5595788
10/08/2025	884042	Archie Cochrane	Fleet	$ 131.88	5596053
10/08/2025	884042	Archie Cochrane	Street/Traffic	$ 21.74	--; JET KIT
10/08/2025	884042	Archie Cochrane	Street/Traffic	$ 15.71	HOSE
10/08/2025	884042	Archie Cochrane	Transit	$ 38.98	brake caliper- front brake parts (1878)
10/08/2025	884042	Archie Cochrane	Transit	$ 75.98	brake lining (1878, WO: 2026-342)
10/08/2025	884042	Archie Cochrane	Transit	$ 28.84	front brake parts- retainer grease (1878)
10/08/2025	884042	Archie Cochrane	Transit	$ 564.94	hub wheel- front brake parts (1878, WO: 2026-342)
10/08/2025	884042	Archie Cochrane	Transit	$ 15.20	bolts (1878, WO: 2026-342)
10/08/2025	884042	Archie Cochrane	Transit	$ 8.36	washers (1878, WO: 2026-342)
10/07/2025	ACH	Askin Construction	St Maint Dist	$ 246,495.36	WO 25-16 2025 Annual Street Reconstruction
10/08/2025	884044	Avery Dennison	Street/Traffic	$ 4,444.65	Materials for SIgns
10/08/2025	884044	Avery Dennison	Street/Traffic	$ 2,170.97	Materials for Traffic signs
10/08/2025	884047	Beartooth Environmental	Solid Waste	$ 27,395.34	Drummed Waste Shipment 09/17/2025

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884052	Bobcat Of Big Sky	Park Dist 1	$ 12,109.50	Bobcat SG60 stump grinder - invoice 6648
10/08/2025	884058	Capehon Development	Parking	$ 12,231.25	4_PARKING LEASE- OCTOBER
10/08/2025	884060	Carolina Software	Solid Waste	$ 24,037.78	Waste Works Express Addt'l Kiosk; Invoice 95617
10/08/2025	884060	Carolina Software	Wastewater	$ 700.00	WasteWORKS Softwware Support Quarter end
10/08/2025	884061	Century Link	Airport	$ 49.20	Airport Terminal Power M
10/08/2025	884061	Century Link	Airport	$ 45.66	Airport Alarm
10/08/2025	884061	Century Link	Airport	$ 45.19	Airport 1FB Line
10/08/2025	884061	Century Link	Airport	$ 83.58	Airport
10/08/2025	884061	Century Link	Airport	$ 45.19	Airport P9 Building
10/08/2025	884061	Century Link	Airport	$ 466.98	Airport -Charges for Airport phone fax alarm line
10/08/2025	884061	Century Link	Airport	$ 31.99	Bill Date: Aug 16, 2021. QTA Phone
10/08/2025	884061	Century Link	Engineering	$ 118.40	Measured Lines Depot 50/50
10/08/2025	884061	Century Link	EOC 911	$ 45.65	911
10/08/2025	884061	Century Link	EOC 911	$ 45.65	911
10/08/2025	884061	Century Link	EOC 911	$ 300.00	9-1-1 Center Landfill #2
10/08/2025	884061	Century Link	EOC 911	$ 311.26	9-1-1 Center Fox Reservoir #2
10/08/2025	884061	Century Link	EOC 911	$ 2,495.90	9-1-1 Center
10/08/2025	884061	Century Link	Fleet	$ 44.69	Motor Pool
10/08/2025	884061	Century Link	General	$ -	Cemetery Kenco Line
10/08/2025	884061	Century Link	IT Resources	$ (212.17)	406-245-4437 Kenco Security Alarm IT Alarm
10/08/2025	884061	Century Link	IT Resources	$ 52.74	406-245-4437 Kenco Security Alarm IT Alarm
10/08/2025	884061	Century Link	Library	$ 421.11	Library 6 lines (4) Library
10/08/2025	884061	Century Link	P.W. Admin	$ 118.40	Measured Lines Depot 50/50
10/08/2025	884061	Century Link	Park Dist 1	$ 66.00	Parks
10/08/2025	884061	Century Link	Park Dist 1	$ 63.00	Stewart Park Batting Cages
10/08/2025	884061	Century Link	Park Dist 1	$ 46.00	Parks 3890 Stillwater
10/08/2025	884061	Century Link	Parking	$ 35.19	406-252-2041 Park 2 Elevator Phone
10/08/2025	884061	Century Link	Parking	$ 49.20	406-657-3054 Park 1 Elevator Phone
10/08/2025	884061	Century Link	Phone System	$ 118.08	Library 4 lines (4) Library
10/08/2025	884061	Century Link	Phone System	$ 93.16	Library 4 lines (4) Library
10/08/2025	884061	Century Link	Phone System	$ 165.15	PRPL -Fax and Senior center fax
10/08/2025	884061	Century Link	Phone System	$ 115.86	Airport Measured Lines
10/08/2025	884061	Century Link	Phone System	$ 108.40	Met Measured Lines

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10/08/2025	884061	Century Link	Phone System	$ 112.68	BOC Measured Lines
10/08/2025	884061	Century Link	Phone System	$ 108.40	PUD Measured Lines
10/08/2025	884061	Century Link	Phone System	$ 2,764.00	Main System Centrex
10/08/2025	884061	Century Link	Phone System	$ 817.12	Main System Centrex
10/08/2025	884061	Century Link	Phone System	$ 64.42	MET Fax and Kenco Fax
10/08/2025	884061	Century Link	Phone System	$ 50.59	Animal Control Fax 710B
10/08/2025	884061	Century Link	Phone System	$ 187.92	BOC Alarms
10/08/2025	884061	Century Link	Phone System	$ 62.64	Fire Alarm
10/08/2025	884061	Century Link	Phone System	$ 62.64	Four Dances
10/08/2025	884061	Century Link	Phone System	$ 58.54	Miller Building
10/08/2025	884061	Century Link	Phone System	$ 62.64	Pioneer Park
10/08/2025	884061	Century Link	Phone System	$ 63.34	South Park
10/08/2025	884061	Century Link	Phone System	$ 77.09	Still Water Building 9-1-1
10/08/2025	884061	Century Link	Phone System	$ 64.42	Streets Fax
10/08/2025	884061	Century Link	Phone System	$ 193.26	WWTP Conference Room
10/08/2025	884061	Century Link	Planning	$ 54.20	Planning Traffic Central Broadwater
10/08/2025	884061	Century Link	Planning	$ 54.20	Planning Traffic Central 9th
10/08/2025	884061	Century Link	Public Safety	$ 49.20	Fire Elevator
10/08/2025	884061	Century Link	Public Safety	$ 46.19	Crime Prevention Alarm
10/08/2025	884061	Century Link	Public Safety	$ 119.32	Fire
10/08/2025	884061	Century Link	Public Safety	$ 118.28	Fire RR Crossing Alarm
10/08/2025	884061	Century Link	Public Safety	$ 59.20	Fire 5 911 Line
10/08/2025	884061	Century Link	Public Safety	$ 35.19	Fire Maintenance Shop
10/08/2025	884061	Century Link	Radio	$ 311.26	Fire Airport Radio Tower WCK
10/08/2025	884061	Century Link	Radio	$ 311.26	Fire Airport Radio Tower Jellison
10/08/2025	884061	Century Link	Solid Waste	$ 87.54	513B WRF-5410 31230 403450
10/08/2025	884061	Century Link	Solid Waste	$ 84.38	Solid Waste Landfill
10/08/2025	884061	Century Link	Solid Waste	$ 187.10	SW Landfill
10/08/2025	884061	Century Link	Street/Traffic	$ 35.19	PW Traffic 3728 McDougall
10/08/2025	884061	Century Link	Street/Traffic	$ 49.20	PW Traffic Signal 24 Central
10/08/2025	884061	Century Link	Wastewater	$ 56.33	PUD Sahara Sand Lift Station
10/08/2025	884061	Century Link	Water	$ 39.44	PUD Alarm Water Tower
10/08/2025	884061	Century Link	Water	$ 187.92	Water Department Alarm

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884071	Cop Construction Co	Water	$ 644,704.71	WO 25-01 Contract 1...Grand Ave Water Main Repla
10/08/2025	884073	County Water District Of Blngs Heights	Park Dist 1	$ 1,261.80	WATER CHARGES FOR ARROWHEAD - 13138
10/08/2025	884073	County Water District Of Blngs Heights	Park Dist 1	$ 21.10	WATER CHARGES FOR ARROWHEAD- 13137
10/08/2025	884073	County Water District Of Blngs Heights	Park Dist 1	$ 537.30	WATER CHARGES FOR CLEAVENGER- 01019
10/08/2025	884073	County Water District Of Blngs Heights	Park Dist 1	$ 3,537.40	WATER CHARGES FOR HAWTHORNE- 08163
10/08/2025	884073	County Water District Of Blngs Heights	Park Dist 1	$ 3,116.61	WATER CHARGES FOR PRIMROSE- 06100
10/08/2025	884073	County Water District Of Blngs Heights	Parks Maint	$ 2,482.43	WATER CHARGES FOR FRANCES- 16219
10/08/2025	884073	County Water District Of Blngs Heights	Parks Maint	$ 2,585.65	WATER CHARGES FOR LUTHERN - 10112
10/08/2025	884073	County Water District Of Blngs Heights	Parks Maint	$ 1,041.39	WATER CHARGES FOR ROLLING HILLS- 09174
10/08/2025	884073	County Water District Of Blngs Heights	Parks Maint	$ 3,045.55	WATER CHARGES FOR TWIN OAKS- 17196
10/08/2025	884073	County Water District Of Blngs Heights	Parks Maint	$ 2,137.57	WATER CHARGES FOR UNITA- 17140
10/08/2025	884073	County Water District Of Blngs Heights	Parks Maint	$ 79.90	WATER CHARGES FOR WALDON GRAVE- 30388
10/08/2025	884073	County Water District Of Blngs Heights	Public Safety	$ 981.93	Station 6 Sept Services
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 337.50	38-250821373
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 19.81	38-250821373
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 2,005.35	38-250821373
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 8.82	38-250921428
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 270.00	38-250921458
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 1,791.95	38-250921458
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 75.00	38-250921458
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ (337.50)	38-250921474
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ (270.00)	38-250921474
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 61.20	38-250921511
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 45.61	38-250921511
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 106.26	38-250921511
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 60.52	38-250921511
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 2,005.35	38-250921524
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 19.81	38-250921524
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 337.50	38-250921524
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 8.82	38-250921535
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 17.52	38-250921541
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 8.88	38-250921541
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 23.04	38-250921541

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10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 49.36	38-250921541
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 16.28	38-250921565
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ (337.50)	38-250921570
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 88.73	38-250921727
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 43.76	38-250921727
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 146.48	38-250921727
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 465.78	38-250921727
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 379.34	38-250921727
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 71.71	38-250921768
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 81.27	38-250921768
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 123.75	38-250921769
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 63.62	38-250921769
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 30.00	38-250921769
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 105.35	38-250921863
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 68.01	38-250921863
10/08/2025	884076	Cummins Inc - Rocky Mountain	Fleet	$ 366.06	38-250922111
10/08/2025	884076	Cummins Inc - Rocky Mountain	Transit	$ (243.00)	38-250922141 core deposit- CREDIT
10/08/2025	884078	CXT Incorporated	Park Dist 1	$ 40,885.00	Coulson north and south improvements - 90106007
10/08/2025	884081	Dakota Supply Group	Street/Traffic	$ 34.79	10" Banded coupling for Storom Sewer Pip
10/08/2025	884081	Dakota Supply Group	Water	$ 173.18	1" COUPLING CTS X FLARE 74755Q1 P/N: 74755Q1
10/08/2025	884081	Dakota Supply Group	Water	$ 677.52	16" X 15" MJ SLEEVE -
10/08/2025	884081	Dakota Supply Group	Water	$ 677.52	16" X 15" MJ SLEEVE -
10/08/2025	884081	Dakota Supply Group	Water	$ 4,200.00	16"X 20" HIGH PRESSURE REPAIR CLAMP
10/08/2025	884081	Dakota Supply Group	Water	$ 4,024.00	5' FIRE HYDRANT - PUSH ON
10/08/2025	884081	Dakota Supply Group	Water	$ 3,800.00	6' FIRE HYDRANT BILLINGS SPECS - PUSH ON
10/08/2025	884081	Dakota Supply Group	Water	$ 209.08	6" CLAY X PVC SHIELDED COUPLING (102-66RC)
10/08/2025	884081	Dakota Supply Group	Water	$ 3,997.57	7' FIRE HYDRANT - PUSH ON
10/08/2025	884081	Dakota Supply Group	Water	$ 476.66	CURB BOX 3/4" - 1 - 1/2" TAP - 7' BURY (56147)
10/08/2025	884087	Denny Menholt Chevrolet	Fleet	$ 61.99	302242
10/08/2025	884087	Denny Menholt Chevrolet	Fleet	$ 38.33	302717
10/08/2025	884087	Denny Menholt Chevrolet	Property Ins	$ 3,362.35	Repairs to BPD Car #1461 damaged on 8/12/2025
10/08/2025	884087	Denny Menholt Chevrolet	Property Ins	$ 810.10	Repairs to Rec Van #1019 damaged on 8/1/2025
10/06/2025	ACH	Dick Anderson Construction	Water	$ 293,258.20	Retainage Release 2

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10/08/2025	884090	Digital Video Systems	Solid Waste	$ 3,780.00	fix dual doors and Key Fob
10/08/2025	884093	DuraEdge Products	Ballpark Donations	$ 4,680.00	professional infield mix - invoice 18165
10/08/2025	884094	Earth First Aid Curbside Recycling	Solid Waste	$ 3,130.88	August 2025 Cardboard Recycling
10/08/2025	884094	Earth First Aid Curbside Recycling	Solid Waste	$ 2,251.50	Cardboard Recycling for July 2025
10/06/2025	ACH	Eldorado National CA	Transit	$ 241.17	90882309 clearance lights
10/06/2025	ACH	Eldorado National CA	Transit	$ 1,876.86	90882408 mirror (1826, WO: 2025-1040)
10/06/2025	ACH	Eldorado National CA	Transit	$ 23.38	90882408 shipping
10/06/2025	ACH	Eldorado National CA	Transit	$ 575.10	90882503 bushings
10/06/2025	ACH	Eldorado National CA	Transit	$ 20.83	90882503 shipping
10/06/2025	ACH	Eldorado National CA	Transit	$ 511.50	90882504 bushings
10/06/2025	ACH	Eldorado National CA	Transit	$ 20.83	90882504 shipping
10/06/2025	ACH	Eldorado National CA	Transit	$ 3,738.46	90882532 front bumper (1826, WO: 2025-1040)
10/06/2025	ACH	Eldorado National CA	Transit	$ 163.10	90882532 shipping
10/06/2025	ACH	Eldorado National CA	Transit	$ 101.22	90882611 R/S corner glass (1839, WO: 2026-264)
10/06/2025	ACH	Eldorado National CA	Transit	$ 48.13	90882611 shipping (1839, WO: 2026-264)
10/06/2025	ACH	Eldorado National CA	Transit	$ 20.20	90882685 shipping (1840, WO: 2026-300)
10/06/2025	ACH	Eldorado National CA	Transit	$ 23.86	90882685 slide prop (1840, WO: 2026-300)
10/06/2025	ACH	Eldorado National CA	Transit	$ 314.79	90882688 bike rack bracket (1826, WO: 2025-1040)
10/06/2025	ACH	Eldorado National CA	Transit	$ 22.44	90882688 shipping
10/08/2025	884095	Energy Laboratories	Wastewater	$ 1,451.00	Yellowstone River Water Quality Testing
10/08/2025	884095	Energy Laboratories	Water	$ 94.50	contract lab services B2509006
10/08/2025	884095	Energy Laboratories	Water	$ 737.00	Contract Lab Svcs B25090018
10/08/2025	884095	Energy Laboratories	Water	$ 326.00	WTP Compliance samples ..B25082647
10/08/2025	884096	Engineering	Gas Tax	$ 48,938.00	WO 25-36 Rimrock Road 54th - 62nd
10/08/2025	884096	Engineering	St Maint Dist	$ 2,263.00	WO 25-99 Traffic Signal Replacement
10/08/2025	884097	Essex Surveying	St Maint Dist	$ 3,500.00	WO 26-03 City Overlay
10/08/2025	884098	FAAC Incorporated	Transit	$ 5,250.00	007857 Simulator Warranty
10/08/2025	884102	Ferguson Enterprises	Wastewater	$ 77.50	Misc Tools
10/08/2025	884102	Ferguson Enterprises	Wastewater	$ 1,529.99	Pipe Saws
10/08/2025	884102	Ferguson Enterprises	Water	$ 75.00	blades for sawzall
10/08/2025	884102	Ferguson Enterprises	Water	$ 77.50	Misc Tools
10/08/2025	884102	Ferguson Enterprises	Water	$ 99.16	MJ Wrench
10/08/2025	884102	Ferguson Enterprises	Water	$ 1,529.99	Pipe Saws

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10/08/2025	884105	Fisher Sand & Gravel	Airport	$ 204.12	Invoice #52730. Landscape Rock at IP-9
10/08/2025	884105	Fisher Sand & Gravel	Street/Traffic	$ 518.40	3101 s Daffodil Adobe
10/08/2025	884105	Fisher Sand & Gravel	Street/Traffic	$ 347.52	repair @ 2nd Ave S and S 29th
10/08/2025	884105	Fisher Sand & Gravel	Street/Traffic	$ 462.72	Street Repair @ Calhoun
10/08/2025	884105	Fisher Sand & Gravel	Street/Traffic	$ 5,830.40	street repair on 3rd Ave N
10/08/2025	884105	Fisher Sand & Gravel	Street/Traffic	$ 6,350.72	Street Repair On Hogan
10/07/2025	ACH	Fisher's Technology	Central Services	$ 84.95	Administration Staples
10/07/2025	ACH	Fisher's Technology	Central Services	$ 5,212.46	August Contract Invoice
10/07/2025	ACH	Fisher's Technology	Central Services	$ 1,105.00	Finance Inner Stapler and Installation
10/07/2025	ACH	Fisher's Technology	Central Services	$ 4,942.31	July Contract Invoice
10/07/2025	ACH	Fisher's Technology	Central Services	$ 5,697.52	September Contract Invoice
10/06/2025	ACH	FlashParking	Parking	$ 24,472.19	FLashPARCS Software License, _ 1 Year Renewal
10/08/2025	884108	GMP Consultants	P.W. Admin	$ 2,754.45	Public Works Director Ad Table
10/06/2025	ACH	Great West Engineering	Solid Waste	$ 2,816.80	Landfill Engineering Services
10/08/2025	884113	Hanson Chemical	Solid Waste	$ 2,376.90	Plastic bags for Litter
10/08/2025	884113	Hanson Chemical	Solid Waste	$ 190.27	supplies for cleaning shop
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 399.79	2110409
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 349.32	2112167
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 22.34	2112168
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 322.93	2112347
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 66.59	2112446
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 45.80	2112614
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 393.14	2112614
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 18.50	2112788
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 1,082.04	2112898
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 831.60	2112969
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 343.30	2113164
10/08/2025	884116	Hose & Rubber Supply	Fleet	$ 372.29	2114002
10/08/2025	884116	Hose & Rubber Supply	Street/Traffic	$ 92.68	clamps for Unit 13014
10/08/2025	884116	Hose & Rubber Supply	Wastewater	$ 98.62	HOSE, CAMLOCK
10/08/2025	884116	Hose & Rubber Supply	Water	$ 98.61	HOSE, CAMLOCK
10/08/2025	884119	Ingram Library	Library	$ 0.03	90376520
10/08/2025	884119	Ingram Library	Library	$ 34.49	90376520

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10/08/2025	884119	Ingram Library	Library	$ 0.02	90376521
10/08/2025	884119	Ingram Library	Library	$ 17.70	90376521
10/08/2025	884119	Ingram Library	Library	$ 7.79	90376521
10/08/2025	884119	Ingram Library	Library	$ 2.88	90376522
10/08/2025	884119	Ingram Library	Library	$ 237.46	90376522
10/08/2025	884119	Ingram Library	Library	$ 591.35	90376522
10/08/2025	884119	Ingram Library	Library	$ 76.41	90376522
10/08/2025	884119	Ingram Library	Library	$ 1,296.14	90376522
10/08/2025	884119	Ingram Library	Library	$ 0.07	90376523
10/08/2025	884119	Ingram Library	Library	$ 29.09	90376523
10/08/2025	884119	Ingram Library	Library	$ 11.20	90376524
10/08/2025	884119	Ingram Library	Library	$ 9.74	90376525
10/08/2025	884119	Ingram Library	Library	$ 1.09	90376526
10/08/2025	884119	Ingram Library	Library	$ 67.12	90376526
10/08/2025	884119	Ingram Library	Library	$ 16.23	90376526
10/08/2025	884119	Ingram Library	Library	$ 0.68	90376527
10/08/2025	884119	Ingram Library	Library	$ 44.25	90376527
10/08/2025	884119	Ingram Library	Library	$ 11.79	90376527
10/08/2025	884119	Ingram Library	Library	$ 10.61	90376527
10/08/2025	884119	Ingram Library	Library	$ 0.86	90376528
10/08/2025	884119	Ingram Library	Library	$ 11.39	90376528
10/08/2025	884119	Ingram Library	Library	$ 49.97	90376528
10/08/2025	884119	Ingram Library	Library	$ 0.15	90376529
10/08/2025	884119	Ingram Library	Library	$ 15.93	90376529
10/08/2025	884119	Ingram Library	Library	$ 0.22	90376530
10/08/2025	884119	Ingram Library	Library	$ 10.19	90376530
10/08/2025	884119	Ingram Library	Library	$ 0.44	90393974
10/08/2025	884119	Ingram Library	Library	$ 26.63	90393974
10/08/2025	884119	Ingram Library	Library	$ 2.12	90393975
10/08/2025	884119	Ingram Library	Library	$ 27.88	90393975
10/08/2025	884119	Ingram Library	Library	$ 70.41	90393975
10/08/2025	884119	Ingram Library	Library	$ 93.85	90393975
10/08/2025	884119	Ingram Library	Library	$ 0.44	90393976

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10/08/2025	884119	Ingram Library	Library	$ 38.75	90393976
10/08/2025	884119	Ingram Library	Library	$ 17.96	90393977
10/08/2025	884119	Ingram Library	Library	$ 122.94	90393977
10/08/2025	884119	Ingram Library	Library	$ 11.69	90393978
10/08/2025	884119	Ingram Library	Library	$ 0.32	90411816
10/08/2025	884119	Ingram Library	Library	$ 17.11	90411816
10/08/2025	884119	Ingram Library	Library	$ 1.21	90411817
10/08/2025	884119	Ingram Library	Library	$ 11.39	90411817
10/08/2025	884119	Ingram Library	Library	$ 23.59	90411817
10/08/2025	884119	Ingram Library	Library	$ 0.95	90411818
10/08/2025	884119	Ingram Library	Library	$ 15.93	90411818
10/08/2025	884119	Ingram Library	Library	$ 13.56	90411818
10/08/2025	884119	Ingram Library	Library	$ 0.52	90411819
10/08/2025	884119	Ingram Library	Library	$ 19.20	90411819
10/08/2025	884119	Ingram Library	Library	$ 0.49	90436613
10/08/2025	884119	Ingram Library	Library	$ 23.76	90436613
10/08/2025	884119	Ingram Library	Library	$ 0.89	90436614
10/08/2025	884119	Ingram Library	Library	$ 33.04	90436614
10/08/2025	884119	Ingram Library	Library	$ 40.47	90436614
10/08/2025	884119	Ingram Library	Library	$ 0.59	90436615
10/08/2025	884119	Ingram Library	Library	$ 11.79	90436615
10/08/2025	884119	Ingram Library	Library	$ 11.79	90436615
10/08/2025	884119	Ingram Library	Library	$ 14.74	90436615
10/08/2025	884119	Ingram Library	Library	$ 0.47	90436616
10/08/2025	884119	Ingram Library	Library	$ 35.39	90436616
10/08/2025	884119	Ingram Library	Library	$ 0.56	90436617
10/08/2025	884119	Ingram Library	Library	$ 11.39	90436617
10/08/2025	884119	Ingram Library	Library	$ 7.79	90436617
10/08/2025	884119	Ingram Library	Library	$ 20.23	90436617
10/08/2025	884119	Ingram Library	Library	$ 1.53	90436618
10/08/2025	884119	Ingram Library	Library	$ 23.58	90436618
10/08/2025	884119	Ingram Library	Library	$ 1.47	90436619
10/08/2025	884119	Ingram Library	Library	$ 26.53	90436619

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884119	Ingram Library	Library	$ 3.00	90436620
10/08/2025	884119	Ingram Library	Library	$ 17.10	90436620
10/08/2025	884119	Ingram Library	Library	$ 0.02	90463586
10/08/2025	884119	Ingram Library	Library	$ 13.17	90463586
10/08/2025	884119	Ingram Library	Library	$ 0.14	90463587
10/08/2025	884119	Ingram Library	Library	$ 10.19	90463587
10/08/2025	884119	Ingram Library	Library	$ 41.30	90463587
10/08/2025	884119	Ingram Library	Library	$ 0.02	90463588
10/08/2025	884119	Ingram Library	Library	$ 11.20	90463588
10/08/2025	884119	Ingram Library	Library	$ 2.82	90463589
10/08/2025	884119	Ingram Library	Library	$ 471.39	90463589
10/08/2025	884119	Ingram Library	Library	$ 351.24	90463589
10/08/2025	884119	Ingram Library	Library	$ 791.57	90463589
10/08/2025	884119	Ingram Library	Library	$ 3.00	90463590
10/08/2025	884119	Ingram Library	Library	$ 10.19	90463590
10/08/2025	884119	Ingram Library	Library	$ 0.30	90468585
10/08/2025	884119	Ingram Library	Library	$ 9.72	90468585
10/08/2025	884119	Ingram Library	Library	$ 30.16	90468585
10/08/2025	884119	Ingram Library	Library	$ 2.47	90468586
10/08/2025	884119	Ingram Library	Library	$ 66.43	90468586
10/08/2025	884119	Ingram Library	Library	$ 79.11	90468586
10/08/2025	884119	Ingram Library	Library	$ 145.08	90468586
10/08/2025	884119	Ingram Library	Library	$ 0.23	90468587
10/08/2025	884119	Ingram Library	Library	$ 14.40	90468587
10/08/2025	884119	Ingram Library	Library	$ 51.57	90493402
10/08/2025	884119	Ingram Library	Library	$ 52.18	90493402
10/08/2025	884119	Ingram Library	Library	$ 17.99	90493402
10/08/2025	884119	Ingram Library	Library	$ 15.00	90493403
10/08/2025	884119	Ingram Library	Library	$ 13.56	90493403
10/08/2025	884119	Ingram Library	Library	$ 0.10	90576237
10/08/2025	884119	Ingram Library	Library	$ 18.88	90576237
10/08/2025	884119	Ingram Library	Library	$ 1.56	90576238
10/08/2025	884119	Ingram Library	Library	$ 222.55	90576238

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884119	Ingram Library	Library	$ 55.80	90576238
10/08/2025	884119	Ingram Library	Library	$ 12.38	90576238
10/08/2025	884119	Ingram Library	Library	$ 0.23	90576239
10/08/2025	884119	Ingram Library	Library	$ 27.12	90576239
10/08/2025	884119	Ingram Library	Library	$ 0.71	90576240
10/08/2025	884119	Ingram Library	Library	$ 93.80	90576240
10/08/2025	884119	Ingram Library	Library	$ 0.40	90576241
10/08/2025	884119	Ingram Library	Library	$ 64.30	90576241
10/08/2025	884119	Ingram Library	Library	$ 1.07	90576242
10/08/2025	884119	Ingram Library	Library	$ 46.79	90576242
10/08/2025	884119	Ingram Library	Library	$ 17.70	90576242
10/08/2025	884119	Ingram Library	Library	$ 1.93	90576243
10/08/2025	884119	Ingram Library	Library	$ 73.30	90576243
10/08/2025	884119	Ingram Library	Library	$ 0.57	90606241
10/08/2025	884119	Ingram Library	Library	$ 59.12	90606241
10/08/2025	884119	Ingram Library	Library	$ 11.79	90606241
10/08/2025	884119	Ingram Library	Library	$ 0.16	90606242
10/08/2025	884119	Ingram Library	Library	$ 17.69	90606242
10/08/2025	884119	Ingram Library	Library	$ 0.43	90606243
10/08/2025	884119	Ingram Library	Library	$ 10.80	90606243
10/08/2025	884119	Ingram Library	Library	$ 10.19	90606243
10/08/2025	884119	Ingram Library	Library	$ 5.84	90606243
10/08/2025	884119	Ingram Library	Library	$ 1.31	90606244
10/08/2025	884119	Ingram Library	Library	$ 13.17	90606244
10/08/2025	884119	Ingram Library	Library	$ 77.13	90606244
10/08/2025	884119	Ingram Library	Library	$ 0.28	90606245
10/08/2025	884119	Ingram Library	Library	$ 13.79	90606245
10/08/2025	884119	Ingram Library	Library	$ 0.25	90606246
10/08/2025	884119	Ingram Library	Library	$ 16.52	90606246
10/08/2025	884119	Ingram Library	Library	$ 0.05	90626024
10/08/2025	884119	Ingram Library	Library	$ 21.97	90626024
10/08/2025	884119	Ingram Library	Library	$ 0.19	90626025
10/08/2025	884119	Ingram Library	Library	$ 11.97	90626025

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884119	Ingram Library	Library	$ 0.14	90626026
10/08/2025	884119	Ingram Library	Library	$ 16.19	90626026
10/08/2025	884119	Ingram Library	Library	$ 2.62	90626027
10/08/2025	884119	Ingram Library	Library	$ 100.56	90626027
10/08/2025	884119	Ingram Library	Library	$ 119.60	90626027
10/08/2025	884119	Ingram Library	Library	$ 0.71	90630749
10/08/2025	884119	Ingram Library	Library	$ 17.08	90630749
10/08/2025	884119	Ingram Library	Library	$ 0.40	90630750
10/08/2025	884119	Ingram Library	Library	$ 12.38	90630750
10/08/2025	884119	Ingram Library	Library	$ 0.83	90630751
10/08/2025	884119	Ingram Library	Library	$ 19.64	90630751
10/08/2025	884119	Ingram Library	Library	$ 1.06	90630752
10/08/2025	884119	Ingram Library	Library	$ 18.87	90630752
10/08/2025	884121	Interstate Batteries	Fleet	$ 222.07	10000193
10/08/2025	884121	Interstate Batteries	Fleet	$ 140.16	10000193
10/08/2025	884121	Interstate Batteries	Fleet	$ 123.95	10000193
10/08/2025	884121	Interstate Batteries	Fleet	$ 579.75	10000193
10/08/2025	884121	Interstate Batteries	Fleet	$ 625.16	1195595
10/08/2025	884121	Interstate Batteries	Water	$ (434.24)	recycled batteries for solar
10/08/2025	884121	Interstate Batteries	Water	$ 1,337.24	replacement batteries for Cedar Park Sol
10/08/2025	884117	I-State Truck	Fleet	$ 120.95	C251399113.01
10/08/2025	884117	I-State Truck	Fleet	$ 51.03	C251399115.01
10/08/2025	884117	I-State Truck	Fleet	$ (120.95)	C251399117.01
10/08/2025	884117	I-State Truck	Fleet	$ 61.47	C251399149.01
10/08/2025	884117	I-State Truck	Fleet	$ 508.24	C251399395.01
10/08/2025	884117	I-State Truck	Fleet	$ 3.29	C251399398.01
10/08/2025	884117	I-State Truck	Fleet	$ 532.96	C251399410.01
10/08/2025	884117	I-State Truck	Fleet	$ 22.88	C251399487.01
10/08/2025	884117	I-State Truck	Fleet	$ 36.12	C251399499.01
10/08/2025	884117	I-State Truck	Fleet	$ 45.79	C251399521.01
10/08/2025	884117	I-State Truck	Fleet	$ 59.53	C251399521.01
10/08/2025	884117	I-State Truck	Fleet	$ 337.28	C251399521.01
10/08/2025	884117	I-State Truck	Fleet	$ 86.25	C251399522.01

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884117	I-State Truck	Fleet	$ 334.49	C251399522.01
10/08/2025	884117	I-State Truck	Fleet	$ 47.72	C251399522.01
10/08/2025	884117	I-State Truck	Fleet	$ 78.30	C251399527.01
10/08/2025	884117	I-State Truck	Fleet	$ 98.95	C251399548.01
10/08/2025	884117	I-State Truck	Fleet	$ 35.08	C251399637.01
10/08/2025	884117	I-State Truck	Fleet	$ 59.95	C251399637.01
10/08/2025	884117	I-State Truck	Fleet	$ 71.67	C251399960.01
10/08/2025	884117	I-State Truck	Fleet	$ 14.13	C251399961.01
10/08/2025	884117	I-State Truck	Fleet	$ 70.92	C251400013.01
10/08/2025	884117	I-State Truck	Fleet	$ 334.02	C251400543:01
10/08/2025	884117	I-State Truck	Fleet	$ 311.84	C251400543:01
10/08/2025	884117	I-State Truck	Street/Traffic	$ 764.16	AIR DRYER
10/08/2025	884123	JDMD	Solid Waste	$ 9,855.00	Purchase radios and chargers for the Landfill
10/06/2025	ACH	Joe Johnson Equipment	Fleet	$ 116.16	P03191
10/06/2025	ACH	Joe Johnson Equipment	Fleet	$ 29.87	P03206
10/06/2025	ACH	Joe Johnson Equipment	Fleet	$ 78.00	P03206
10/06/2025	ACH	Joe Johnson Equipment	Fleet	$ 26.92	P03228
10/06/2025	ACH	Joe Johnson Equipment	Fleet	$ 266.20	P03228
10/06/2025	ACH	Joe Johnson Equipment	Fleet	$ 80.87	P03228
10/06/2025	ACH	Joe Johnson Equipment	Fleet	$ 17.80	P03228
10/06/2025	ACH	Joe Johnson Equipment	Street/Traffic	$ 5,557.80	MAIN BROOM, STRIP BROOM
10/06/2025	ACH	Joe Johnson Equipment	Wastewater	$ 672.00	--; SWIVEL JOINT
10/06/2025	ACH	Joe Johnson Equipment	Wastewater	$ 949.80	RUBBER HOSE
10/08/2025	884129	Kittelson & Associates	Gas Tax	$ 14,468.84	WO 25-19 Transportation Corridor Plan; Pmt 2
10/08/2025	884129	Kittelson & Associates	Planning	$ 3,445.74	Professional Services through August 31, 2025
10/08/2025	884129	Kittelson & Associates	Planning	$ 17,076.42	Professional Services through August 31, 2025
10/08/2025	884130	Knife River	Park Dist 1	$ 80.28	washed rock for cemetery - 14379674
10/08/2025	884130	Knife River	Street/Traffic	$ 876.43	Bike Path..WIlderness & Grand
10/08/2025	884130	Knife River	Street/Traffic	$ 1,784.79	gravel/stockpile for alleys & gravel str
10/08/2025	884130	Knife River	Street/Traffic	$ 2,963.45	stockpile 1 1/2" gravel for gravel stree
10/08/2025	884132	L N Curtis and Sons	Public Safety	$ 4,678.90	Direct Wire Rack and other parts
10/08/2025	884132	L N Curtis and Sons	Public Safety	$ 128.70	MSA Cairns Standard Helmet Front
10/08/2025	884134	Laurel Chevrolet	Solid Waste	$ 42,290.00	One new current 2025 or 2026, 1-1/2 ton #0032

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884141	Midwest Tape	Library	$ 6,542.72	507823553 Hoopla Sept. 2025
10/08/2025	884146	Montana CSED	Payroll Clearing	$ 7,096.14	Payroll Summary
10/08/2025	884149	MFPE	Payroll Clearing	$ 3,043.04	Payroll Summary
10/08/2025	884150	Montana Lines	Gas Tax	$ 97,671.30	WO 23-11 Downtown Two-Way Street Conversion
10/08/2025	884150	Montana Lines	St Maint Dist	$ 140,765.79	WO 23-11 Downtown Two-Way Street Conversion
10/08/2025	884150	Montana Lines	Tax Incrmnt N27	$ 177,998.95	WO 23-11 Downtown Two-Way Street Conversion
10/08/2025	884151	Montana Peterbilt	Fleet	$ 57.44	120974BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 233.11	120974BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 239.58	121233BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 196.42	121274BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 471.00	121287BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 3,516.96	121304BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 401.76	121788BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 40.00	121788BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 1,231.25	122471BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 130.00	122471BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 130.00	122512BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 173.46	122512BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 130.00	122566BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 151.30	122566BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 130.00	122577BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 186.16	122577BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 270.62	122577BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 158.82	122654BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 69.69	122800BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 297.50	122882BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 125.58	122921BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 691.53	122921BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 102.30	123565BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 201.64	123565BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 162.06	123565BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 289.32	123565BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 104.80	123565BL

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884151	Montana Peterbilt	Fleet	$ 94.28	123565BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 163.38	123565BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 235.64	123565BL
10/08/2025	884151	Montana Peterbilt	Fleet	$ 125.58	123565BL
10/08/2025	884151	Montana Peterbilt	Solid Waste	$ 172.49	--; TOP HAT KIT
10/08/2025	884151	Montana Peterbilt	Solid Waste	$ 130.00	NONE;REPAIR
10/08/2025	884151	Montana Peterbilt	Transit	$ 178.96	122563BL belt
10/08/2025	884151	Montana Peterbilt	Transit	$ 507.67	122563BL fan
10/08/2025	884151	Montana Peterbilt	Transit	$ 174.91	122563BL pulley
10/08/2025	884151	Montana Peterbilt	Transit	$ 103.03	122563BL pulley fan
10/08/2025	884153	MSFA	Payroll Clearing	$ 6,219.61	Payroll Summary
10/08/2025	884154	Morrison Maierle	Airport	$ 44,843.70	Airline Ticketing & Baggage Belt System - Fed
10/08/2025	884154	Morrison Maierle	Airport	$ -	Airline Ticketing & Baggage Belt System - Loc
10/08/2025	884154	Morrison Maierle	Airport	$ 2,357.01	Airline Ticketing & Baggage Belt System - Loc
10/08/2025	884154	Morrison Maierle	Airport	$ 13,235.54	Airline Ticketing & Baggage Belt System - Non Eligi
10/08/2025	884154	Morrison Maierle	Airport	$ -	Airline Ticketing & Baggage Belt System - Non Eligi
10/08/2025	884154	Morrison Maierle	Wastewater	$ 4,405.24	WO 24-01 2024 Sewer Main Repl Project Engineer
10/08/2025	884154	Morrison Maierle	Wastewater	$ 69,314.12	WO 25-01 Contract 2: 2025 Sewer Replacement Proj
10/08/2025	884154	Morrison Maierle	Water	$ 2,698.90	WO 24-01 Contract 3 Cedar Park Water mai
10/08/2025	884155	Motor Power Equipment	Fleet	$ 214.98	01B1572540
10/08/2025	884155	Motor Power Equipment	Fleet	$ 274.49	01B1573129
10/08/2025	884155	Motor Power Equipment	Fleet	$ 5.96	01B1573339
10/08/2025	884155	Motor Power Equipment	Fleet	$ 907.34	01B1574017
10/08/2025	884155	Motor Power Equipment	Fleet	$ 61.46	01B1574017
10/08/2025	884155	Motor Power Equipment	Fleet	$ 706.85	01B1574365
10/08/2025	884155	Motor Power Equipment	Fleet	$ 142.95	01BI575088
10/08/2025	884155	Motor Power Equipment	Fleet	$ 151.23	01BI575088
10/08/2025	884155	Motor Power Equipment	Fleet	$ 216.72	01BI575088
10/08/2025	884155	Motor Power Equipment	Fleet	$ 160.16	01BI575088
10/08/2025	884155	Motor Power Equipment	Fleet	$ 361.20	01BI576557
10/08/2025	884155	Motor Power Equipment	Street/Traffic	$ 72.00	WIPER BLADE
10/08/2025	884156	Motorola Solutions	EOC 911	$ 20,567.50	911 Center - VESTA install and SMART transcription
10/08/2025	884158	Mountain States Lighting	Street/Traffic	$ 4,498.00	light poles

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884158	Mountain States Lighting	Street/Traffic	$ 5,165.48	light poles
10/08/2025	884159	MPPA	Payroll Clearing	$ 4,006.52	Payroll Summary
10/08/2025	884162	MT Dept of Revenue-CGR2	Public Safety	$ 23.30	TW Ridley - Station 5 Interior Remodel
10/08/2025	884163	N Harris Computer	Building	$ 10,820.00	MUNICIPAL-CUST DEP Milestone: Invoice Cloud
10/08/2025	884164	Napa Auto Parts	Building	$ 6.04	MIRROR
10/08/2025	884164	Napa Auto Parts	Fleet	$ (19.80)	681467
10/08/2025	884164	Napa Auto Parts	Fleet	$ 41.52	684548
10/08/2025	884164	Napa Auto Parts	Fleet	$ 85.94	686411
10/08/2025	884164	Napa Auto Parts	Fleet	$ 26.31	686462
10/08/2025	884164	Napa Auto Parts	Fleet	$ 199.83	686590
10/08/2025	884164	Napa Auto Parts	Fleet	$ 221.94	686590
10/08/2025	884164	Napa Auto Parts	Fleet	$ 9.48	686810
10/08/2025	884164	Napa Auto Parts	Fleet	$ 5.49	686810
10/08/2025	884164	Napa Auto Parts	Fleet	$ 9.48	686918
10/08/2025	884164	Napa Auto Parts	Fleet	$ 5.49	686918
10/08/2025	884164	Napa Auto Parts	Fleet	$ 18.69	686926
10/08/2025	884164	Napa Auto Parts	Fleet	$ 14.18	686957
10/08/2025	884164	Napa Auto Parts	Fleet	$ 7.95	687062
10/08/2025	884164	Napa Auto Parts	Fleet	$ 9.48	687088
10/08/2025	884164	Napa Auto Parts	Fleet	$ 30.65	687350
10/08/2025	884164	Napa Auto Parts	Fleet	$ 37.54	687414
10/08/2025	884164	Napa Auto Parts	Fleet	$ (5.49)	687459
10/08/2025	884164	Napa Auto Parts	Fleet	$ 109.33	688285
10/08/2025	884164	Napa Auto Parts	Fleet	$ 32.33	688355
10/08/2025	884164	Napa Auto Parts	Fleet	$ 7.62	688387
10/08/2025	884164	Napa Auto Parts	Fleet	$ 16.26	688439
10/08/2025	884164	Napa Auto Parts	Fleet	$ 48.78	688480
10/08/2025	884164	Napa Auto Parts	Fleet	$ 96.00	688480
10/08/2025	884164	Napa Auto Parts	Fleet	$ 12.87	688551
10/08/2025	884164	Napa Auto Parts	Fleet	$ 6.73	688551
10/08/2025	884164	Napa Auto Parts	Fleet	$ 7.62	688556
10/08/2025	884164	Napa Auto Parts	Fleet	$ 47.54	688947
10/08/2025	884164	Napa Auto Parts	Fleet	$ 64.66	688960

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884164	Napa Auto Parts	Fleet	$ 81.94	688983
10/08/2025	884164	Napa Auto Parts	Fleet	$ 42.98	689045
10/08/2025	884164	Napa Auto Parts	Fleet	$ 290.72	689046
10/08/2025	884164	Napa Auto Parts	Fleet	$ 347.24	689046
10/08/2025	884164	Napa Auto Parts	Fleet	$ 80.58	689046
10/08/2025	884164	Napa Auto Parts	Fleet	$ 73.08	689046
10/08/2025	884164	Napa Auto Parts	Fleet	$ (109.33)	689083
10/08/2025	884164	Napa Auto Parts	Fleet	$ 35.94	689100
10/08/2025	884164	Napa Auto Parts	Fleet	$ 4.76	689105
10/08/2025	884164	Napa Auto Parts	Fleet	$ 8.98	689105
10/08/2025	884164	Napa Auto Parts	Fleet	$ 6.97	689193
10/08/2025	884164	Napa Auto Parts	Fleet	$ 24.64	689210
10/08/2025	884164	Napa Auto Parts	Fleet	$ 55.12	689210
10/08/2025	884164	Napa Auto Parts	Fleet	$ 143.76	689291
10/08/2025	884164	Napa Auto Parts	Fleet	$ 27.72	689410
10/08/2025	884164	Napa Auto Parts	Fleet	$ 6.59	689772
10/08/2025	884164	Napa Auto Parts	Fleet	$ 19.68	689909
10/08/2025	884164	Napa Auto Parts	Fleet	$ 14.22	689945
10/08/2025	884164	Napa Auto Parts	Fleet	$ 30.95	690083
10/08/2025	884164	Napa Auto Parts	Fleet	$ 38.39	690124
10/08/2025	884164	Napa Auto Parts	Fleet	$ 200.27	690124
10/08/2025	884164	Napa Auto Parts	Fleet	$ 44.64	690135
10/08/2025	884164	Napa Auto Parts	Fleet	$ 1.92	690135
10/08/2025	884164	Napa Auto Parts	Fleet	$ 43.49	690135
10/08/2025	884164	Napa Auto Parts	Fleet	$ 4.74	690135
10/08/2025	884164	Napa Auto Parts	Fleet	$ 10.38	690142
10/08/2025	884164	Napa Auto Parts	Fleet	$ 54.02	690313
10/08/2025	884164	Napa Auto Parts	Fleet	$ 58.99	690344
10/08/2025	884164	Napa Auto Parts	Fleet	$ 58.99	690344
10/08/2025	884164	Napa Auto Parts	Fleet	$ 267.60	690416
10/08/2025	884164	Napa Auto Parts	Fleet	$ 4.84	690462
10/08/2025	884164	Napa Auto Parts	Fleet	$ 526.16	690481
10/08/2025	884164	Napa Auto Parts	Fleet	$ 67.20	690515

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10/08/2025	884164	Napa Auto Parts	Fleet	$ 119.72	690617
10/08/2025	884164	Napa Auto Parts	Fleet	$ 113.34	690617
10/08/2025	884164	Napa Auto Parts	Fleet	$ 75.36	690644
10/08/2025	884164	Napa Auto Parts	Fleet	$ 69.28	690644
10/08/2025	884164	Napa Auto Parts	Fleet	$ 28.76	690644
10/08/2025	884164	Napa Auto Parts	Fleet	$ 27.35	690827
10/08/2025	884164	Napa Auto Parts	Fleet	$ 35.24	690827
10/08/2025	884164	Napa Auto Parts	Fleet	$ 15.03	690827
10/08/2025	884164	Napa Auto Parts	Fleet	$ 43.88	690827
10/08/2025	884164	Napa Auto Parts	Fleet	$ (19.68)	691253
10/08/2025	884164	Napa Auto Parts	Fleet	$ (267.60)	691253
10/08/2025	884164	Napa Auto Parts	Fleet	$ 32.69	691648
10/08/2025	884164	Napa Auto Parts	Fleet	$ 30.93	691672
10/08/2025	884164	Napa Auto Parts	Fleet	$ 11.28	691760
10/08/2025	884164	Napa Auto Parts	Fleet	$ 75.76	691891
10/08/2025	884164	Napa Auto Parts	Fleet	$ 24.56	691891
10/08/2025	884164	Napa Auto Parts	Fleet	$ 138.00	691891
10/08/2025	884164	Napa Auto Parts	Fleet	$ 58.99	691891
10/08/2025	884164	Napa Auto Parts	Fleet	$ 30.28	691896
10/08/2025	884164	Napa Auto Parts	Fleet	$ 21.93	691906
10/08/2025	884164	Napa Auto Parts	Fleet	$ 55.74	691937
10/08/2025	884164	Napa Auto Parts	Fleet	$ 28.33	691937
10/08/2025	884164	Napa Auto Parts	Fleet	$ 26.84	691937
10/08/2025	884164	Napa Auto Parts	Fleet	$ 16.03	691992
10/08/2025	884164	Napa Auto Parts	Fleet	$ 7.81	692037
10/08/2025	884164	Napa Auto Parts	Fleet	$ 50.56	692116
10/08/2025	884164	Napa Auto Parts	Fleet	$ 12.30	692116
10/08/2025	884164	Napa Auto Parts	Fleet	$ 41.02	692116
10/08/2025	884164	Napa Auto Parts	Fleet	$ 22.30	692116
10/08/2025	884164	Napa Auto Parts	Fleet	$ 12.30	692142
10/08/2025	884164	Napa Auto Parts	Fleet	$ 68.82	692166
10/08/2025	884164	Napa Auto Parts	Fleet	$ 31.54	692166
10/08/2025	884164	Napa Auto Parts	Fleet	$ 25.28	692269

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10/08/2025	884164	Napa Auto Parts	Fleet	$ (41.02)	692407
10/08/2025	884164	Napa Auto Parts	Fleet	$ 21.00	692434
10/08/2025	884164	Napa Auto Parts	Fleet	$ 38.74	692495
10/08/2025	884164	Napa Auto Parts	Fleet	$ 88.71	692531
10/08/2025	884164	Napa Auto Parts	Fleet	$ 24.01	692531
10/08/2025	884164	Napa Auto Parts	Fleet	$ 25.90	692629
10/08/2025	884164	Napa Auto Parts	Fleet	$ 11.44	693189
10/08/2025	884164	Napa Auto Parts	Fleet	$ 80.58	693189
10/08/2025	884164	Napa Auto Parts	Fleet	$ 73.08	693189
10/08/2025	884164	Napa Auto Parts	Fleet	$ 347.24	693189
10/08/2025	884164	Napa Auto Parts	Fleet	$ 494.94	693195
10/08/2025	884164	Napa Auto Parts	Fleet	$ 46.73	693316
10/08/2025	884164	Napa Auto Parts	Fleet	$ 47.10	693335
10/08/2025	884164	Napa Auto Parts	Fleet	$ 37.56	693533
10/08/2025	884164	Napa Auto Parts	Fleet	$ 80.58	693537
10/08/2025	884164	Napa Auto Parts	Fleet	$ 34.98	693597
10/08/2025	884164	Napa Auto Parts	Fleet	$ 16.49	693597
10/08/2025	884164	Napa Auto Parts	Fleet	$ 62.73	693620
10/08/2025	884164	Napa Auto Parts	Fleet	$ 96.60	693659
10/08/2025	884164	Napa Auto Parts	Fleet	$ 4.66	693721
10/08/2025	884164	Napa Auto Parts	Fleet	$ 68.00	693721
10/08/2025	884164	Napa Auto Parts	Fleet	$ 36.24	693723
10/08/2025	884164	Napa Auto Parts	Fleet	$ 9.62	693727
10/08/2025	884164	Napa Auto Parts	Fleet	$ 74.03	693744
10/08/2025	884164	Napa Auto Parts	Fleet	$ 12.50	694124
10/08/2025	884164	Napa Auto Parts	Fleet	$ 6.06	694154
10/08/2025	884164	Napa Auto Parts	Fleet	$ 7.52	694185
10/08/2025	884164	Napa Auto Parts	Fleet	$ 341.25	694187
10/08/2025	884164	Napa Auto Parts	Fleet	$ 406.04	694187
10/08/2025	884164	Napa Auto Parts	Fleet	$ 493.20	694189
10/08/2025	884164	Napa Auto Parts	Fleet	$ 10.92	694209
10/08/2025	884164	Napa Auto Parts	Fleet	$ 129.25	694226
10/08/2025	884164	Napa Auto Parts	Fleet	$ 11.34	694229

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10/08/2025	884164	Napa Auto Parts	Fleet	$ 43.44	695002
10/08/2025	884164	Napa Auto Parts	Fleet	$ 74.25	695010
10/08/2025	884164	Napa Auto Parts	Fleet	$ 225.00	695172
10/08/2025	884164	Napa Auto Parts	Fleet	$ 600.00	695365
10/08/2025	884164	Napa Auto Parts	Fleet	$ 61.71	695490
10/08/2025	884164	Napa Auto Parts	Fleet	$ 80.85	695490
10/08/2025	884164	Napa Auto Parts	Fleet	$ 128.70	695490
10/08/2025	884164	Napa Auto Parts	Fleet	$ 51.02	695538
10/08/2025	884164	Napa Auto Parts	Fleet	$ 43.68	695561
10/08/2025	884164	Napa Auto Parts	Fleet	$ 23.90	695577
10/08/2025	884164	Napa Auto Parts	Fleet	$ 50.70	695744
10/08/2025	884164	Napa Auto Parts	Fleet	$ 33.78	695744
10/08/2025	884164	Napa Auto Parts	Fleet	$ 87.76	695750
10/08/2025	884164	Napa Auto Parts	Fleet	$ 122.00	696420
10/08/2025	884164	Napa Auto Parts	Fleet	$ 117.32	696420
10/08/2025	884164	Napa Auto Parts	Fleet	$ 56.55	696828
10/08/2025	884164	Napa Auto Parts	Fleet	$ (36.78)	HOSE
10/08/2025	884164	Napa Auto Parts	Fleet	$ (41.52)	OIL FILTER
10/08/2025	884164	Napa Auto Parts	Public Safety	$ 17.30	--; LUBEGLYDE
10/08/2025	884164	Napa Auto Parts	Public Safety	$ (10.71)	--; MARKER LIT
10/08/2025	884164	Napa Auto Parts	Public Safety	$ 10.71	--; MARKER LIT
10/08/2025	884164	Napa Auto Parts	Public Safety	$ (139.12)	ELEC CONNECTOR
10/08/2025	884164	Napa Auto Parts	Solid Waste	$ 20.31	14 Guage Wire
10/08/2025	884164	Napa Auto Parts	Solid Waste	$ 3,799.00	Returned cooler purchse for landfill
10/08/2025	884164	Napa Auto Parts	Solid Waste	$ (4,999.00)	Returned cooler purchse for landfill
10/08/2025	884164	Napa Auto Parts	Street/Traffic	$ 15.72	irrigation electrical supplies
10/08/2025	884164	Napa Auto Parts	Street/Traffic	$ 13.52	PIN SEAL
10/08/2025	884164	Napa Auto Parts	Water	$ 30.65	consumable tools for annual solar pms.
10/08/2025	884165	Napa-MET	Transit	$ (36.00)	686345 CREDIT- battery core
10/08/2025	884165	Napa-MET	Transit	$ (17.45)	686422 CREDIT- repair leads
10/08/2025	884165	Napa-MET	Transit	$ (17.45)	686612 CREDIT- repair leads
10/08/2025	884165	Napa-MET	Transit	$ (3.81)	686823 CREDIT- socket
10/08/2025	884165	Napa-MET	Transit	$ (654.24)	687334 CREDIT- fittings & batteries

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10/08/2025	884165	Napa-MET	Transit	$ (128.49)	689402 CREDIT- gear oil
10/08/2025	884165	Napa-MET	Transit	$ (159.48)	689402 CREDIT- misc. part returns
10/08/2025	884165	Napa-MET	Transit	$ (36.00)	690301 CREDIT- battery core
10/08/2025	884165	Napa-MET	Transit	$ 53.26	691491 wheel seal
10/08/2025	884165	Napa-MET	Transit	$ 222.17	691526 silicone hose (1835, WO: 2026-286)
10/08/2025	884165	Napa-MET	Transit	$ 20.43	691654 nitrile gloves
10/08/2025	884165	Napa-MET	Transit	$ 97.83	691680 coolant hose
10/08/2025	884165	Napa-MET	Transit	$ (18.78)	691688 CREDIT- add-a-circuit
10/08/2025	884165	Napa-MET	Transit	$ 180.32	692110 tensioner
10/08/2025	884165	Napa-MET	Transit	$ 519.98	693443 Freon
10/08/2025	884165	Napa-MET	Transit	$ 54.00	693443 shop supplies- glass cleaner
10/08/2025	884165	Napa-MET	Transit	$ 76.00	693443 shop supplies- oil absorbent
10/08/2025	884165	Napa-MET	Transit	$ 69.00	693443 shop supplies- shop towels
10/08/2025	884165	Napa-MET	Transit	$ 259.98	693443 shop supplies- windshield fluid (55 gal.)
10/08/2025	884165	Napa-MET	Transit	$ (3.55)	693784 oil filter- CREDIT
10/08/2025	884165	Napa-MET	Transit	$ 97.08	693883 oil filters
10/08/2025	884165	Napa-MET	Transit	$ 117.60	694048 40A fuses
10/08/2025	884165	Napa-MET	Transit	$ 131.30	694048 50A fuses
10/08/2025	884165	Napa-MET	Transit	$ (50.51)	694065 Champion parts- CREDIT
10/08/2025	884165	Napa-MET	Transit	$ (73.08)	694087 Champion filters- CREDIT
10/08/2025	884165	Napa-MET	Transit	$ 54.72	694137 80A fuses
10/08/2025	884165	Napa-MET	Transit	$ 50.00	694151 F washer
10/08/2025	884165	Napa-MET	Transit	$ 54.32	694151 lock nuts
10/08/2025	884165	Napa-MET	Transit	$ (131.30)	694244 50A Fuse- CREDIT
10/08/2025	884165	Napa-MET	Transit	$ 666.01	694314 coolant
10/08/2025	884165	Napa-MET	Transit	$ 169.56	694450 oil filter
10/08/2025	884165	Napa-MET	Transit	$ 30.60	694705 battery terminals
10/08/2025	884165	Napa-MET	Transit	$ (38.00)	694724 core deposit- CREDIT
10/08/2025	884165	Napa-MET	Transit	$ 122.48	694901 shocks
10/08/2025	884165	Napa-MET	Transit	$ 179.76	695106 front shocks (1873, WO: 2026-341)
10/08/2025	884165	Napa-MET	Transit	$ 10.63	695326 marker light (1878, WO: 2026-349)
10/08/2025	884165	Napa-MET	Transit	$ 45.90	695345 power switch (1878, WO: 2026-348)
10/08/2025	884165	Napa-MET	Transit	$ (76.00)	695407 core deposit- CREDIT

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10/08/2025	884165	Napa-MET	Transit	$ (122.48)	695407 shocks- CREDIT
10/08/2025	884165	Napa-MET	Transit	$ 45.42	695536 diesel exhaust fluid
10/08/2025	884165	Napa-MET	Transit	$ 716.40	695846 purge valve
10/08/2025	884165	Napa-MET	Transit	$ 56.48	695848 battery terminals
10/08/2025	884165	Napa-MET	Transit	$ 485.98	696670 batteries (1840, WO: 2026-360)
10/08/2025	884165	Napa-MET	Transit	$ 144.00	696670 core deposit
10/08/2025	884165	Napa-MET	Transit	$ 47.24	697079 consumables
10/08/2025	884165	Napa-MET	Transit	$ 99.74	697079 fleet use
10/08/2025	884165	Napa-MET	Transit	$ (18.50)	697082 return- CREDIT
10/08/2025	884169	North Coast Electric	Street/Traffic	$ 7.84	Inventory street light supplies, street
10/08/2025	884169	North Coast Electric	Street/Traffic	$ 539.17	Inventory street light supplies, street
10/08/2025	884169	North Coast Electric	Street/Traffic	$ 65.80	Irrigation Tool
10/08/2025	884169	North Coast Electric	Street/Traffic	$ 93.06	parts for street lights
10/08/2025	884169	North Coast Electric	Street/Traffic	$ 149.51	parts for street lights
10/08/2025	884169	North Coast Electric	Street/Traffic	$ 2.26	parts to repair street lights
10/08/2025	884169	North Coast Electric	Street/Traffic	$ 495.56	street light items on Inventory
10/08/2025	884169	North Coast Electric	Street/Traffic	$ 30.13	Street Light supplies
10/08/2025	884169	North Coast Electric	Street/Traffic	$ 115.61	Street Light supplies
10/08/2025	884169	North Coast Electric	Street/Traffic	$ 1,040.97	wire/tool
10/06/2025	ACH	Northwest Pipe Fittings	Street/Traffic	$ 127.19	irrigation parts
10/06/2025	ACH	Northwest Pipe Fittings	Wastewater	$ 40.17	parts for toilet in shop
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 104.20	1" COMPRESSION X MIP ADAPTER CTS - (H15428)
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 220.80	1" COUPLING CTS X FLARE 74755Q1 P/N: 2108793
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 182.20	1" PLASTIC X IRON-P-T ADAPTER - H15456
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 4,357.40	1-1/2" EU2A1F1 MACH10 METER P/N: 2022551
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 542.60	1-1/2" TD T-10 MEASURING CHAMB P/N: 2032404
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 198.00	3/4" COMP X MIP ADAPTOR CTS-NL P/N: 2110281
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 54.54	BLACK NIPPLE 1-1/4" X 10" P/N: 0451378
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 92.70	BLACK NIPPLE 1-1/4" X 12" P/N: 0451394
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 30.90	BLACK NIPPLE 1-1/4" X 12" P/N: 0451394
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 985.80	CURB BOX LID W/PLUG 1-1/4"#89375 P/N: 2175605
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 340.22	Ferric Pump system Repair
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 105.20	H1-P2 Repair

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10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 40.18	parts for toilet in shop
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 11.78	THRUST WASHER #K-8106 FOR - K-81 HYDRANT
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 407.10	VALVE BOX RISER #69A SLIP TYPE (112204 VBR69A)
10/06/2025	ACH	Northwest Pipe Fittings	Water	$ 207.26	WTP Boxcard vault sump pump replacement
10/08/2025	884171	NorthWestern Energy	Airport	$ 40,430.34	0100482-9. Vault Main Account. September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 2,338.78	0100483-7. Runway Lights. September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 1,930.98	0100484-5. ARFF Facility. September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 50.47	1138926-9. Aero Interiors September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 886.81	1669567-8. TSA September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 1,844.59	1993430-6. Car Wash. September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 340.94	2001846-1. Mud Wash. September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 320.07	2001848-7. Detail Bay 1 Hertz. September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 319.55	2001855-2. Detail Bay 2 National/Alamo. Sept 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 127.98	2001862-8. Detail Bay 3 Enterprise Sept 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 201.22	2001865-1. Detail Bay 4 Avis/Budget Sept 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 62.89	2001867-7. Detail Bay 5 Thrifty/Dollar Sept 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 85.40	3085107-5. Employee Parking. September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 282.22	3446396-8. USDA September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 1,381.38	3477231-9. Parking Zone. September 2025
10/08/2025	884171	NorthWestern Energy	Airport	$ 35.19	3733186-5. Airport Storage September 2025
10/08/2025	884171	NorthWestern Energy	CDBG	$ 24.42	1302 Parkhill Dr / Account #4241122-3
10/08/2025	884171	NorthWestern Energy	P.W. Admin	$ 21.97	3113 Stanford Dr Elec
10/08/2025	884171	NorthWestern Energy	Public Safety	$ 2,590.97	Station 1 September Services
10/08/2025	884175	Park One	Facilities	$ 11,497.50	Park One Rent for August, September, October
10/08/2025	884176	Passio Technologies	Transit	$ 53,732.00	Annual CAD/AVL Subscription for Fixed Route
10/08/2025	884181	Pioneer Technical Services	Tax Incrmnt S	$ 7,054.20	Professional Svcs from August 1 to August 31, 2025
10/08/2025	884185	Precise MRM	Library	$ 660.00	IN200-2008050 GPS units for Library vehicles
10/08/2025	884185	Precise MRM	Library	$ 612.00	IN200-2008054 Annual subscription for GPS
10/08/2025	884185	Precise MRM	P.W. Admin	$ 880.00	VEHICLE TRACKING DEVICES, LMU-2630MB LTE CAT
10/08/2025	884185	Precise MRM	Street/Traffic	$ 2,040.00	AVL Subscriptions
10/08/2025	884185	Precise MRM	Street/Traffic	$ 2,230.97	spare units
10/08/2025	884185	Precise MRM	Wastewater	$ 1,886.29	VEHICLE TRACKING DEVICES, LMU-2630MB LTE CAT
10/08/2025	884185	Precise MRM	Water	$ 1,886.30	VEHICLE TRACKING DEVICES, LMU-2630MB LTE CAT

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10/08/2025	884186	Public Utilities	Airport	$ 28,704.38	8/18/25 - 9/17-25 Water Service
10/08/2025	884195	Romaine Electric	Transit	$ 1,772.79	10-081538 VGT actuator
10/08/2025	884195	Romaine Electric	Transit	$ 1,772.79	10-081619 turbo actuator
10/08/2025	884198	S&P Brake Supply	Fleet	$ 497.36	411445
10/08/2025	884198	S&P Brake Supply	Fleet	$ 236.03	411445
10/08/2025	884198	S&P Brake Supply	Fleet	$ 160.00	411445
10/08/2025	884198	S&P Brake Supply	Fleet	$ 294.44	411445
10/08/2025	884198	S&P Brake Supply	Fleet	$ 180.00	411462
10/08/2025	884198	S&P Brake Supply	Fleet	$ 294.44	411462
10/08/2025	884198	S&P Brake Supply	Fleet	$ (294.44)	411462
10/08/2025	884198	S&P Brake Supply	Fleet	$ (160.00)	411462
10/08/2025	884198	S&P Brake Supply	Fleet	$ (180.00)	411511
10/08/2025	884198	S&P Brake Supply	Fleet	$ 994.72	411649
10/08/2025	884198	S&P Brake Supply	Fleet	$ 378.04	411649
10/08/2025	884198	S&P Brake Supply	Fleet	$ 288.00	411649
10/08/2025	884198	S&P Brake Supply	Fleet	$ (144.00)	411687
10/08/2025	884198	S&P Brake Supply	Fleet	$ 236.03	411858
10/08/2025	884198	S&P Brake Supply	Fleet	$ 43.32	411859
10/08/2025	884200	Sea-Western Inc	Public Safety	$ 5,340.00	Chemguard Class A Plus Foam, 5 gallon pails X48
10/08/2025	884200	Sea-Western Inc	Public Safety	$ 1,538.26	INV39678 - 8X strap, waist-shldr, x3 pro
10/08/2025	884201	Selbys	Engineering	$ 1,690.00	Engineering: Open License
10/08/2025	884201	Selbys	IT Resources	$ 130.00	IT
10/08/2025	884201	Selbys	IT Resources	$ 130.00	IT
10/08/2025	884201	Selbys	Planning	$ 2,800.00	planning
10/08/2025	884201	Selbys	Planning	$ 2,230.00	building
10/08/2025	884201	Selbys	Public Safety	$ 260.00	fire
10/08/2025	884201	Selbys	Street/Traffic	$ 130.00	streets
10/08/2025	884201	Selbys	Wastewater	$ 440.00	environmental
10/08/2025	884204	Solid Waste Systems	Fleet	$ 89.76	P12303SPO
10/08/2025	884204	Solid Waste Systems	Fleet	$ 16.40	P12303SPO
10/08/2025	884204	Solid Waste Systems	Fleet	$ 237.83	P12312MON
10/08/2025	884204	Solid Waste Systems	Fleet	$ 4,064.33	P12312MON
10/08/2025	884204	Solid Waste Systems	Fleet	$ 1,374.24	P13206SPO

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/08/2025	884204	Solid Waste Systems	Solid Waste	$ 6,500.00	REVERSAL OF TRADE IN CREDIT FOR VEHICLE 0197
10/08/2025	884204	Solid Waste Systems	Solid Waste	$ 6,500.00	REVERSAL OF TRADE IN FOR VEHICLE 0193
10/08/2025	884205	South Billings Urban Renewal	Tax Incrmnt S	$ 40,000.00	SBURA FY26 Operating Agreement
10/08/2025	884207	Spencer Fluid Power	Fleet	$ 7,073.09	32818495
10/08/2025	884207	Spencer Fluid Power	Fleet	$ 4,202.31	32818513
10/08/2025	884207	Spencer Fluid Power	Fleet	$ 4,538.17	32818525
10/08/2025	884207	Spencer Fluid Power	Street/Traffic	$ 3,200.07	CLYINDER; CYLINDER
10/08/2025	884213	Steiner Thuesen	Park Dist 1	$ 1,375.00	REPLACE THE TENNIS COURTS AT PIONEER PARK
10/08/2025	884213	Steiner Thuesen	Park Dist 1	$ 1,500.00	WO 23-33 Grandview Park Irrigation System Replac
10/08/2025	884213	Steiner Thuesen	Park Dist 1	$ 1,507.00	improvement to the south end of Coulson Park
10/08/2025	884213	Steiner Thuesen	Park Dist 1	$ 1,383.20	north improvements to coulson park
10/08/2025	884216	Sundown Security	Airport	$ 4,624.00	Aviation Workers Screening Services Required TSA
10/08/2025	884216	Sundown Security	General	$ 392.38	Courier Services for September, 2025
10/08/2025	884216	Sundown Security	P.W. Admin	$ 407.77	Courier Services for September, 2025
10/08/2025	884217	Sunset Excavation	Water	$ 3,782.79	WO 24-27 2024 Water Service Repairs; Pmt 16
10/08/2025	884219	Swan Tractor	Ballpark Donations	$ 4,500.00	Dehler infield sod - 250823
10/08/2025	884220	Swank Enterprises	Transit	$ 2,747.37	MET Transit Addition & Remodel - Federal
10/08/2025	884220	Swank Enterprises	Transit	$ 2,158.64	MET Transit Addition & Remodel - Local
10/08/2025	884224	Terracon Consultants	Gas Tax	$ 4,741.25	WO 25-41 Zimmerman Rock Evaluation
10/08/2025	884224	Terracon Consultants	Water	$ 735.00	WO 25-01 Contract 1, Density Testing ..4
10/08/2025	884225	Tetra Tech	General	$ 200.00	Todd 8 hr Asbestos Refresher training
10/08/2025	884225	Tetra Tech	Solid Waste	$ 4,280.60	surface emission and groundwater monitoring
10/08/2025	884226	The Goodyear Tire & Rubber	Transit	$ 3,261.97	9859966546 lease tires- August
10/08/2025	884227	Thorn Run Partners LLC	General	$ 2,500.00	Amendment to Federal Lobbyist Services - Ext
10/08/2025	884227	Thorn Run Partners LLC	General	$ 2,500.00	Amendment to Federal Lobbyist Services - Ext
10/08/2025	884227	Thorn Run Partners LLC	P.W. Admin	$ 2,500.00	Amendment to Federal Lobbyist Services - Ext
10/06/2025	ACH	Town & Country Supply	Airport	$ 21,798.40	Invoice #449103. QTA Car Rental Fuel
10/06/2025	ACH	Town & Country Supply	Airport	$ 13,771.65	Invoice #450890. Unleaded Fuel for Operations
10/06/2025	ACH	Town & Country Supply	Fleet	$ 7,261.61	449099
10/06/2025	ACH	Town & Country Supply	Fleet	$ 3,661.29	449099
10/06/2025	ACH	Town & Country Supply	Fleet	$ 14,643.15	449101
10/06/2025	ACH	Town & Country Supply	Fleet	$ 6,440.54	449101
10/06/2025	ACH	Town & Country Supply	Fleet	$ 4,856.08	450938

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	Town & Country Supply	Fleet	$ 5,184.78	450938
10/06/2025	ACH	Town & Country Supply	Fleet	$ 12,363.23	450938
10/06/2025	ACH	Town & Country Supply	Fleet	$ 6,996.02	450938
10/06/2025	ACH	Town & Country Supply	Public Safety	$ 5,239.85	Unleaded fuel and diesel for stations
10/06/2025	ACH	Town & Country Supply	Solid Waste	$ 16,641.45	448527
10/06/2025	ACH	Town & Country Supply	Transit	$ 17,041.20	448509 diesel fuel (6000 gal.)
10/06/2025	ACH	Town & Country Supply	Transit	$ 16,557.84	448543 diesel fuel (5999 gal.)
10/06/2025	ACH	Town & Country Supply	Transit	$ 5,487.89	448997 unleaded fuel (1994 gal.)
10/06/2025	ACH	Tractor & Equipment	Fleet	$ 9,144.00	B3849101
10/06/2025	ACH	Tractor & Equipment	Fleet	$ 13.45	BLCS0869587
10/06/2025	ACH	Tractor & Equipment	Fleet	$ 74.65	BLCS0870788
10/06/2025	ACH	Tractor & Equipment	Fleet	$ 0.34	BLCS0870788
10/06/2025	ACH	Tractor & Equipment	Fleet	$ 0.19	BLCS0870788
10/06/2025	ACH	Tractor & Equipment	Fleet	$ 957.79	BLCS0870788
10/06/2025	ACH	Tractor & Equipment	Fleet	$ 3.21	BLCS0870788
10/06/2025	ACH	Tractor & Equipment	Solid Waste	$ 413.63	15-40 ENGINE OIL, CONSUMABLES
10/06/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,079.00	500 HOUR SERVICE MAINTENANCE, TRAVEL
10/06/2025	ACH	Tractor & Equipment	Solid Waste	$ 177.70	CONSUMABLES, ENVIRO FEE
10/06/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,139.80	ENGINE AIR FILTER
10/06/2025	ACH	Tractor & Equipment	Solid Waste	$ 2,538.50	WELD BUCKET ON 0254
10/06/2025	ACH	Tractor & Equipment	Street/Traffic	$ 1,036.18	SCREW, WASHER, PLATE, NUT, SENSOR
10/06/2025	ACH	Tractor & Equipment	Water	$ 3,292.84	SENSOR ASSY
10/08/2025	884235	TW Enterprises	Water	$ 1,170.38	Fox Pump Station Annual Generator Servic
10/08/2025	884235	TW Enterprises	Water	$ 1,360.40	Ironwood Pump Station Annual Generator S
10/08/2025	884235	TW Enterprises	Water	$ 1,368.16	Thomas pump Station Generator Annual Ser
10/08/2025	884235	TW Enterprises	Water	$ 1,510.64	Voelker Pump Station annual Generator se
10/08/2025	884235	TW Enterprises	Water	$ 1,366.50	Waldo/Christensen Pump Station Generator
10/07/2025	ACH	TW Ridley	Public Safety	$ 23,538.74	TW Ridley - Station 5 Interior Remodel
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 1,461.54	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 250.00	Air Controls-Billings, I - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 2,096.04	Airport Lighting Company - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 25.98	Albertsons #4025 - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 2,160.00	Axon - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 144.99	Best Buy 00005926 - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 750.00	Big Sky Fire Equipment - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 46.34	Buildersfirstsource64021 - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 30.00	Ceutraining - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ (342.00)	Continental Battery - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 129.99	Cook & Boardman - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 459.08	Cummins Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 915.26	Dxp Enterprises - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 144.06	Ecolab Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 226.41	Ecolab Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 149.88	Ecolab Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 130.28	Ecolab Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 600.00	Educate Llp - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 93.87	Evergreen Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 1,431.53	Galls - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 159.99	Galls - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 2,007.16	Genesis Lamp Corp - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 22.76	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 68.60	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 213.48	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 34.40	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 57.36	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 833.24	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 115.78	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 1.32	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 107.40	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 26.41	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 27.60	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 321.90	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 29.72	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 87.84	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 92.93	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 55.01	Grainger - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 129.08	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 67.46	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 154.22	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 262.87	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 410.55	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 421.32	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 18.96	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 37.48	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 60.00	In *Cotter'S Sewer, Septi - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 30.00	In *Universal Awards - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 15.00	In *Universal Awards - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 150.65	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 1,293.17	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 1,638.78	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 1,348.71	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 1,532.61	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 33.54	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 77.30	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 130.32	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 58.44	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 200.00	Ls Bighorn Boots And - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 163.06	Norco - 97 - Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 49.65	North Coast Electric - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 2,866.05	Nwestco - 001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 2,866.05	Nwestco - 001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 2,866.05	Nwestco - 001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 2,866.05	Nwestco - 001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 2,122.89	Otw Safety - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 200.00	Pzg**Mt Dli Ebiz - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 240.00	Pzg**Mt Dli Ebiz - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 480.00	Pzg**Mt Dli Ebiz - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 720.00	Pzg**Mt Dli Ebiz - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 480.00	Pzg**Mt Dli Ebiz - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 480.00	Pzg**Mt Dli Ebiz - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 240.00	Pzg**Mt Dli Ebiz - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 240.00	Pzg**Mt Dli Ebiz - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 240.00	Pzg**Mt Dli Ebiz - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 68.85	Quadient Inc Oracle - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 407.90	Raglady.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 1,525.83	Rdo Equipment Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 101.54	Redd''S Prints & Signs In - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 138.62	Robert Brooke & Assoc In - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 699.93	Sherwin-Williams703203 - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 869.36	Sherwin-Williams703203 - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 108.99	Spi*Directv Service - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 135.00	Spic And Span - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 4,951.99	Standard Signs Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 3,416.58	State Chemic*State Che - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 52.39	The Mail Drop - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 774.75	Tractor & Equipment - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 961.00	Yellowstone Electric Comp - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 1,887.00	Yellowstone Electric Comp - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 376.25	Yellowstone Electric Comp - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 432.00	Yellowstone Electric Comp - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 2,992.77	Yellowstone Electric Comp - PCard
10/06/2025	ACH	U.S. Bank PCards	Airport	$ 16.59	Zoom.Com 888-799-9666 - PCard
10/06/2025	ACH	U.S. Bank PCards	Amend Park	$ 360.26	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Ballpark Donations	$ 144.90	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Ballpark Donations	$ 13.09	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Ballpark Donations	$ 196.78	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 39.99	Amazon Mktpl*9P9Tr14V3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 159.99	Amazon Mktpl*Dc5Vz99Y3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 270.00	Amazon Mktpl*Pd53T0Xj3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 23.74	Amazon Mktpl*Rm7Rl5Qg3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 63.98	Amazon Mktpl*Ze2Dp4Oa3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 6.74	Amazon Reta* Dm5Pi8Fd3 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Building	$ 39.97	Amazon Reta* Fm3Sl73Z3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 16.95	Amazon Reta* P11D986I3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 60.00	American Water Technol - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 60.00	Business Improvement D - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 471.00	Creative Monograms - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 644.36	Delta Air 0062359363233 - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 850.33	Int'L Code Council Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 735.00	Int'L Code Council Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 515.00	Int'L Code Council Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 183.00	Jade Learning Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Building	$ 124.65	Samsclub #4805 - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 38.67	Amazon Reta* Mz8Kp2Vh3 - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 120.00	Art House Cinema - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 24.98	Billingsgazettethriftynck - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 208.78	Camachos Tacos - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 196.44	Dd *Topzsandwichcompa - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 50.00	Eb *Billings Elder Fra - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 77.84	Minuteman Press Billing - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 38.92	Minuteman Press Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ (38.92)	Minuteman Press Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 20.00	Openai *Chatgpt Subscr - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 65.51	Rockets Gourmet Wraps And - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 3,312.00	Smk*Surveymonkey.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 156.41	Tst*Mediterranean Soul - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 188.25	Tst*Stellas Kitchen & B - PCard
10/06/2025	ACH	U.S. Bank PCards	CDBG	$ 20.54	Usps Po 2907740107 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ 162.45	Amazon Mktpl*S44Lz0923 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ 81.92	Amazon Reta* 0C8Qk4Rc3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ 351.60	Amazon Reta* C58Ze97D3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ 81.92	Amazon Reta* No5Dc85Y3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ 122.88	Amazon Reta* Rz7Dk9Hg3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ 122.88	Amazon Reta* U079X2W83 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ (40.96)	Amazon Reta* U079X2W83 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ (40.96)	Amazon Reta* U079X2W83 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ (40.96)	Amazon Reta* U079X2W83 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ 24.79	Amazon Reta* Xq9Co69Z3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ 35.16	Amazon.Com*Xk21V6Ow3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Central Services	$ 276.43	Staples Inc Vt - PCard
10/06/2025	ACH	U.S. Bank PCards	Court Grants	$ 40.00	Albertsons #4041 - PCard
10/06/2025	ACH	U.S. Bank PCards	Court Grants	$ 42.00	Dollar Tree - PCard
10/06/2025	ACH	U.S. Bank PCards	Court Grants	$ 79.00	Jimmy Johns # 1379 - - PCard
10/06/2025	ACH	U.S. Bank PCards	Court Grants	$ 47.42	Sams Club #4805 - PCard
10/06/2025	ACH	U.S. Bank PCards	Court Grants	$ 44.48	Wm Supercenter #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Court Grants	$ 104.54	Wm Supercenter #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Court Grants	$ 17.63	Zoom.Com 888-799-9666 - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 144.22	Amazon.Com*2H0Z71Q13 - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 13.21	Amazon.Com*2H0Z71Q13 - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 142.85	Facebk *Nrgugw4W42 - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 15.00	Fsp*Mountain District Of - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 17.78	Harbor Freight Tools 207 - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 1,143.75	Performance Engineering - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 408.00	Precise Mrm Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 51.12	Selbys - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 92.91	Sp Trc Electronics - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 96.26	Staples Inc Vt - PCard
10/06/2025	ACH	U.S. Bank PCards	Engineering	$ 50.63	Yellowstone County Treas - PCard
10/06/2025	ACH	U.S. Bank PCards	EOC 911	$ 9.99	Amazon Reta* M28Kt6Pr3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 791.36	Ace Electric - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 426.76	Alsco Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 11.98	Amazon Mark* 8D2Re2Gh3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 36.47	Amazon Mark* Bn19U6P33 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 249.99	Ebay O*08-13555-62805 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 174.73	Ecolab Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 214.69	Ferguson Ent #1342 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 27.30	Gdp*Automated Signaling - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 179.00	Homedepot.Com - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 90.00	Interstate Batteries Of - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 1,402.51	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 60.56	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 12.59	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 6.46	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 19.99	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 59.97	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 65.95	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 179.99	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 51.42	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 310.63	Reliable Automation Syste - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 1,479.00	Sq *Ecd Engineering - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 1,253.00	Summit Fire And Security - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 32.10	Superior Water Solutions - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 1,010.76	Supply Online - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 54.60	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 56.30	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 67.88	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 48.39	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 96.92	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 39.84	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 19.98	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ (39.84)	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 55.77	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 56.95	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 112.45	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Facilities	$ 350.00	West End Lock And Securit - PCard
10/06/2025	ACH	U.S. Bank PCards	Fire Grants	$ 165.22	Amazon Mktpl*Xj36P1Jo3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Fire Grants	$ 418.86	Hilton Indianapolis - PCard
10/06/2025	ACH	U.S. Bank PCards	Fire Grants	$ 3,753.19	National Safety Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Fleet	$ 60.00	Autoauth Service - PCard
10/06/2025	ACH	U.S. Bank PCards	Fleet	$ 36.99	Best Buy 00005926 - PCard
10/06/2025	ACH	U.S. Bank PCards	Fleet	$ 748.92	Big Sky Linen And Unif - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Fleet	$ 2,028.00	Mitchell1 Snap On Us - PCard
10/06/2025	ACH	U.S. Bank PCards	Fleet	$ 84.35	Sq *Genuine Marketing Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 350.00	2025 Montana Arbitrati - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 14.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 19.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 4.49	Albertsons #4025 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 27.97	Albertsons #4025 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 21.98	Amazon Mark* Kd0Hm37E3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 63.84	Amazon Mark* Tp5Yb45P3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 19.99	Amazon Mktpl*968Bk76J3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 50.97	Amazon Mktpl*Ca5H120K3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 89.21	Amazon Mktpl*E495A4Hx3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 26.74	Amazon Mktpl*Ga23O5Mv3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 83.91	Amazon Mktpl*Xs5Su97P3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 39.99	Amazon Mktpl*Yd9Bw0Sb3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 10.82	Amazon.Com*8I30S5Pr3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 29.50	Amazon.Com*Rr50D6Cy3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 779.00	B2B Prime*O27Fw7Zi3 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 29.97	Billings Hardware & Servi - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 50.00	City Of Billiings Buildin - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 25.00	City Of Billings Court - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 19.38	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 84.95	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 18.00	Dollar Tree - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 813.98	Econo Print - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 178.75	Jakes Downtown - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 102.35	Jimmy Johns - 1646 - E - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 81.25	Jimmy Johns - 1646 - M - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 112.71	Jimmy Johns - 1646 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 360.00	Law Office Of Karen J - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 180.00	Law Office Of Karen J - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 97.50	Lp Law Pc - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 198.00	Lp Law Pc - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	General	$ 8.99	Mileiq Us Monthly Sub - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ (50.00)	Montana Notary In-Pers - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 25.00	Montana Secretary State - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 150.00	Mtleague.Org - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 150.00	Mtleague.Org - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 20.00	Openai *Chatgpt Subscr - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 600.00	Openai *Chatgpt Subscr - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 95.00	Paypal *Hester - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 2.99	Remarkable - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 68.70	Rev.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 10.50	Rockcreekcoffee.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 286.41	Stapls7663534815000002 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 87.01	Stapls7664429887000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 19.52	Stapls7664780700000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 39.98	Stapls7911693902000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ (19.99)	Stapls7911693902001001 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 67.50	The Athenian - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 83.40	The Rubber Stamp E-Comm - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 27.50	The Rubber Stamp Shop, In - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 2,255.33	Thomson West*Tcd - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 153.58	Tst* Spitz Restaurant Gro - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 55.15	Tst* Spitz Restaurant Gro - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ (50.51)	Uber *Eats - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 1,396.77	Ultra Graphics, Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 15.60	Usps Po 2907800103 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 124.33	Wasabi Technologies - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 155.88	Wondershare - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 249.00	Yourmembership - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 16.59	Zoom.Com 888-799-9666 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 66.39	Zoom.Com 888-799-9666 - PCard
10/06/2025	ACH	U.S. Bank PCards	General	$ 16.59	Zoom.Com 888-799-9666 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 28.29	Amazon Mktpl*2G7Ao14C3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 102.48	Amazon Mktpl*6C0U39Tx3 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 19.50	Amazon Mktpl*785Ba6Mm3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 55.09	Amazon Mktpl*A00X33C33 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 26.47	Amazon Mktpl*A25Yo9Yw3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 35.69	Amazon Mktpl*A25Yo9Yw3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 13.29	Amazon Mktpl*Dc7Gz0M53 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 95.48	Amazon Mktpl*Dm2Lo34T3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 79.97	Amazon Mktpl*Dt2Zv63C3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 113.94	Amazon Mktpl*Ed8D89Ze3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 20.48	Amazon Mktpl*Gg3L33Hb3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 48.99	Amazon Mktpl*Km4H08Ji3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 78.78	Amazon Mktpl*Ko4Oa0633 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 6.63	Amazon Mktpl*Lg95T8Ys3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 26.58	Amazon Mktpl*Mi4Ep2Bc3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 48.99	Amazon Mktpl*Qa3901Lr3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 36.41	Amazon Mktpl*Rg4759Qe3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 94.74	Amazon Mktpl*Rj5Um2Ny3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 89.11	Amazon Mktpl*T24Jj5Ee3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ (55.09)	Amazon Mktplace Pmts - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 87.29	Amazon Reta* 135Vu0Af3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 138.30	Amazon Reta* B47362C23 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 48.36	Amazon Reta* Gs33Z57R3 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ (347.82)	Amazon Reta* Nl8P40Up1 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 2,835.00	Can I Phish Pty Ltd - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 2,835.00	Can I Phish Pty Ltd - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 23.12	Ebay O*08-13477-81155 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 649.99	Ebay O*11-13476-86783 - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 104.18	Insight Public Sector - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 20.00	Openai *Chatgpt Subscr - PCard
10/06/2025	ACH	U.S. Bank PCards	IT Resources	$ 20.00	Openai *Chatgpt Subscr - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 87.50	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 239.88	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 40.00	Albertsons #0047 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 70.18	Albertsons #4025 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Library	$ 188.56	Alsco Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 16.99	Amazon Mark* 9I7Ts9Cv3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 32.97	Amazon Mark* Jm6Jl7Aq3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 62.48	Amazon Mark* Nm4Bp4443 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 55.85	Amazon Mark* P73Wg5813 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 3.49	Amazon Mktpl*1I4Uc3Gs3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 4.99	Amazon Mktpl*1I4Uc3Gs3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 140.88	Amazon Mktpl*318Mt9Yb3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 21.33	Amazon Mktpl*3W42A6Jl3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 23.98	Amazon Mktpl*469Zc6Lx3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 11.99	Amazon Mktpl*4D5Vm83O3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 14.99	Amazon Mktpl*6I49X1H63 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 17.94	Amazon Mktpl*8X90J4Js3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 18.95	Amazon Mktpl*A29Vd3Aw3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 27.83	Amazon Mktpl*Ag09X5Kw3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 12.79	Amazon Mktpl*Bh5G170T3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 31.99	Amazon Mktpl*C82Kr4Ql3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 19.99	Amazon Mktpl*Ha7G53Yw3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 8.41	Amazon Mktpl*Hb8Cx83J3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 24.57	Amazon Mktpl*Ht3098Z93 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 12.67	Amazon Mktpl*K688L7013 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 23.70	Amazon Mktpl*Nc8Va1G02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 24.96	Amazon Mktpl*Qo1C68Sm3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 16.11	Amazon Mktpl*U34F11Av3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 31.95	Amazon Mktpl*Wd8Ps7Xn3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 3.99	Amazon Mktpl*Wd8Ps7Xn3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 9.48	Amazon Mktpl*Yi0660Fb3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 6.84	Amazon Mktpl*Ym8S81Qe3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 13.99	Amazon Reta* 217Tu2A33 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 15.95	Amazon Reta* 3E0Sn1On3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 13.99	Amazon Reta* 4S8Em9N13 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 30.15	Amazon Reta* 6U1S11Fi3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 17.98	Amazon Reta* 934Wc8Mx3 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Library	$ 5.19	Amazon Reta* Am9Pi8Ho3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 13.99	Amazon Reta* Dz9Ry4Eo3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 13.91	Amazon Reta* Ex9Xs7Ao3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 15.30	Amazon Reta* Gb0Yw79T3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 15.80	Amazon Reta* Hj9S34783 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 14.99	Amazon Reta* Ho5S37Ts3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 18.99	Amazon Reta* Ig6Yu4Mc3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 19.95	Amazon Reta* Im2Os8Ww3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 11.99	Amazon Reta* M950U7Ar3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 16.32	Amazon Reta* Md7Yd20N3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 19.99	Amazon Reta* Nc87P3Mm3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 14.99	Amazon Reta* Pa4Jr8J93 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 13.96	Amazon Reta* Pl1N23Av3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 11.31	Amazon Reta* Q48Ne2Cm3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 29.95	Amazon Reta* Rq1Ur78F3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 19.81	Amazon Reta* T21862Wi3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 14.14	Amazon Reta* T25Yr8Ea3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 34.99	Amazon Reta* T46A35Gz3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 14.99	Amazon Reta* Xp94B6U13 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 12.99	Amazon Reta* Xs7Cn3De3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 13.59	Amazon Reta* Zx6Yx0Ls3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 52.00	Art House Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 26.50	Batteries+Bulbs #0253 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 229.00	Bestbuycom807082682988 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 971.25	Billings Carpet Water - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 130.00	Billings Ink And Toner, I - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 119.40	Canva* I04634-0460024 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 20.68	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 535.00	Data Axle-Citydirectories - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 114.64	Evergreen Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 70.01	Gan*1094Grfalltribcirc - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 34.00	Gan*Usatodaycirc - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 120.00	Google*Gsuite Explorel - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Library	$ 351.28	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 55.17	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 289.06	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ (351.28)	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 496.20	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 25.56	Graybar Electric Company - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 47.29	Great American Bagel - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 50.00	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 1,453.90	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 1,294.92	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 159.99	Libraryjournals Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 22.94	Michaels #9490 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 60.00	Montana Library Associ - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 60.00	Montana Library Associ - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 59.88	Paddle.Net* D Uploader - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 211.99	Rockets Gourmet Wraps And - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 343.00	Simply Local Mag - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 560.00	Smartwaiver - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 26.35	Sp Rifle Paper Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 415.00	Sp Tfd Supplies - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 50.00	Sp Zest Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 50.00	Sq *Lava Island Gift Card - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 50.00	Sq *Roots Garden Center - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 50.00	Sq *Stomping Grounds Book - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 182.00	Sq *Stomping Grounds Book - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 104.00	Sq *Yellowstone County Ne - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 637.35	Stapls7665201103000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 7.87	Stapls7665279013000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 54.19	Stapls7911914003000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 67.29	Stapls7911914003000002 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 50.00	Steepworld Climbing - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 9.34	Wal-Mart #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 21.80	Wal-Mart #1956 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Library	$ 16.59	Wm Supercenter #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Library	$ 131.19	Wm Supercenter #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 23.88	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 111.96	Amazon Mark* Lx1Ld5Bl3 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 187.92	Amazon Mark* Uz6431Av3 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 22.99	Amazon Mktpl*Uz1Y08H23 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 32.73	Amazon Reta* Bh0F128Y3 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 36.99	Billingsgazettethriftynck - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 41.98	Billingsgazettethriftynck - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 27.98	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 373.26	Insight Public Sector - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 231.00	Marble Table - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 210.00	Mtleague.Org - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 159.55	Paypal *Genuinemark - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 35.00	Rimrock Promotions & Tr - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 3,999.00	Rocky Mountain Trades - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 300.00	Safetyprocsystems.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 23.87	Stapls7663754374000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 43.80	Stapls7664722538000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 100.74	Stapls7665280126000002 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 6.80	Stapls7911889863000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 2.55	Stapls7911898220000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 4.33	Stapls7911904183000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 69.78	Stapls7912022354000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	P.W. Admin	$ 16.59	Zoom.Com 888-799-9666 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 351.82	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 360.00	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 26.30	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 48.00	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 864.00	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 135.69	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 69.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 19.99	Adobe Inc - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 59.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 69.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 12.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 19.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 59.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 59.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 66.20	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 303.75	Air Controls-Billings, I - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 39.45	Albertsons #0038 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 23.48	Albertsons #0038 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 16.98	Albertsons #0038 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 25.94	Albertsons #0038 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 19.47	Albertsons #0047 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 12.99	Albertsons #0047 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 100.54	Albertsons #0047 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 40.92	Albertsons #4025 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 42.56	Albertsons #4025 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 87.01	Albertsons #4025 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 23.98	Amazon Mark* 487Kx71H3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 95.77	Amazon Mark* 591Hk1Vu3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 90.53	Amazon Mark* My36D7Ug3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 114.95	Amazon Mktpl*3T0L95Oz3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 9.89	Amazon Mktpl*583Mn88D3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 17.32	Amazon Mktpl*8U3Ku41O3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 99.93	Amazon Mktpl*Aa6Iu4Jn3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 40.02	Amazon Mktpl*Fv7My9Qw3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 38.95	Amazon Mktpl*Gq4238Qf3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 123.76	Amazon Mktpl*Jq5Lx1Qb3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 105.87	Amazon Mktpl*Mx32U8Nq3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 164.97	Amazon Mktpl*Nh8L25M23 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 13.99	Amazon Mktpl*P446L1Oi3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 3.63	Amazon Mktpl*Qp2L68Ox3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 109.98	Amazon Mktpl*Qx3K83Ad3 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 360.96	Amazon Mktpl*Rd1Sj4Kf3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 12.99	Amazon Mktpl*Vg5V710A3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 196.15	Amazon Mktpl*Xq6Pz0363 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 43.98	Amazon Mktpl*Z417A9Cc3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 70.96	Amazon Reta* 9G4G503F3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 19.90	Amazon Reta* Tw9H31Em3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 12.57	Amazon.Com*A581V5Vf3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 2.54	Amazon.Com*A581V5Vf3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 49.50	Amazon.Com*Ii8U59Wu3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 891.68	Amc 4290 Shiloh 14 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 4.99	Ampd Strong - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 14.99	Ampd Strong - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 26.97	Autozone #3772 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 137.85	Bass Pro Billings432 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 23.00	Batteries+Bulbs #0253 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 502.47	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 131.44	Billings Hardware & Servi - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 100.00	Billings Nursery - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 261.78	C And B Operations Billin - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 46.66	C And B Operations Billin - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 208.44	C And B Operations Billin - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 406.64	C And B Operations Billin - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 252.63	C And B Operations Billin - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 445.32	Carquest 3103 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 30.01	Cenex-Rocky Mountain Sup - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 433.68	Comfort Suites Mt075 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 90.34	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 63.57	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 16.00	Creative Monograms - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 35.96	Domino'S 7003 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 795.49	Epic Sports - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 49.99	Evergreen Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 18.99	Evergreen Ace Hardware - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 78.00	Evergreen Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 25.99	Evergreen Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 154.80	Ferguson Ent #1342 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 290.12	Ferguson Ent 2006 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 300.00	Gdp*Casual Space - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 108.00	Gdp*Casual Space - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 505.40	Get Air Billings, Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 461.52	Get Air Billings, Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 7.04	Google *Cloud 98Mbwn - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 445.00	Greenburialcouncil.Org - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 7.50	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 85.00	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 61.68	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 152.76	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 65.78	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 30.43	Harbor Freight Tools 207 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 87.28	Harvest Tech-Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 214.50	Harvest Tech-Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 15.98	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 9.98	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 7.79	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 26.99	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 14.15	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 81.52	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 3.98	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 144.16	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 40.97	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 19.75	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 31.20	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 87.78	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 22.42	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 71.71	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 47.58	Hose & Rubber - Blg - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 438.02	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 71.58	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 60.20	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 62.56	Inland Truck Parts # - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 295.00	International Society Of - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 655.10	Interstate Batteries Of - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 140.16	Interstate Batteries Of - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 113.12	Issa Intl Sports Scien - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 230.57	Jimmy Johns - 1646 - E - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 113.23	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 437.92	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 182.46	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 19.68	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 30.59	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 25.00	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 103.38	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 47.97	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 62.98	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 56.22	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 191.89	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 2.99	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 100.96	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 29.99	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 31.98	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 26.97	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 46.98	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 26.99	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 20.71	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 13.98	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 109.99	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 819.00	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 67.98	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 31.97	Kings Ace Hdwe - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 464.60	Leisure In Montana - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 155.25	Let S Glow Putt - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 434.56	Let S Glow Putt - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 161.00	Lisac Tire Supply Of Bill - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 67.23	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 134.85	Ls The Base Camp - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 785.00	Medallion Vault & Casket - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 1,965.00	Medallion Vault & Casket - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 286.20	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 315.74	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 262.08	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 29.32	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 222.17	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 149.08	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 77.84	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 34.39	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 69.76	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 192.71	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 904.78	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 330.86	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 92.48	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 573.91	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 36.84	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 45.97	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 538.84	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 227.52	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 34.74	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 727.12	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 9.38	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 133.86	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 942.54	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 890.78	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 2,176.14	Midland Implement Co - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 45.32	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 53.52	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 421.00	Museum Of The Rockies, I - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 180.00	Museum Of The Rockies, I - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 4.75	Napa Store 3547001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 25.26	Napa Store 3547001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 160.03	Napa Store 3547001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 60.39	Napa Store 3547001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 29.01	Napa Store 3547001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 1,272.09	Napa Store 3547001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 58.61	Napa Store 3547001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 4.84	Napa Store 3547004 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 302.96	Northwest Industrial Supp - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 123.00	Ntl Cntr For Safety - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 71.67	Office Depot #450 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 32.13	Pacific Steel Branch #02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 216.00	Pepsicola Bottling Compan - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 686.00	Pepsicola Bottling Compan - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 208.00	Pzg**Hhs Governor Cnf - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 62.40	Pzg**Mt Dept Of Ag Onl - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 187.20	Pzg**Mt Dept Of Ag Onl - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 321.76	Ratco Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 415.41	Rcx*Nflflag - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 4,543.92	Rcx*Nflflag - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 115.41	Rcx*Nflflag - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 435.08	Rcx*Nflflag - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 200.00	Red Wing Shoes #998 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 280.00	Reef Indoor Waterpark - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 88.92	Samsclub #4805 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 7.98	Samsclub #4805 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 67.30	Samsclub #4805 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 37.96	Samsclub #4805 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 98.51	Samsclub #4805 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 100.00	Scheels Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 130.88	Selbys - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 30.57	Shamrock Fsw590 Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 54.98	Sherwin-Williams703203 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 164.93	Sherwin-Williams703429 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 189.95	Shipton'S Big R Heights - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 127.46	Shipton'S Big R Heights - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 19.99	Shipton'S Big R Heights - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 144.99	Shipton'S Big R West - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 25.99	Shipton'S Big R West - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 66.22	Snappyduds - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 207.04	Snappyduds - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 79.99	Spectrum - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 19.99	Spotify P3A27E6F21 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 148.00	Sq *Bailey'S Frozen Novel - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 192.00	Sq *Bitterroot Sip And Pa - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 324.00	Sq *Bitterroot Sip And Pa - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 179.00	Sq *Lava Island Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 689.00	Sq *Lava Island Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 450.00	Sq *Lava Island Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 100.00	Sq *Swift Buckets Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 19.80	Sq *Tvetene Turf, Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 16.50	Sq *Tvetene Turf, Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 140.00	Sq *Wild Rose Paintball - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 200.00	Sq *Wild Rose Paintball - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 307.50	Sunset Bowl - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 237.40	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 15.66	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 113.26	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 35.71	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 125.96	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 100.59	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 41.40	Tacoma Screw Products Inc - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 5.86	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 136.32	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 34.76	Target 00013334 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 50.00	Textmagic.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 62.86	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 48.44	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 23.39	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 119.00	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 42.74	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 222.45	Tire Rama 105 It - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 43.07	Tire Rama 105 It - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 26.00	Tire Rama 105 It - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 31.00	Tire Rama 105 It - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 835.97	Treestuff - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 286.56	Wal-Mart #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 18.44	Wal-Mart #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 60.17	Wal-Mart #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 44.24	Wal-Mart #2923 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 10.72	Wal-Mart #2923 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 45.86	Walmart.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 28.86	Walmart.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 123.95	Walmart.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 144.00	West End Lock And Securit - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 27.00	West End Lock And Securit - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 145.00	Wise Wonders Children'S - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 23.98	Wm Supercenter #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 73.74	Wm Supercenter #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 44.92	Wm Supercenter #2923 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 35.66	Wm Supercenter #4412 - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 25.32	Yellowstone County Treas - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 31.09	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 752.00	Zeecreative - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 16.59	Zoom.Com 888-799-9666 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 72.39	Zumba Fitness - PCard
10/06/2025	ACH	U.S. Bank PCards	Park Dist 1	$ 35.00	Zumbini - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 90.00	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 52.50	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 90.00	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 84.43	Amazon Mktpl*Ci3Ru31W3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 528.99	Amazon Mktpl*Yl6523Yu3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 45.98	Amazon Mktpl*Z45Hl2N73 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ (539.99)	Amazon Mktplace Pmts - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ (45.98)	Amazon Mktplace Pmts - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 31.98	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 85.00	Creative Monograms - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 80.00	Creative Monograms Smb - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 4,908.31	Econo Print - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 1,543.36	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 31.28	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 65.28	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 4.00	Harbor Freight Tools 207 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 20.98	Harbor Freight Tools 207 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 86.94	Harbor Freight Tools 207 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 75.49	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 75.49	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 150.98	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 44.98	Office Depot #450 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ (10.49)	O'Reilly 1548 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 15.47	O'Reilly 1548 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 8.79	O'Reilly 1548 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 12.00	Spic And Span - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 12.00	Spic And Span - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 12.00	Spic And Span - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 12.00	Spic And Span - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 145.00	Sq *Skyline Services, Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 68.29	Summit Safety/Hivis Su - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 15.48	Target 00013334 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 26.94	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 26.96	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 288.94	The Home Depot 3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 17.96	Wal-Mart #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 12.42	Wal-Mart #2923 - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 82.00	West End Lock And Securit - PCard
10/06/2025	ACH	U.S. Bank PCards	Parking	$ 60.00	Zeecreative - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 67.01	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 24.76	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 32.86	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 196.51	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 158.66	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 321.30	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 256.59	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 210.06	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 340.13	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 6.00	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 190.73	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 51.76	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 27.58	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 55.52	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 252.96	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Parks Maint	$ 28.17	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	PD Program	$ 2,385.00	Aa & A Auto Rental - PCard
10/06/2025	ACH	U.S. Bank PCards	PD Program	$ 17.97	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	PD Program	$ 2,642.33	Insight Public Sector - PCard
10/06/2025	ACH	U.S. Bank PCards	PD Program	$ 50.00	National Association Of S - PCard
10/06/2025	ACH	U.S. Bank PCards	PD Program	$ 50.00	National Association Of S - PCard
10/06/2025	ACH	U.S. Bank PCards	PD Program	$ 50.00	National Association Of S - PCard
10/06/2025	ACH	U.S. Bank PCards	PD Program	$ 5,390.00	Signature Coins - PCard
10/06/2025	ACH	U.S. Bank PCards	Phone System	$ 80.05	Amazon Mktpl*583Mn88D3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Phone System	$ 29.34	Amazon Mktpl*Qp2L68Ox3 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Phone System	$ 76.95	Border States Industries - PCard
10/06/2025	ACH	U.S. Bank PCards	Phone System	$ 393.14	Graybar Electric Company - PCard
10/06/2025	ACH	U.S. Bank PCards	Phone System	$ 22.91	Graybar Electric Company - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 30.00	2025 Downtown Billin - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 85.64	Amazon Mktpl*150Cy0A63 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 25.00	Amazon Mktpl*178Hz4M73 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 39.32	Amazon Mktpl*2Y8Qz34E3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 13.49	Amazon Mktpl*8H8Na3Ly3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 36.18	Amazon Mktpl*Ca86G1Nu3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 7.99	Amazon Mktpl*Fi6R306Y3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 24.93	Amazon Mktpl*J920R98X3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 72.96	Amazon Mktpl*Vf2Zq9Ty3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 299.00	Association Of Pedestrian - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 188.98	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 14.99	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 122.54	Dri*Uprinting - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 5.23	Facebk *Yh9Vc2Vvj2 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 72.00	In *Downtown Billings Ass - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 250.00	Montana Association Of - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 210.00	Mtleague.Org - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 45.00	Pzg**Hishistory Conferen - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 265.00	Pzg**Hishistory Conferen - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 78.50	Tst* Tiny'S Tavern - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 4.94	Wal-Mart #2923 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 37.62	Wal-Mart #2923 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 16.59	Zoom.Com 888-799-9666 - PCard
10/06/2025	ACH	U.S. Bank PCards	Planning	$ 16.59	Zoom.Com 888-799-9666 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 96.00	00809 - Apcoa Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 5.15	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 109.99	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 200.60	Ac National Harbor - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 200.60	Ac National Harbor - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 34.49	Adobe Inc - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 263.88	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 239.88	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,206.59	Airbnb * Hm8Mkszced - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 810.22	Airbnb * Hmdyk385Wf - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 576.30	Airbnb * Hmfmfqw322 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 7.78	Albertsons #1227 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 17.98	Albertsons #1227 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 17.98	Albertsons #1227 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 48.95	Albertsons #4025 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 19.12	Alsco Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 51.72	Amazon Mark* 4F47H8Lz3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 25.62	Amazon Mark* Bt0Yc9Ej3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 119.96	Amazon Mktpl*2I3N449K3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 16.23	Amazon Mktpl*2M91904E3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 477.00	Amazon Mktpl*3X8Ld8163 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 57.83	Amazon Mktpl*3Z9Q45N53 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 196.62	Amazon Mktpl*563Yq2Ce3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 186.67	Amazon Mktpl*5J19K9Cq3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 79.99	Amazon Mktpl*5R71Y43F3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 168.00	Amazon Mktpl*700Gl4S63 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 13.29	Amazon Mktpl*7D7Sm0Ix3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 9.69	Amazon Mktpl*8457K5Gk3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 19.98	Amazon Mktpl*853Ta3Aq3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 6.63	Amazon Mktpl*8C24K6Lj3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 93.40	Amazon Mktpl*9M8Pp5Ng3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 46.40	Amazon Mktpl*Fj3Cb9C43 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 88.59	Amazon Mktpl*H71Zb8Rt3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 23.80	Amazon Mktpl*Ir04J1Kx3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 9.45	Amazon Mktpl*Ix29R29Y3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 260.97	Amazon Mktpl*Ns8Er1Tz0 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 19.59	Amazon Mktpl*P416Z6Sn3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 117.27	Amazon Mktpl*P56Ek8Fm3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 137.96	Amazon Mktpl*Tm2865Wu3 - PCard

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10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 132.90	Amazon Mktpl*V959C0Iy3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 48.84	Amazon Mktpl*Vy8Xn1113 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 42.13	Amazon Mktpl*Wh5Kf8Pz3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 488.93	Amazon Mktpl*Ww2Fi78S3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 538.02	Amazon Mktpl*Y00Oq4Oi3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ (42.99)	Amazon Mktplace Pmts - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ (85.98)	Amazon Mktplace Pmts - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 640.44	Amazon Reta* 2U83M1Bj3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 98.00	Amazon Reta* 4G7Xc8Uv3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 62.50	Amazon Reta* 7C8He9Ko3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ (134.95)	Amazon Reta* Av7Mr6Oq3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 319.60	Amazon Reta* Dg11H2U93 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 41.97	Amazon Reta* Fd6Ko5Nm3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 15.16	Amazon Reta* Ht44A5Dk3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 25.38	Amazon Reta* Ht44A5Dk3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 48.40	Amazon Reta* S21X533A3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 22.86	Amazon Reta* Uw7Fp39T3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 120.74	Amazon Reta* Z47Ma30I3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ (35.16)	Amazon.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 189.75	Amazon.Com*5W0Wz2Vk3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 17.94	Amazon.Com*Vx8Qo95N3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 252.93	Amazon.Com*Wf6R279L3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 309.00	American Fire Sprinkler A - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 39.00	American Water Technol - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 724.63	B&H Photo 800-606-6969 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,002.38	B&H Photo 800-606-6969 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 169.80	B&H Photo 800-606-6969 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 3,155.80	B&H Photo 800-606-6969 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 3,155.80	B&H Photo 800-606-6969 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,442.35	B&H Photo 800-606-6969 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 855.92	B&H Photo 800-606-6969 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 205.00	Balco Uniform Co Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 218.31	Bargreen Ellingson - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 32.50	Batteries+Bulbs #0253 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 42.00	Batteries+Bulbs #0253 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,000.00	Bauer Compressors Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 315.95	Bayly-Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,177.56	Beachwood M - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 79.97	Best Buy 00005926 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 9.28	Billings 11 #1053 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 39.99	Billingsgazettethriftynck - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 44.98	Billingsgazettethriftynck - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 237.00	Bloedorn Lumber-Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 447.05	Brownells Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 302.21	Budget Kansas City 401 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 32.12	Cenex- Zip Trip #57 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 29.94	Cenex- Zip Trip #75 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 26.05	Cenex-Western Choice Coo - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 2.63	Chargepoint Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 904.91	Clarey'S Safety Equipment - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 31.00	Cmc Rescue - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 23.40	Common Cents #204 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 35.44	Conoco - Franks Quick Sto - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 56.24	Conoco - Franks Quick Sto - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 16.62	Conoco - Franks Quick Sto - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 44.03	Conoco - Franks Quick Sto - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 27.69	Conoco - Franks Quick Sto - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 47.51	Conoco - Franks Quick Sto - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 53.51	Conoco - Franks Quick Sto - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 73.98	Conoco - Franks Quick Sto - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 48.07	Conoco - Glendive 1 1205 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 38.95	Conoco - Glendive 1 1205 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 47.42	Conoco - Glendive 1 1205 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 80.28	Conoco - Glendive 1 1205 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 32.03	Conoco - Glendive 1 1205 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 31.24	Conoco - Glendive 1 1205 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 47.89	Conoco - Glendive 1 1205 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 82.71	Conoco - Glendive 1 1205 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 42.31	Conoco - Great Falls 5 12 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 35.20	Conoco - High Country Tra - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 40.73	Conoco - Kalispell 5 1277 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 25.10	Conoco - Kalispell 5 1277 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 38.10	Conoco - Missoula 1 1319 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 483.20	Copper King Hotel And Con - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 52.89	Copquest Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 59.70	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 250.36	Costco Whse #1644 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 4,197.00	Creative Monograms Smb - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,623.67	Crye Precision Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 59.99	Dashlane U* Dashlane P - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 59.99	Dashlane U* Dashlane P - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 165.00	Datacamp Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 520.37	Delta Air 0062365858010 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 425.00	Eb *Model Performance - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 244.33	Econo Print - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 276.36	Econoprint - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 982.64	Econoprint - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 180.08	Econoprint - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 123.14	Equifax Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 123.14	Equifax Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 29.99	Evergreen Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 28.30	Exxon Bozeman 6 #1089 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 39.40	Exxon Casey'S Corner S - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 15.00	Exxon Missoula 7 #1328 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 32.43	Exxon Townsend #1385 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 553.56	Fairfield Inn Suites - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 60.14	Five Guys Mt 1810 Qsr - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 225.00	Glacier International - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 63.00	Godfathers Pizza Mpt - PCard

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10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 28.82	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 8.47	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 4,850.00	Hanser Wrecker Company - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 4,950.00	Hanser Wrecker Company - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 3,900.00	Hanser Wrecker Company - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 50.78	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 111.16	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 229.80	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 241.52	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 195.16	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 509.86	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 390.56	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 148.55	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 713.87	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 731.98	Hilton Garden Inn - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 731.98	Hilton Garden Inn - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 68.90	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,703.20	Hurricane Butterfly Law - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 319.94	I Buy It Right - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 554.00	I/O Solutions, Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 656.00	I/O Solutions, Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 123.00	Iaai - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 123.00	Iaai - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 3,370.00	In *Clark Fork Maintenanc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 35.00	In *Global Bolting Techno - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,803.00	In *Hamilton Mechanical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 315.00	In *Hamilton Mechanical - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 437.00	In *Ryan Comyn - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,593.00	In *Ryan Comyn - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 143.64	Insight Public Sector - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 2,272.04	Insight Public Sector - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 91.17	Insight Public Sector - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 2,708.24	Insight Public Sector - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 140.00	Int'L Code Council Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 278.52	Iron Mountain - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 330.51	Iron Mountain - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 176.24	Jimmy Johns - 2080 - E - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 159.47	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 92.54	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 33.96	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 16.99	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 4,977.49	Life Assist Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 359.64	Life Assist Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 112.25	Linegear Fire & Rescue - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 628.00	Ln Curtis Salt Lake City - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 230.16	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 233.92	Lowes #00907* - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 69.00	Marlow White Uniforms, In - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 69.00	Marlow White Uniforms, In - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 554.00	Medical Priority Consu - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 129.00	Medical Priority Consu - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 2,009.50	Midland Mechanical Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 144.97	Midwayusa Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 410.00	Minuteman Press Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 370.90	Moore Lane Vh - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 384.40	Moore Lane Vh - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 437.50	Moore Lane Vh - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 392.60	Motel 6 Billings 9411 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,297.97	Motorola Solutions Onlin - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 5,283.28	Motorola Solutions Onlin - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 26.85	Mountain Supply Company B - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 675.00	Mvcia.Org - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 240.00	National Academies Of - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 160.00	National Academies Of - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 314.23	National Emergency Train - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 549.08	National Emergency Train - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 207.80	Nemont - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,259.99	Nfpa Natl Fire Protect - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 61.00	Northland Automotive - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 20.00	Openai *Chatgpt Subscr - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 20.00	Openai *Chatgpt Subscr - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 20.00	Openai *Chatgpt Subscr - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 53.99	Opticsplanet, Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 425.00	Paypal *Iape - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 175.00	Paypal *Iape - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 116.99	Primary Arms - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 28.82	Purvis Industries 68 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 137.00	Railscales - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 835.00	Rogue - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 118.00	Sams Club #4805 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 111.84	Samsclub.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 18.98	Samsclub.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 3,824.98	Scheels Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ (100.00)	Scheels Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 20.00	Scheels Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 500.00	Scheels Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 14.99	Scosche Industries Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 39.99	Shamrock Fsw590 Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 70.47	Sherwin-Williams703429 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 50.94	Shipton'S Big R Heights - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,385.00	Signature Emergency Produ - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 54.00	Signup *Tedxbillingsmaine - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 2,025.31	Sp Firehosedirect Frq - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,085.94	Sp Flying Cross - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 308.84	Spectrum - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 614.00	Springhill Suites Bill - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 155.00	Sq *Billings Area Family - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 310.00	Sq *Billings Area Family - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 155.00	Sq *Billings Area Family - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 33.46	Stapls7663442972000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 59.66	Stapls7664020620000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 38.24	Stapls7911796493000001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 41.99	Target 00013334 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 31.75	The Fort - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 39.98	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 359.00	The Home Depot 3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 20.07	The Mail Drop - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,045.73	The Webstaurant Store Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 1,035.73	The Webstaurant Store Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 52.90	Tlf*Gainans Floral And Gi - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 198.70	Tlo Transunion - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 86.72	Trace Analytics Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 80.00	Triangle Communications - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 211.93	Tribute Store Flowers - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 56.21	Tri-Tech Forensics Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 232.20	Tst* Spitz Restaurant Gro - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 35.90	Tst*City Brew Coffee - C - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 35.90	Tst*City Brew Coffee - C - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 560.37	United 0162330210570 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 560.37	United 0162330210571 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 40.00	United 0164328033691 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 40.00	United 0164329872336 - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 298.37	Ups*Billing Center - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 16.69	Ups*Billing Center - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 28.66	Ups*Billing Center - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 58.93	Ups*Billing Center - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 460.83	Wasabi Technologies - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 577.50	Westin Kansas Cty Crwn - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 97.00	Www.Volgistics.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 285.27	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 679.04	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 32.37	Yellowstone Valley Elect - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 30.27	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 61.69	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Public Safety	$ 84.86	Zazzle Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 194.18	Amazon Mark* Hy6Xo0We3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ (34.19)	Amazon Mark* Hy6Xo0We3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 14.99	Amazon Mark* Lx1Ld5Bl3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 154.17	Amazon Mktpl*7G5Vr7Ig3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 25.42	Amazon Mktpl*Bu3Ub4Ql3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 189.98	Amazon Mktpl*Ef3P072P3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 237.20	Amazon Mktpl*Ey9Fa0Oq3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 94.93	Amazon Mktpl*Y01An6Bc3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 189.99	Amazon Mktpl*Yj3Xw6Kj3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 9.99	Amazon Reta* M28Kt6Pr3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 13.29	Amazon Reta* Ol8Ju7Go3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 199.00	Amazon.Com*Fl5M80Cj3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 385.00	Associatio* Swana Care - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 289.98	Best Buy 00005926 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 1,764.32	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 818.38	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 409.19	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 43.47	Billings Hardware & Servi - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 75.00	Billings Nursery - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 432.42	Budget.Com Prepay - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 8.75	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 180.00	Creative Monograms - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 156.00	Fastenal Company 01Mtbll - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 321.06	Fastenal Company 01Mtbll - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 10.95	Fedex Offic22600022665 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 55.50	Graybar Electric Company - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 900.00	In *Compliance Assurance - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 91.20	Kb Commercial Products - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 21.16	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 43.94	Kings Ace Hdwe - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 373.32	Kleen Rite Corp - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 15.53	Kleen Rite Corp - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 6.24	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 8.44	Napa Store 3547001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 356.04	Northwest Industrial Supp - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 18.70	Pacific Steel Branch #02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 37.40	Pacific Steel Branch #02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 135.70	Paypal *Genuinemark - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 216.25	Paypal *Genuinemark - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 1,800.00	Pzg**Mt Dept Environ Q - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 3,083.52	Ratco Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 401.83	Ratco Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 72.08	Ratco Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 895.87	Res* Northernho - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 8.14	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 1,055.55	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 2,998.05	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Solid Waste	$ 252.43	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 38.25	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 255.00	A-1 Rentals - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 54.64	Amazon Mktpl*7V1N236H3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 37.62	Amazon Mktpl*7V1N236H3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 6.74	Amazon Reta* Al45E0943 - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 27.68	Awg 3575 - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 1,224.56	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 13.50	Billings Construction Sup - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 129.99	Billings Hardware & Servi - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 107.98	Billings Hardware & Servi - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 30.00	City Of Billiings Buildin - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 181.89	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 312.00	Creative Monograms - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 25.34	Fei, Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 24.99	Heights Ace Hdwe - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 39.95	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 319.98	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 89.06	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 246.69	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 98.95	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 434.75	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 17.38	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 120.35	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 148.50	Macon Supply Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 1,760.56	Markertek Video Supply - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 1.22	Midland Imp Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 212.00	Pacific Steel Branch #02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 299.40	Sensaphone - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 62.72	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Street/Traffic	$ 46.52	Yellowstone County Treas - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 36.98	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 734.67	Abc Florida Parts Call Ct - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 584.58	Abc Florida Parts Call Ct - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 22.65	Abc Florida Parts Call Ct - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 258.30	Abc Florida Parts Call Ct - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 69.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 12.99	Adobe Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 312.50	Air Controls-Billings, I - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 1,197.48	Air Controls-Billings, I - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 6.89	Amazon Mark* At4Ha5Fl3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 159.50	Amazon Mktpl*Jo5892Cy3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 32.88	Amazon Mktpl*M59Nh3Qf3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 26.99	Amazon Mktpl*Rq5Fy35S3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 106.58	Amazon Reta* 021L61B33 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 13.56	Amazon Reta* Or1Y47Tc3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 151.80	Amazon Reta* Ta4Fa5Ji3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 1,019.00	Amazon.Com*Lz8Oi7Wo3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 1,250.00	Community Transportation - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 420.00	Community Transportation - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 2.29	Corporate Translation Ser - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 118.96	Ebay O*07-13545-17055 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 4.99	Ebay O*09-13546-59059 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 158.66	Econoprint - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 135.60	Etrailer Corporation - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 35.91	Evergreen Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 23.97	Evergreen Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 39.77	Gateway Fees - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 26.00	Glacier Express Car Wash - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 36.14	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 300.00	In *Cotter'S Sewer, Septi - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 35.97	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 34.98	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 109.63	Lawson Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 33.30	Lawson Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 201.59	Norco - 97 - Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 1,419.89	Nwestco - 001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 124.58	Pacific Steel Branch #02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 61.18	Pacific Steel Branch #02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 86.33	Pacific Steel Branch #02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 29.16	Pacific Steel Branch #02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 500.00	Projectaction.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 124.64	Rs Group - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 355.13	Safety Kleen Systems - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 291.87	Samsclub.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 21.99	Shipton'S Big R East - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 878.20	Sq *Mosaic Threads - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 135.25	Sq *Mt Mobile Shredding - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 550.25	Sun Supply Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 550.25	Sun Supply Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 378.82	Sun Supply Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 99.98	The Home Depot 3101 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 25.45	The Ups Store 7778 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 16.10	The Ups Store 7778 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 6.37	Usps Po 2907820108 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 6.37	Usps Po 2907830104 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 13.72	Wal-Mart #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 14.88	Wal-Mart #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 11.94	Wm Supercenter #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 21.53	Wm Supercenter #1956 - PCard
10/06/2025	ACH	U.S. Bank PCards	Transit	$ 16.59	Zoom.Com 888-799-9666 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 10.19	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 10.18	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 10.19	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 10.18	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 155.67	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 186.82	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 249.00	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 41.65	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 174.99	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 37.50	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 38.00	Aaim - Services - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 64.66	Amazon Mktpl*096S07Hr3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 131.44	Amazon Mktpl*0T8Rv5Q33 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 229.99	American Water College - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 31.25	Armstrong Pest Control - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 31.25	Armstrong Pest Control - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 969.00	Automationdirect.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 256.00	Automationdirect.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 879.00	Automationdirect.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 112.00	Automationdirect.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 165.53	Awg 3575 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 423.15	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 59.18	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 474.34	Big Sky Linen And Unif - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 178.67	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 688.50	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 82.60	Big Sky Steel And Salvage - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 53.29	Billings Construction Sup - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 152.78	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 110.26	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 234.75	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 1,914.08	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 186.32	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 234.75	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 41.25	Cotter S Sewer Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 42.60	Ebay O*11-13478-64380 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 723.08	Econo Print - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 113.21	Econo Print - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 468.51	Edge Construction Supp - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 17.76	Edge Construction Supp - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 132.41	F & H Mine Supply Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 240.78	Fastenal Company 01Mtbll - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 18.48	Fedex392300733844 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 48.76	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 297.68	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 145.19	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 29.87	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ (22.43)	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 27.81	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 453.95	Hach Company - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 115.29	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 92.94	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ (23.92)	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 94.14	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 2,152.49	Idexx Distribution Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 250.00	In *Compliance Assurance - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 450.00	In *Kings Door & Glass Ll - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 135.37	Jm Test Systems Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 31.95	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 4.49	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 137.92	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 62.98	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 75.94	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 5.75	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 2.87	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 3.99	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 74.99	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 155.88	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 10.74	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 5.02	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 147.96	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 1,400.00	Msu-Bz-Extuniv-Cm - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 350.00	Msu-Bz-Extuniv-Cm - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 36.64	Napa Store 3547001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 20.08	Napa Store 3547007 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 208.52	Napa Store 3547007 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 62.08	Northwest Industrial Supp - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 109.50	Pacific Steel Branch #02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 127.00	Pdu Cables - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 1,062.55	Rsd - Billings#57 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 33.00	Shipton'S Big R East - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 37.96	Shipton'S Big R East - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 186.94	Shipton'S Big R Heights - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 704.00	Sp Seatcoversunlimited - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 250.30	Sq *Hotsy Wy-Mont - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 317.08	Supplyhouse.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 43.53	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 222.73	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 35.09	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 5.48	The Home Depot #3101 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 20.60	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 398.00	The Home Depot 3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 280.90	The Home Depot 3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 49.50	The Home Depot 3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 266.28	Thomas Scientific Holdin - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 86.73	Thomas Scientific Holdin - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 58.98	Tractor-Supply-Co #0303 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 21.54	Usps Po 2907820108 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 5.48	Wal-Mart #2923 - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 478.73	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 296.57	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Wastewater	$ 138.77	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 80.90	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 10.19	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 10.19	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 80.90	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 10.19	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 10.19	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1,118.46	4Te*Alarm Monitoring Serv - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 4.50	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 41.65	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 174.99	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 37.50	A&H Specialties - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 59.98	Amazon Mark* Xm26V2Td3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 394.31	Amazon Mktpl*0T8Rv5Q33 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 23.64	Amazon Mktpl*F00In6Ti3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 109.86	Amazon Mktpl*M65Pj7D63 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 28.49	Amazon Mktpl*Sh6So3Jy3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 51.68	Amazon Mktpl*Tp6Fh0S63 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 58.30	Amazon Reta* Md6Zl5Bw3 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 445.91	Amazon Reta* Yv3Mx2Y83 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 93.75	Armstrong Pest Control - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 93.75	Armstrong Pest Control - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Water	$ 399.99	Best Buy 00005926 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 423.15	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 177.56	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 474.35	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1,049.53	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 178.67	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 141.05	Big Sky Linen And Unif - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 20.47	Billings 11 #1053 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 53.29	Billings Construction Sup - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 136.77	Billings Kubota Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 33.99	Cablesandkits - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 49.00	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 593.16	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 296.58	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 19.38	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1,000.00	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1,000.00	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1,000.00	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1,000.00	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1,000.00	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 542.56	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 458.34	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 8.81	City Of Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 123.75	Cotter S Sewer Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 435.36	Customer Elation - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 490.00	Ddb Unlimited - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1,999.55	Dkc*Digi Key Corp - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 303.91	Dkc*Digi Key Corp - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 341.00	Dkc*Digi Key Corp - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 82.50	Dxp Enterprises - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 421.14	Dxp Enterprises - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 34.79	Ebay O*10-13482-73507 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 42.59	Ebay O*11-13478-64380 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Water	$ 17.75	Edge Construction Supp - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 50.97	Evergreen Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 132.41	F & H Mine Supply Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 104.26	Familia Martinez Llc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 203.21	Fedex393118003801 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 852.62	Fei, Inc. - Billings - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1,647.74	Galco Industrial Electro - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 284.57	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 422.85	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 57.87	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 117.36	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 79.22	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 83.45	Grainger - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 235.05	Hach Company - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 345.87	Hanson Chemical - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 129.99	Harbor Freight Tools 207 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 274.97	Harbor Freight Tools 207 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 27.96	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 6.99	Heights Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 582.03	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 699.98	Hose & Rubber - Blg - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1,350.00	In *Kings Door & Glass Ll - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 144.90	Industrial Coating Soluti - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 504.00	Jm Test Systems Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 135.38	Jm Test Systems Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 49.98	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 4.50	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 17.24	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 2.87	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 4.00	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 75.00	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 5.02	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 8.07	Kings Ace Hdwe - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Water	$ 71.96	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 79.73	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 29.99	Kings Ace Hdwe - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 11.98	Lockwood Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 11.98	Lockwood Ace Hardware - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 21.92	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 378.48	Lowes #00319* - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 812.97	Mcmaster-Carr - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 3.46	Mcmaster-Carr - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 44.37	Mcmaster-Carr - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 111.97	Mcmaster-Carr - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 30.41	Mcmaster-Carr - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 620.40	Midland Implement Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 2,693.64	Msc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 691.44	Msc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 691.44	Msc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 350.00	Msu-Bz-Extuniv-Cm - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 700.00	Msu-Bz-Extuniv-Cm - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 36.64	Napa Store 3547001 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 27.90	Northwest Industrial Supp - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 62.08	Northwest Industrial Supp - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 153.88	Northwest Scientific Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 3,756.58	Npc*New Pig Corp - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 440.82	Npc*New Pig Corp - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 902.27	Npc*New Pig Corp - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 109.50	Pacific Steel Branch #02 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 61.85	Paypal *Genuinemark - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 280.65	Paypal *Genuinemark - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 127.00	Pdu Cables - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 3,753.06	Provantage - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 210.00	Pzg**Mt Dept Environ Q - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 210.00	Pzg**Mt Dept Environ Q - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 59.92	Sams Club #4805 - PCard

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	U.S. Bank PCards	Water	$ 32.99	Shipton'S Big R East - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 79.00	Sp Linovision - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 704.00	Sp Seatcoversunlimited - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 29.70	Sq *Tvetene Turf, Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 59.40	Sq *Tvetene Turf, Inc. - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 951.24	Supplyhouse.Com - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 78.61	Taco Bell 038935 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 1.86	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 35.09	Tacoma Screw Products Inc - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 16.45	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 20.60	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 19.96	The Home Depot #3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 49.50	The Home Depot 3101 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 74.07	The Ups Store 4741 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 146.04	Thomas Scientific Holdin - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 2,579.88	Thomas Scientific Holdin - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 85.23	Wendys 150-21 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 23.28	Wendys 150-21 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 64.90	Wm Supercenter #2923 - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 165.82	Www.Superbrightleds.Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 46.71	Www.Superbrightleds.Co - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 32.96	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 593.15	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 296.57	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 416.32	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 3,741.73	Yellowstone Valley Elect - PCard
10/06/2025	ACH	U.S. Bank PCards	Water	$ 32.72	Yellowstone Valley Elect - PCard
10/08/2025	884239	USSC	Transit	$ 2,968.00	11343483 drivers seat (1829, WO: 2026-337)
10/08/2025	884239	USSC	Transit	$ 148.00	11343483 shipping
10/08/2025	884240	Value Line Publishing	Library	$ 5,495.00	JW25-178237 Annual renewal
10/06/2025	ACH	Wastequip Manufacturing	Fleet	$ 265.05	4121776
10/06/2025	ACH	Wastequip Manufacturing	Fleet	$ 7.87	4121776
10/06/2025	ACH	Wastequip Manufacturing	Fleet	$ 4,083.00	4122014

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/06/2025	ACH	Wastequip Manufacturing	Fleet	$ 264.80	4122014
10/06/2025	ACH	Wastequip Manufacturing	Fleet	$ 24.96	4122089
10/06/2025	ACH	Wastequip Manufacturing	Fleet	$ 88.35	4122089
10/06/2025	ACH	Wastequip Manufacturing	Fleet	$ 613.31	4123802
10/06/2025	ACH	Wastequip Manufacturing	Fleet	$ 597.65	4127035
10/08/2025	884245	Western Municipal Construction	Water	$ 44,793.20	Retainage Release FULL
10/08/2025	ACH	Western Water Consultants	Gas Tax	$ 14,674.76	WO 26-02 Missing Sidewalk Survey
10/08/2025	884246	Wharton Asphalt	Airport	$ 18,068.89	Overlook Drive Road Rehabilitation Project - Fed
10/08/2025	884246	Wharton Asphalt	Airport	$ 950.99	Overlook Drive Road Rehabilitation Project - Local
10/08/2025	884246	Wharton Asphalt	Airport	$ 10,435.82	Retainage Release
10/08/2025	884246	Wharton Asphalt	Park Dist 1	$ 12,245.00	arnold drain trail - lillis park 2025-226
10/08/2025	884246	Wharton Asphalt	Park Dist 1	$ 66,840.00	park improvements in the sides of park-Arnold Dra
10/08/2025	884249	Wovek	Park Dist 1	$ 232.67	final payment, entered wrong amount on last inv
10/08/2025	884249	Wovek	Park Dist 1	$ 8.20	final payment, entered wrong amount on last inv
10/08/2025	884249	Wovek	Park Dist 1	$ 5.44	final payment, entered wrong amount on last inv
10/08/2025	884249	Wovek	Park Dist 1	$ 11,128.30	retainage release
10/08/2025	884250	Wutke	Park Dist 1	$ 66,354.00	fencing for Rose pool-invoice 19221
10/08/2025	884256	Yellowstone Ice Foundation	Tax Incrmnt S	$ 536,970.00	South TIF Development Agreement

City Council Regular

Date:	11/10/2025
Title:	Payment of Claims for week of October 13th, 2025
Presented by:	Erin Watterud
Department:	Finance
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends Council approve the Payment of Claims

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Claims in the amount of $6,483,189.58 have been reviewed and are presented for City Council payment approval. A complete listing of the claims for the week are available in the Finance Department. Payment Approval Process Every invoice for payment is entered into the City's accounting system and the backup documentation is scanned in and attached (physical invoices, additional e-mails explaining payments, bids, contracts, etc.). Each invoice goes through a multi-step approval process depending upon the amount of the payment. First, invoices are entered by the department requesting the payment and the department director or designee must perform an initial review and approval of the purchase. The number of approvals within the department can vary based upon the size of the department, but no less than one approver within each department must verify the payment. Second, all payments, regardless of size, must be approved by the Purchasing Agent or designee. The Purchasing Agent will review the payment to ensure purchasing procedures are followed and appropriate documentation is attached. If the payment is greater than $1,000, then it must be approved by the Finance Director or designee. If that payment is greater than $10,000, then it must be approved by the City Administrator or Assistant City Administrator. Once all approvals are completed, the payment is able to be made and the Accounts Payable Clerk can print the check. After all checks are printed, a list of all checks in excess of $2,500 is generated and placed on the next City Council meeting for review.

ALTERNATIVES

No other alternatives were analyzed.

FISCAL EFFECTS

Claims have a varying impact on department budgets, but are submitted by the departments and reviewed by Finance staff before being sent to the Council.

Attachments

CouncilMemo wk of 10132025

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	884259	A & E Architects	Tax Incrmnt S	$ 21,708.44	Amend park recreation campus arch agreement
10/13/2025	884259	A & E Architects	Tax Incrmnt S	$ 28,832.10	Amend park recreation campus arch agreement
10/13/2025	ACH	A & I Distributors	Fleet	$ 1,052.00	120576-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 99.90	120576-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 115.80	120576-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 138.96	120576-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 151.20	120576-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 491.15	120576-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 608.85	120576-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 385.00	120576-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 954.80	120576-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 385.00	120576-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 465.85	123486-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 954.80	123486-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 491.15	123486-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 41.53	126240
10/13/2025	ACH	A & I Distributors	Fleet	$ 41.53	126240
10/13/2025	ACH	A & I Distributors	Fleet	$ 41.53	126240
10/13/2025	ACH	A & I Distributors	Fleet	$ 41.53	126240
10/13/2025	ACH	A & I Distributors	Fleet	$ 42.60	126240-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 343.04	126240-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 1,079.66	126240-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 954.80	126240-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 1,495.45	126240-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 954.80	128991-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 982.30	128991-00
10/13/2025	ACH	A & I Distributors	Fleet	$ 385.00	128991-00
10/13/2025	ACH	A & I Distributors	Fleet	$ (1,343.77)	OIL PRODUCTS
10/13/2025	ACH	A & I Distributors	Fleet	$ (1,154.55)	OIL PRODUCTS
10/13/2025	ACH	A & I Distributors	Fleet	$ (546.02)	OIL PRODUCTS
10/13/2025	ACH	A & I Distributors	Fleet	$ (313.84)	OIL PRODUCTS
10/13/2025	ACH	A & I Distributors	Solid Waste	$ 825.00	DEF for Landfill
10/13/2025	ACH	A & I Distributors	Solid Waste	$ 2,137.71	DEF, Antifreeze, SW Collections

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	ACH	A & I Distributors	Transit	$ 1,899.70	120957 engine oil- full synthetic 55 gal.
10/13/2025	ACH	A & I Distributors	Transit	$ 706.52	120957 engine oil- Motocraft- 55 gal.
10/13/2025	ACH	A & I Distributors	Transit	$ 3.23	120957 engine oil- Motocraft- synthetic
10/13/2025	ACH	A & I Distributors	Transit	$ 825.00	121449 DEF (330 gal.)
10/13/2025	ACH	A & I Distributors	Transit	$ 400.00	123577-00 antifreeze control valve
10/13/2025	ACH	A & I Distributors	Transit	$ 10.00	123577-00 brass hex
10/13/2025	ACH	A & I Distributors	Transit	$ 48.41	123577-00 dolly with steel casters
10/13/2025	ACH	A & I Distributors	Transit	$ 35.43	123577-00 foot valve
10/13/2025	ACH	A & I Distributors	Transit	$ 525.00	123577-00 gear oil (75w-140)
10/13/2025	ACH	A & I Distributors	Transit	$ 182.00	123577-00 medium pressure lubricant hose
10/13/2025	ACH	A & I Distributors	Transit	$ 339.07	123577-00 oil control valve
10/13/2025	ACH	A & I Distributors	Transit	$ 515.08	123577-00 oil pump
10/13/2025	ACH	A & I Distributors	Transit	$ 515.08	123577-00 pneumatic oil pump
10/13/2025	ACH	A & I Distributors	Transit	$ 153.84	123577-00 pressure regulator
10/13/2025	ACH	A & I Distributors	Transit	$ 45.00	123577-00 pvc down tube
10/13/2025	ACH	A & I Distributors	Transit	$ 40.00	123577-00 steel down tube
10/13/2025	ACH	A & I Distributors	Transit	$ (400.00)	124825-00 tote deposit- CREDIT
10/13/2025	ACH	A & I Distributors	Transit	$ (400.00)	124839-00 tote deposit- CREDIT
10/13/2025	ACH	A & I Distributors	Transit	$ 48.72	126027-00 grounding strap- fuel barrel
10/13/2025	ACH	A & I Distributors	Transit	$ 825.00	128781-00 DEF (330 gal.)
10/13/2025	ACH	A & I Distributors	Transit	$ (35.43)	129351-00 foot valve- CREDIT
10/13/2025	ACH	A & I Distributors	Transit	$ (369.06)	19412-00 engine oil- CREDIT
10/13/2025	884260	A+ Electric Motor	Wastewater	$ 7,000.26	spare Centrifuge Motor
10/13/2025	884261	Ace Electric	Public Safety	$ 395.68	22499, redo cord for crime scene van
10/13/2025	884261	Ace Electric	Public Safety	$ 395.68	22499, redo cord for crime scene van
10/13/2025	884261	Ace Electric	Public Safety	$ 1,943.54	Electrical support during remodel for station 5
10/13/2025	884261	Ace Electric	Stillwater Const	$ 8,000.00	Work Associated with elevators as per John C.
10/13/2025	884264	Aerzen USA Corporation	Wastewater	$ 3,674.94	Inlet Filter Element
10/13/2025	884273	AssetWorks	Fleet	$ 14,740.48	Yearly maintenance renewal.
10/13/2025	884274	Bcs Scrip	City Ins Fund	$ 8,600.00	2025 Wellness Gift Card for the 3rd Quarter
10/13/2025	884279	Billings Community Cable	General	$ 57,005.00	October 1, 2025 Quarterly
10/13/2025	ACH	Burns & McDonnell Engineering	Water	$ 132,650.21	WO 19-42 West End Water Treatment Plant Project
10/13/2025	884281	Cambridge Econometrics	Planning	$ 4,000.00	Services through Sept 2025. Meeting kickoff

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	884294	Cop Construction	Water	$ 852,486.14	WO 19-42 West End WTP Transmission Main
10/13/2025	884299	Dakota Supply Group	Water	$ 2,935.79	24" MJ GLAND PACK (BLACK BOLT) P/N: 368879
10/13/2025	884299	Dakota Supply Group	Water	$ 245.03	3/4"X 6" CTS CIRCLE REDI-CLAMP .88" OD
10/13/2025	884299	Dakota Supply Group	Water	$ 2,740.01	4 " MJ GATE VALVE P/N: 24493
10/13/2025	884299	Dakota Supply Group	Water	$ 452.83	4" X 15" CI-FC REPAIR CLAMP - F1-514 X 15-SH
10/13/2025	884299	Dakota Supply Group	Water	$ 1,115.20	48 X 84 CURB BOX L/ROD 1-1/2" TAP W/ PENTA LID
10/13/2025	884299	Dakota Supply Group	Water	$ 1,352.00	8" MJ ONE-LOK SLCP ACC REST F/PVC
10/13/2025	884301	Dell Computer	IT Resources	$ 13,056.08	Dell Power Edge R760 Server Service Tag 5S2D3D4
10/13/2025	ACH	Dick Anderson Construction	Water	$ 2,151,272.92	WO 19-42 West End WTP Project - Construction
10/13/2025	884306	E & JK Enterprises	Transit	$ 912.89	Q619593 April downtown security
10/13/2025	884306	E & JK Enterprises	Transit	$ 931.26	Q620258 August downtown security
10/13/2025	884306	E & JK Enterprises	Transit	$ 931.26	Q620395 September downtown security
10/13/2025	884307	EBMS	City Ins Fund	$ 845.00	Monthly billing for November 1, 2025
10/13/2025	884307	EBMS	City Ins Fund	$ 41,405.00	Monthly billing for November 1, 2025
10/13/2025	884307	EBMS	City Ins Fund	$ 78,344.51	Monthly billing for November 1, 2025
10/13/2025	884307	EBMS	City Ins Fund	$ 1,239.00	Monthly billing for November 1, 2025
10/13/2025	884307	EBMS	City Ins Fund	$ 1,876.50	Monthly billing for November 1, 2025
10/13/2025	884307	EBMS	City Ins Fund	$ 6,756.48	Monthly billing for November 1, 2025
10/13/2025	884307	EBMS	Payroll Clearing	$ 13,539.51	Monthly billing for November 1, 2025
10/13/2025	884309	Ekos Inc	Fleet	$ 8,592.00	Fuel site module with GSS
10/13/2025	884309	Ekos Inc	Solid Waste	$ 2,148.00	Fuel site module with GSS
10/13/2025	884309	Ekos Inc	Wastewater	$ 537.00	Fuel site module with GSS
10/13/2025	884309	Ekos Inc	Water	$ 1,611.00	Fuel site module with GSS
10/13/2025	884310	Empire Heating & Cooling	Wastewater	$ 6,930.86	WO 24-31 WRF Solids Process Bldg; Pmt 5 Final
10/13/2025	884312	Energy Laboratories	Wastewater	$ 2,902.00	Yellowstone River Water Quality Testing
10/13/2025	884312	Energy Laboratories	Wastewater	$ 4,353.00	Yellowstone River Water Quality Testing
10/13/2025	884314	Firefighter Inspiration Readiness & Edu	Public Safety	$ 7,000.00	Mastering Fireground Comm - Calm the Chaos Refr
10/13/2025	ACH	Galles Filter	Fleet	$ 38.48	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 51.22	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 22.22	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 8.49	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 33.12	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 7.30	P1-40211-01

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	ACH	Galles Filter	Fleet	$ 15.21	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 15.44	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 5.46	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 45.16	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 16.24	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 14.32	P1-40211-01
10/13/2025	ACH	Galles Filter	Fleet	$ 51.22	P1-40211-02
10/13/2025	ACH	Galles Filter	Fleet	$ 15.44	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 110.22	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 14.32	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 181.34	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 11.25	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 38.48	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 35.16	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 51.25	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 15.00	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 11.04	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 160.92	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 190.80	P1-40319-01
10/13/2025	ACH	Galles Filter	Fleet	$ 50.38	P1-40319-02
10/13/2025	ACH	Galles Filter	Fleet	$ 35.16	P1-40319-02
10/13/2025	ACH	Galles Filter	Fleet	$ 110.22	P1-40319-03
10/13/2025	ACH	Galles Filter	Fleet	$ 8.76	P1-40366-01
10/13/2025	ACH	Galles Filter	Fleet	$ 3.68	P1-40366-01
10/13/2025	ACH	Galles Filter	Fleet	$ 32.73	P1-40366-01
10/13/2025	ACH	Galles Filter	Fleet	$ 36.51	P1-40366-01
10/13/2025	ACH	Galles Filter	Fleet	$ 24.82	P1-40366-01
10/13/2025	ACH	Galles Filter	Fleet	$ 12.71	P1-40366-01
10/13/2025	ACH	Galles Filter	Fleet	$ 13.32	P1-40366-01
10/13/2025	ACH	Galles Filter	Fleet	$ 111.66	P1-40408.01
10/13/2025	ACH	Galles Filter	Fleet	$ 82.16	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 50.38	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 6.92	P1-40467-01

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	ACH	Galles Filter	Fleet	$ 23.96	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 8.49	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 70.32	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 115.44	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 24.01	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 36.68	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 8.79	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 7.36	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 4.30	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 3.75	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 30.99	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 33.87	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 19.77	P1-40467-01
10/13/2025	ACH	Galles Filter	Fleet	$ 16.47	P1-40467-02
10/13/2025	ACH	Galles Filter	Fleet	$ 8.56	P1-40529.01
10/13/2025	ACH	Galles Filter	Fleet	$ 11.74	P1-40529.01
10/13/2025	ACH	Galles Filter	Fleet	$ 22.59	P1-40529.01
10/13/2025	ACH	Galles Filter	Fleet	$ 19.77	P1-40568-01
10/13/2025	ACH	Galles Filter	Fleet	$ 14.23	P1-40568-01
10/13/2025	ACH	Galles Filter	Fleet	$ 30.30	P1-40568-01
10/13/2025	ACH	Galles Filter	Fleet	$ 8.14	P1-40568-01
10/13/2025	ACH	Galles Filter	Fleet	$ 4.05	P1-40568-01
10/13/2025	ACH	Galles Filter	Fleet	$ 19.30	P1-40568-01
10/13/2025	ACH	Galles Filter	Fleet	$ 4.68	P1-40568-01
10/13/2025	ACH	Galles Filter	Fleet	$ 3.75	P1-40568-01
10/13/2025	ACH	Galles Filter	Fleet	$ 10.98	P1-40568-01
10/13/2025	ACH	Galles Filter	Fleet	$ 19.77	P1-40612-01
10/13/2025	ACH	Galles Filter	Fleet	$ 14.23	P1-40612-01
10/13/2025	ACH	Galles Filter	Fleet	$ 50.38	P1-40612-01
10/13/2025	ACH	Galles Filter	Fleet	$ 17.22	P1-40612-01
10/13/2025	ACH	Galles Filter	Fleet	$ 14.37	P1-40612-01
10/13/2025	ACH	Galles Filter	Fleet	$ 48.74	P1-40612-01
10/13/2025	ACH	Galles Filter	Fleet	$ 8.79	P1-40612-01

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	ACH	Galles Filter	Fleet	$ 37.20	P1-40628.01
10/13/2025	ACH	Galles Filter	Fleet	$ 3.57	P1-40653.01
10/13/2025	ACH	Galles Filter	Fleet	$ 76.96	P1-40660-01
10/13/2025	ACH	Galles Filter	Fleet	$ 25.76	P1-40660-01
10/13/2025	ACH	Galles Filter	Fleet	$ 16.98	P1-40660-01
10/13/2025	ACH	Galles Filter	Fleet	$ 8.79	P1-40660-01
10/13/2025	ACH	Galles Filter	Fleet	$ 11.58	P1-40660-01
10/13/2025	ACH	Galles Filter	Fleet	$ 7.36	P1-40660-01
10/13/2025	ACH	Galles Filter	Fleet	$ 19.77	P1-40660-01
10/13/2025	ACH	Galles Filter	Fleet	$ 33.87	P1-40660-01
10/13/2025	ACH	Galles Filter	Fleet	$ 16.24	P1-40660-01
10/13/2025	ACH	Galles Filter	Fleet	$ 82.16	P1-40660-01
10/13/2025	ACH	Galles Filter	Fleet	$ 160.92	P1-40660-01
10/13/2025	ACH	Galles Filter	Solid Waste	$ 102.44	AIR ELEMENTS
10/13/2025	ACH	Galles Filter	Solid Waste	$ 65.46	Cabin Filters
10/13/2025	ACH	Galles Filter	Solid Waste	$ 790.78	OUTER, INNER AIR ELEMENTS
10/13/2025	ACH	Galles Filter	Solid Waste	$ 520.63	OUTER, INNER, CAB AIR FILTERS
10/13/2025	ACH	Galles Filter	Transit	$ 58.64	P1-40465-01 silicone hose
10/13/2025	ACH	Galles Filter	Wastewater	$ 34.16	BATTERY 12V LAWN MOWER
10/13/2025	ACH	Galles Filter	Water	$ 34.17	BATTERY 12V LAWN MOWER
10/13/2025	884320	Gunarama Wholesale	Public Safety	$ 9,620.00	1304225, Glock Gen 5 G-17 MOS
10/13/2025	884323	Harris Systems USA	IT Resources	$ 3,125.00	25% of CitySuite Server Migration
10/13/2025	884324	Hawkins	Water	$ 19,000.00	chlorine for process
10/13/2025	ACH	HDR	Water	$ 4,274.75	2nd Connection to Heights Water District
10/13/2025	ACH	HDR	Water	$ 180,448.48	WO 19-12 West End Reservoir; Pmt 78
10/13/2025	884326	High Point Networks	Airport	$ 2,034.00	Invoice #2797826. Monthly WIFI Management Fees
10/13/2025	884326	High Point Networks	Library	$ 1,034.00	2797802 Firewall monthly service
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 47.95	2114667
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 56.85	2115200
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 132.07	2115847
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 207.60	2116301
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 168.77	2116979
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 514.43	2117043

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10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 228.10	2117189
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 234.93	2117191
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 335.45	2117318
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 485.00	2117320
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 12.68	21178079
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 103.49	21178080
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 220.34	21178081
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 17.96	2117875
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 18.86	2117875
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 224.80	21179657
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 75.96	21179693
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 19.44	21179693
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 167.49	21179798
10/13/2025	884328	Hose & Rubber Supply	Fleet	$ 415.71	21179798
10/13/2025	884328	Hose & Rubber Supply	Wastewater	$ 2,877.45	new hoses and fitting for uv
10/13/2025	884330	Infax	Airport	$ 3,187.50	Flight Information Display Maintenance FY26
10/13/2025	884331	Ingram Library Services	Library	$ 157.28	90662157
10/13/2025	884331	Ingram Library Services	Library	$ 50.95	90662157
10/13/2025	884331	Ingram Library Services	Library	$ 8.45	90662157
10/13/2025	884331	Ingram Library Services	Library	$ (16.79)	90683476
10/13/2025	884331	Ingram Library Services	Library	$ 0.03	90687167
10/13/2025	884331	Ingram Library Services	Library	$ 11.20	90687167
10/13/2025	884331	Ingram Library Services	Library	$ 0.06	90687168
10/13/2025	884331	Ingram Library Services	Library	$ 23.58	90687168
10/13/2025	884331	Ingram Library Services	Library	$ 2.84	90687169
10/13/2025	884331	Ingram Library Services	Library	$ 205.35	90687169
10/13/2025	884331	Ingram Library Services	Library	$ 760.72	90687169
10/13/2025	884331	Ingram Library Services	Library	$ 79.68	90687169
10/13/2025	884331	Ingram Library Services	Library	$ 0.07	90687170
10/13/2025	884331	Ingram Library Services	Library	$ 36.51	90687170
10/13/2025	884331	Ingram Library Services	Library	$ 2.10	90687171
10/13/2025	884331	Ingram Library Services	Library	$ 34.81	90687171
10/13/2025	884331	Ingram Library Services	Library	$ 0.90	90687172

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10/13/2025	884331	Ingram Library Services	Library	$ 11.20	90687172
10/13/2025	884331	Ingram Library Services	Library	$ 2.16	90721153
10/13/2025	884331	Ingram Library Services	Library	$ 17.69	90721153
10/13/2025	884331	Ingram Library Services	Library	$ 0.84	90721154
10/13/2025	884331	Ingram Library Services	Library	$ 17.67	90721154
10/13/2025	884331	Ingram Library Services	Library	$ 2.29	90752866
10/13/2025	884331	Ingram Library Services	Library	$ 396.75	90752866
10/13/2025	884331	Ingram Library Services	Library	$ 17.11	90752866
10/13/2025	884331	Ingram Library Services	Library	$ 21.98	90752866
10/13/2025	884331	Ingram Library Services	Library	$ 0.14	90752867
10/13/2025	884331	Ingram Library Services	Library	$ 11.97	90752867
10/13/2025	884331	Ingram Library Services	Library	$ 0.13	90752868
10/13/2025	884331	Ingram Library Services	Library	$ 17.70	90752868
10/13/2025	884331	Ingram Library Services	Library	$ 0.35	90752869
10/13/2025	884331	Ingram Library Services	Library	$ 48.94	90752869
10/13/2025	884331	Ingram Library Services	Library	$ 0.09	90752870
10/13/2025	884331	Ingram Library Services	Library	$ 18.60	90752870
10/13/2025	884331	Ingram Library Services	Library	$ 0.92	90779745
10/13/2025	884331	Ingram Library Services	Library	$ 20.40	90779745
10/13/2025	884331	Ingram Library Services	Library	$ 2.08	90779746
10/13/2025	884331	Ingram Library Services	Library	$ 35.97	90779746
10/13/2025	884331	Ingram Library Services	Library	$ 3.00	90779747
10/13/2025	884331	Ingram Library Services	Library	$ 34.22	90779747
10/13/2025	884331	Ingram Library Services	Library	$ 0.23	90804274
10/13/2025	884331	Ingram Library Services	Library	$ 14.99	90804274
10/13/2025	884331	Ingram Library Services	Library	$ 20.95	90804274
10/13/2025	884331	Ingram Library Services	Library	$ 13.79	90804274
10/13/2025	884331	Ingram Library Services	Library	$ 0.38	90804275
10/13/2025	884331	Ingram Library Services	Library	$ 38.29	90804275
10/13/2025	884331	Ingram Library Services	Library	$ 18.93	90804275
10/13/2025	884331	Ingram Library Services	Library	$ 0.83	90804276
10/13/2025	884331	Ingram Library Services	Library	$ 73.22	90804276
10/13/2025	884331	Ingram Library Services	Library	$ 17.99	90804276

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10/13/2025	884331	Ingram Library Services	Library	$ 43.38	90804276
10/13/2025	884331	Ingram Library Services	Library	$ 0.49	90804277
10/13/2025	884331	Ingram Library Services	Library	$ 11.37	90804277
10/13/2025	884331	Ingram Library Services	Library	$ 28.48	90804277
10/13/2025	884331	Ingram Library Services	Library	$ 54.82	90804277
10/13/2025	884331	Ingram Library Services	Library	$ 0.27	90804278
10/13/2025	884331	Ingram Library Services	Library	$ 35.40	90804278
10/13/2025	884331	Ingram Library Services	Library	$ 7.79	90804278
10/13/2025	884331	Ingram Library Services	Library	$ 0.06	90804279
10/13/2025	884331	Ingram Library Services	Library	$ 9.59	90804279
10/13/2025	884331	Ingram Library Services	Library	$ 0.07	90804280
10/13/2025	884331	Ingram Library Services	Library	$ 17.69	90804280
10/13/2025	884331	Ingram Library Services	Library	$ 0.67	90804281
10/13/2025	884331	Ingram Library Services	Library	$ 108.00	90804281
10/13/2025	884331	Ingram Library Services	Library	$ 0.85	90891050
10/13/2025	884331	Ingram Library Services	Library	$ 104.41	90891050
10/13/2025	884331	Ingram Library Services	Library	$ 36.58	90891050
10/13/2025	884331	Ingram Library Services	Library	$ 1.38	90891051
10/13/2025	884331	Ingram Library Services	Library	$ 226.48	90891051
10/13/2025	884331	Ingram Library Services	Library	$ 0.18	90891052
10/13/2025	884331	Ingram Library Services	Library	$ 24.17	90891052
10/13/2025	884331	Ingram Library Services	Library	$ 0.16	90891053
10/13/2025	884331	Ingram Library Services	Library	$ 17.69	90891053
10/13/2025	884331	Ingram Library Services	Library	$ 0.31	90891054
10/13/2025	884331	Ingram Library Services	Library	$ 40.87	90891054
10/13/2025	884331	Ingram Library Services	Library	$ 0.12	90891055
10/13/2025	884331	Ingram Library Services	Library	$ 17.11	90891055
10/13/2025	884333	Insight Public Sector	Court Grants	$ 248.71	Qty. 1 Surface Pro 11, dock, keyboard cover
10/13/2025	884333	Insight Public Sector	Court Grants	$ 2,214.59	Qty. 1 Surface Pro 11, dock, keyboard cover
10/13/2025	884333	Insight Public Sector	General	$ 244.71	Surface Pro 11, dock, keyboard cover, warranty
10/13/2025	884333	Insight Public Sector	General	$ 2,118.24	Surface Pro 11, dock, keyboard cover, warranty
10/13/2025	884333	Insight Public Sector	General	$ 2,212.59	Surface Pro 11, keyboard cover and warranty
10/13/2025	884333	Insight Public Sector	Transit	$ 337.78	Qty. 2 Surface Pro 11, docks, keyboard covers

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10/13/2025	884333	Insight Public Sector	Transit	$ 337.79	Qty. 2 Surface Pro 11, docks, keyboard covers
10/13/2025	884333	Insight Public Sector	Transit	$ 2,116.12	Qty. 2 Surface Pro 11, docks, keyboard covers
10/13/2025	884333	Insight Public Sector	Transit	$ 2,116.12	Qty. 2 Surface Pro 11, docks, keyboard covers
10/13/2025	884329	I-State Truck	Fleet	$ 234.96	C251400135.01
10/13/2025	884329	I-State Truck	Fleet	$ 791.98	C251400377.01
10/13/2025	884329	I-State Truck	Fleet	$ 230.00	C251400377.01
10/13/2025	884329	I-State Truck	Fleet	$ 50.00	C251400377.02
10/13/2025	884329	I-State Truck	Fleet	$ 11.13	C251400382.01
10/13/2025	884329	I-State Truck	Fleet	$ 22.38	C251400382.01
10/13/2025	884329	I-State Truck	Fleet	$ (230.00)	C251400465.01
10/13/2025	884329	I-State Truck	Fleet	$ 208.88	C251400855:01
10/13/2025	884329	I-State Truck	Fleet	$ 222.68	C251400917:01
10/13/2025	884329	I-State Truck	Street/Traffic	$ 172,600.00	2024 Deice Truck
10/13/2025	884329	I-State Truck	Street/Traffic	$ 5,264.00	5 year engine/transmission warranty
10/13/2025	884329	I-State Truck	Street/Traffic	$ 2,962.00	5yr transmission and engine warranty
10/13/2025	884329	I-State Truck	Street/Traffic	$ 46.30	HEADLAMP
10/13/2025	884329	I-State Truck	Street/Traffic	$ 426,740.00	single axle trucks
10/13/2025	884329	I-State Truck	Street/Traffic	$ (60,000.00)	trade in of unit 1196 and 1197
10/13/2025	884329	I-State Truck	Street/Traffic	$ (15,000.00)	trade in of unit 1224
10/13/2025	884344	Kittelson & Associates	Planning	$ 8,681.72	Professional Services through September 30, 2025
10/13/2025	884345	Knife River	Gas Tax	$ 62,022.62	WO 25-02 Missing Sidewalk Project; Pmt 3
10/13/2025	884345	Knife River	Gas Tax	$ 9,704.03	WO 26-04 City ADA Contract 1; Pmt 2
10/13/2025	884345	Knife River	Sidewalk Const	$ 5,279.67	WO 25-02 Missing Sidewalk Project; Pmt 3
10/13/2025	884345	Knife River	Water	$ 2,681.00	3/4 " BEDDING ROCK - (102) P/N: 333-005-00040
10/13/2025	884345	Knife River	Water	$ 3,403.65	ROAD MIX 3/4"---1-1 - /2TON = 1 YARD
10/13/2025	884345	Knife River	Water	$ 6,198.95	ROAD MIX 3/4"---1-1 - /2TON = 1 YARD
10/13/2025	884345	Knife River	Water	$ 7,239.96	ROAD MIX 3/4"---1-1 - /2TON = 1 YARD
10/13/2025	ACH	Kois Brothers Equipment	Fleet	$ 654.31	136516
10/13/2025	ACH	Kois Brothers Equipment	Fleet	$ 3,056.00	136516
10/13/2025	ACH	Kois Brothers Equipment	Fleet	$ 893.76	136580
10/13/2025	ACH	Kois Brothers Equipment	Fleet	$ 350.20	136580
10/13/2025	ACH	Kois Brothers Equipment	Fleet	$ 780.30	600723
10/13/2025	ACH	Kois Brothers Equipment	Fleet	$ 519.33	600785

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10/13/2025	ACH	Kois Brothers Equipment	Fleet	$ 20.52	600785
10/13/2025	ACH	Kois Brothers Equipment	Street/Traffic	$ 1,265.00	WIRING HARNESS INSTALLATION
10/13/2025	ACH	Kone	Airport	$ 3,877.77	10/1/25 - 10/31/25 Elevator/Escalator Maintenance
10/13/2025	ACH	Kone	Airport	$ 64.67	10/1/25 - 10/31/25 Elevator/Escalator Maintenance
10/13/2025	ACH	Kone	Airport	$ 157.04	10/1/25 - 10/31/25 Elevator/Escalator Maintenance
10/13/2025	ACH	Kone	Parking	$ 253.15	871820472_MAINTENANCE PERIOD 9/1-30/2025
10/13/2025	ACH	Kone	Parking	$ 759.45	871820472_MAINTENANCE PERIOD 9/1-30/2025
10/13/2025	ACH	Kone	Parking	$ 506.30	871820472_MAINTENANCE PERIOD 9/1-30/2025
10/13/2025	884350	Langlas & Associates	Tax Incrmnt S	$ 1,185,225.75	Pay App #6 Amend Park Recreation Campus
10/13/2025	884351	LexisNexis Risk Solutions FL	Public Safety	$ 7,875.00	TRAX 11/1/24-10/31/25
10/13/2025	884353	Life-Assist Inc	Public Safety	$ 6,200.00	4X Zoll AED's
10/13/2025	884358	Mailing Technical Services	Central Services	$ 6,725.29	Postage for September, 2025
10/13/2025	884358	Mailing Technical Services	General	$ 831.60	Postage for September, 2025
10/13/2025	884358	Mailing Technical Services	Library	$ 1,246.01	LIBR Library mailing September 2025
10/13/2025	884358	Mailing Technical Services	Parking	$ 142.73	Postage for September, 2025
10/13/2025	884358	Mailing Technical Services	Tax Incrmnt S	$ 2,786.87	Postage for September, 2025
10/13/2025	884361	McCarthy	Public Safety	$ 5,500.00	Instructor development training
10/13/2025	884364	Millennium Electric	Airport	$ 12,940.58	Install Electrical Supply for De Ice Tanks at ASF.
10/13/2025	884364	Millennium Electric	SID Const	$ 109,686.93	SID 1428 Annafeld Sub 5th Filing Streetlights
10/13/2025	884368	Montana Dept Of Transportation	Transit	$ 18,629.00	Local match for 1 Paratransit Van, Section 5310
10/13/2025	884367	Montana Dept Of Transportation	Transit	$ 18,628.00	Local match for 1 Paratransit Van, Section 5310
10/13/2025	884369	Montana Peterbilt	Fleet	$ 130.00	123043BL
10/13/2025	884369	Montana Peterbilt	Fleet	$ 80.11	123043BL
10/13/2025	884369	Montana Peterbilt	Fleet	$ 55.08	123414BL
10/13/2025	884369	Montana Peterbilt	Fleet	$ 27.04	123429BL
10/13/2025	884369	Montana Peterbilt	Transit	$ 2,654.98	123791BL DPF (1833, WO: 402320)
10/13/2025	884369	Montana Peterbilt	Transit	$ 61.32	124010BL DPF gaskets
10/13/2025	884369	Montana Peterbilt	Transit	$ 198.12	124010BL DPF gaskets
10/13/2025	884369	Montana Peterbilt	Transit	$ (70.00)	CM102754BLC core deposit- CREDIT
10/13/2025	884370	Morrison Maierle	Airport	$ 7,137.94	Amend 23 Pavement Condition Index Survey Fed
10/13/2025	884370	Morrison Maierle	Airport	$ 16,735.44	Amend 23 Pavement Condition Index Survey Fed
10/13/2025	884370	Morrison Maierle	Airport	$ 375.68	Amend 23 Pavement Condition Index Survey Loc
10/13/2025	884370	Morrison Maierle	Airport	$ 880.81	Amend 23 Pavement Condition Index Survey Loc

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10/13/2025	884371	Motor Power Equipment	Fleet	$ 4,225.00	01B1573821
10/13/2025	884371	Motor Power Equipment	Fleet	$ 190.68	01B1573821
10/13/2025	884371	Motor Power Equipment	Fleet	$ 197.58	01B1573821
10/13/2025	884371	Motor Power Equipment	Fleet	$ 5,133.60	01B1573821
10/13/2025	884371	Motor Power Equipment	Fleet	$ 42.72	01B1573821
10/13/2025	884371	Motor Power Equipment	Fleet	$ 8.22	01B1575987
10/13/2025	884371	Motor Power Equipment	Fleet	$ 160.16	01BI577457
10/13/2025	884371	Motor Power Equipment	Fleet	$ 100.82	01BI577457
10/13/2025	884371	Motor Power Equipment	Fleet	$ 144.48	01BI577457
10/13/2025	884372	MT Dept of Revenue-CGR2	Gas Tax	$ 986.58	WO 23-11 Downtown Two-Way Street Conversion
10/13/2025	884372	MT Dept of Revenue-CGR2	Gas Tax	$ 626.49	WO 25-02 Missing Sidewalk Project; Pmt 3
10/13/2025	884372	MT Dept of Revenue-CGR2	Library	$ 416.00	Billings Public Library - Verkada Camera System
10/13/2025	884372	MT Dept of Revenue-CGR2	Public Safety	$ 23.30	TW Ridley - Station 5 Interior Remodel
10/13/2025	884372	MT Dept of Revenue-CGR2	Public Safety	$ 237.77	TW Ridley - Station 5 Interior Remodel
10/13/2025	884372	MT Dept of Revenue-CGR2	Sidewalk Const	$ 53.33	WO 25-02 Missing Sidewalk Project
10/13/2025	884372	MT Dept of Revenue-CGR2	St Maint Dist	$ 1,421.88	WO 23-11 Downtown Two-Way Street Conversion
10/13/2025	884372	MT Dept of Revenue-CGR2	St Maint Dist	$ 2,489.85	WO 25-16 2025 Annual Street Reconstruction
10/13/2025	884372	MT Dept of Revenue-CGR2	Tax Incrmnt N27	$ 1,797.97	WO 23-11 Downtown Two-Way Street Conversion
10/13/2025	884372	MT Dept of Revenue-CGR2	Tax Incrmnt S	$ 11,971.98	Amend Park Recreation Campus
10/13/2025	884372	MT Dept of Revenue-CGR2	Wastewater	$ 70.01	WO 24-31 WRF Solids Process Bldg
10/13/2025	884372	MT Dept of Revenue-CGR2	Water	$ 2,962.20	Retainage Release 2
10/13/2025	884372	MT Dept of Revenue-CGR2	Water	$ 452.46	Retainage Release FULL
10/13/2025	884372	MT Dept of Revenue-CGR2	Water	$ 21,730.03	WO 19-42 West End WTP Construction
10/13/2025	884372	MT Dept of Revenue-CGR2	Water	$ 8,610.97	WO 19-42 West End WTP Transmission Main
10/13/2025	884372	MT Dept of Revenue-CGR2	Water	$ 38.21	WO 24-27 2024 Water Service Repairs
10/13/2025	884372	MT Dept of Revenue-CGR2	Water	$ 6,512.17	WO 25-01 Grand Ave Water Main Replacement
10/13/2025	884372	MT Dept of Revenue-CGR2	SID Const	$ 1,107.95	SID 1428 Annafeld Sub 5th Filing Streetlights
10/13/2025	884374	Napa Auto Parts	Fleet	$ 179.94	478551
10/13/2025	884374	Napa Auto Parts	Fleet	$ 359.88	478551
10/13/2025	884374	Napa Auto Parts	Fleet	$ 28.20	697300
10/13/2025	884374	Napa Auto Parts	Fleet	$ 47.64	697300
10/13/2025	884374	Napa Auto Parts	Fleet	$ 21.75	697300
10/13/2025	884374	Napa Auto Parts	Fleet	$ 43.68	697300

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	884374	Napa Auto Parts	Fleet	$ 273.00	697300
10/13/2025	884374	Napa Auto Parts	Fleet	$ 97.12	697300
10/13/2025	884374	Napa Auto Parts	Fleet	$ 111.60	697547
10/13/2025	884374	Napa Auto Parts	Fleet	$ 369.90	698239
10/13/2025	884374	Napa Auto Parts	Fleet	$ 507.55	698305
10/13/2025	884374	Napa Auto Parts	Fleet	$ 204.75	698305
10/13/2025	884374	Napa Auto Parts	Fleet	$ 365.05	698305
10/13/2025	884374	Napa Auto Parts	Fleet	$ (9.48)	FUSE BLOCK
10/13/2025	884374	Napa Auto Parts	Solid Waste	$ 80.05	TIE
10/13/2025	884374	Napa Auto Parts	Water	$ 15.97	TRANS FIX
10/13/2025	884377	Northwest Fuel Systems	Transit	$ 4,994.82	INV564336 fuel dispenser emergency stop install
10/13/2025	ACH	Northwest Industrial Supply	Solid Waste	$ 1,584.00	safety locker for flammable fluids/oils
10/13/2025	ACH	Northwest Industrial Supply	Street/Traffic	$ 343.87	chain assembly for lifting large pipe
10/13/2025	ACH	Northwest Industrial Supply	Water	$ 105.18	132348 TS PICK WITH HANDLE 36" P/N: NS00099789
10/13/2025	ACH	Northwest Industrial Supply	Water	$ 71.50	5 GALLON BUCKET WITH LID - (8007225)
10/13/2025	ACH	Northwest Industrial Supply	Water	$ 88.08	CLOUD WHITE MARKING PAINT P/N: 3900
10/13/2025	ACH	Northwest Industrial Supply	Water	$ 48.69	SQUARE POINT SHOVELS P/N: 8025324
10/13/2025	ACH	Northwest Industrial Supply	Water	$ 277.28	Tools
10/13/2025	884378	NorthWestern Energy	Airport	$ 15.74	0712534-7. Gate 16 Light. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 168.62	0712535-4. Employee Parking. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 35.19	0712791-3. Gate 16. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 33.62	0712795-4. Gate 17. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 33.19	0712797-0. Gate 9. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 26.32	0712805-1. IP-10 September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 27.60	0712813-5. Burn Pit. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 33.62	0719759-3. Gate 12. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 89.50	0719760-1. Gate 14. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 35.62	0719761-9. Gate 15. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 34.62	0719762-7. Gate 13. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 33.62	0720296-3. Gate 29. September 2025
10/13/2025	884378	NorthWestern Energy	Airport	$ 54.10	2114868-9. Runway Weather System. Sept 2025
10/13/2025	884378	NorthWestern Energy	Library	$ 11,739.26	3039007-4 Library electricity October 2025
10/13/2025	884378	NorthWestern Energy	Public Safety	$ 585.01	September services Station 6

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	884378	NorthWestern Energy	Transit	$ 2,934.29	0100473-8_October electricity- METroplex
10/13/2025	884378	NorthWestern Energy	Water	$ 729.69	805 Constitution....Sept 2025
10/13/2025	884382	Orion Planning + Design	Planning	$ 21,781.24	Professional Services 9/1/25 - 9/30/25
10/13/2025	ACH	Parker Technology	Parking	$ 466.50	51214_Empire Garage Parker Serviced Calls
10/13/2025	ACH	Parker Technology	Parking	$ 773.05	51230_1st Ave N Garage Parker Serviced Calls
10/13/2025	ACH	Parker Technology	Parking	$ 466.50	52230_EMPIRE GARAGE SERVICE CALLS
10/13/2025	ACH	Parker Technology	Parking	$ 773.05	52300_1ST AVE N GARAGE SERVICE CALLS
10/13/2025	ACH	Parker Technology	Parking	$ 267.69	52479_P 1 GARAGE SERVICE CALLS
10/13/2025	ACH	Parker Technology	Parking	$ 342.88	52583_P3 GARAGE SERVICE CALLS
10/13/2025	884391	Pine Cove Consulting	Facilities	$ 42,768.60	Inv. 25250C Verkada 3-year Door License Renewal
10/13/2025	884391	Pine Cove Consulting	Library	$ 41,184.00	Billings Public Library - Verkada Camera System
10/13/2025	884392	Precise MRM	P.W. Admin	$ 816.00	LiGO Annual Subscription
10/13/2025	884392	Precise MRM	Wastewater	$ 1,734.00	LiGO Annual Subscription
10/13/2025	884392	Precise MRM	Water	$ 1,734.00	LiGO Annual Subscription
10/13/2025	884393	Pride of Montana	Facilities	$ 16,555.00	Sept 2025 Monthly Cleaning of the Stillwater
10/13/2025	884393	Pride of Montana	Facilities	$ 104.40	Billings City Hall 3rd Floor Restroom Supplies
10/13/2025	884394	Public Utilities	CDBG	$ 76.18	1709 St. Johns Ave. / Account #3115557
10/13/2025	884394	Public Utilities	CDBG	$ 76.18	1709 St. Johns Ave. / Account #3115557
10/13/2025	884394	Public Utilities	Facilities	$ 88.45	3080251
10/13/2025	884394	Public Utilities	Facilities	$ 1,984.90	3090329
10/13/2025	884394	Public Utilities	Facilities	$ 183.15	3100365
10/13/2025	884394	Public Utilities	Facilities	$ 2,014.68	3113479
10/13/2025	884394	Public Utilities	Park Dist 1	$ 265.54	3060453
10/13/2025	884394	Public Utilities	Park Dist 1	$ 29.87	3064232
10/13/2025	884394	Public Utilities	Park Dist 1	$ 12.98	3086379
10/13/2025	884394	Public Utilities	Park Dist 1	$ 21.06	3086387
10/13/2025	884394	Public Utilities	Park Dist 1	$ 188.00	3086388
10/13/2025	884394	Public Utilities	Park Dist 1	$ 123.43	3089293
10/13/2025	884394	Public Utilities	Park Dist 1	$ 2,306.14	3091294
10/13/2025	884394	Public Utilities	Park Dist 1	$ 18.15	3098105
10/13/2025	884394	Public Utilities	Park Dist 1	$ 6.61	3098113
10/13/2025	884394	Public Utilities	Park Dist 1	$ 45.29	3098205
10/13/2025	884394	Public Utilities	Park Dist 1	$ 6.61	3109445

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	884394	Public Utilities	Park Dist 1	$ 2,445.60	3110120
10/13/2025	884394	Public Utilities	Park Dist 1	$ 79.55	3111950
10/13/2025	884394	Public Utilities	Park Dist 1	$ 1,300.87	3113369
10/13/2025	884394	Public Utilities	Parking	$ 11.25	3076980
10/13/2025	884394	Public Utilities	Parking	$ 256.53	3088608
10/13/2025	884394	Public Utilities	Parking	$ 615.68	3088641
10/13/2025	884394	Public Utilities	Parking	$ 98.32	3088641
10/13/2025	884394	Public Utilities	Parks Maint	$ 327.30	3061212
10/13/2025	884394	Public Utilities	Parks Maint	$ 1,873.80	3063384
10/13/2025	884394	Public Utilities	Parks Maint	$ 433.05	3064055
10/13/2025	884394	Public Utilities	Parks Maint	$ 7,843.29	3067458
10/13/2025	884394	Public Utilities	Parks Maint	$ 7,077.45	3069969
10/13/2025	884394	Public Utilities	Parks Maint	$ 6,145.55	3072961
10/13/2025	884394	Public Utilities	Parks Maint	$ 814.95	3072990
10/13/2025	884394	Public Utilities	Parks Maint	$ 20.10	3073704
10/13/2025	884394	Public Utilities	Parks Maint	$ 121.04	3074748
10/13/2025	884394	Public Utilities	Parks Maint	$ 3,996.60	3074750
10/13/2025	884394	Public Utilities	Parks Maint	$ 327.30	3074751
10/13/2025	884394	Public Utilities	Parks Maint	$ 3,233.10	3075407
10/13/2025	884394	Public Utilities	Parks Maint	$ 961.80	3075860
10/13/2025	884394	Public Utilities	Parks Maint	$ 8.81	3075860
10/13/2025	884394	Public Utilities	Parks Maint	$ 1,442.40	3078687
10/13/2025	884394	Public Utilities	Parks Maint	$ 1,359.90	3081602
10/13/2025	884394	Public Utilities	Parks Maint	$ 384.90	3084220
10/13/2025	884394	Public Utilities	Parks Maint	$ 3,545.40	3086389
10/13/2025	884394	Public Utilities	Parks Maint	$ 5,468.15	3086390
10/13/2025	884394	Public Utilities	Parks Maint	$ 12,251.40	3086391
10/13/2025	884394	Public Utilities	Parks Maint	$ 3,707.55	3086392
10/13/2025	884394	Public Utilities	Parks Maint	$ 46.50	3086393
10/13/2025	884394	Public Utilities	Parks Maint	$ 60.60	3086929
10/13/2025	884394	Public Utilities	Parks Maint	$ 38.25	3087030
10/13/2025	884394	Public Utilities	Parks Maint	$ 8,189.45	3090572
10/13/2025	884394	Public Utilities	Parks Maint	$ 1,068.75	3095935

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	884394	Public Utilities	Parks Maint	$ 6.61	3098114
10/13/2025	884394	Public Utilities	Parks Maint	$ 4,511.25	3098115
10/13/2025	884394	Public Utilities	Parks Maint	$ 6.61	3098115
10/13/2025	884394	Public Utilities	Parks Maint	$ 21,693.45	3098116
10/13/2025	884394	Public Utilities	Parks Maint	$ 1,486.80	3098117
10/13/2025	884394	Public Utilities	Parks Maint	$ 320.25	3098999
10/13/2025	884394	Public Utilities	Parks Maint	$ 8,661.71	3107297
10/13/2025	884394	Public Utilities	Parks Maint	$ 8.81	3107297
10/13/2025	884394	Public Utilities	Parks Maint	$ 3,016.65	3107305
10/13/2025	884394	Public Utilities	Parks Maint	$ 1,942.95	3107704
10/13/2025	884394	Public Utilities	Parks Maint	$ 28.46	3107704
10/13/2025	884394	Public Utilities	Parks Maint	$ 6,316.05	3108190
10/13/2025	884394	Public Utilities	Parks Maint	$ 11,513.25	3109457
10/13/2025	884394	Public Utilities	Parks Maint	$ 595.20	3109458
10/13/2025	884394	Public Utilities	Parks Maint	$ 6.19	3109460
10/13/2025	884394	Public Utilities	Parks Maint	$ 59.40	3113693
10/13/2025	884394	Public Utilities	Parks Maint	$ 9,501.90	3113702
10/13/2025	884394	Public Utilities	Public Safety	$ 165.62	3063998
10/13/2025	884394	Public Utilities	Public Safety	$ 81.76	3110936
10/13/2025	884394	Public Utilities	Solid Waste	$ 32.24	3077970
10/13/2025	884394	Public Utilities	Solid Waste	$ 176.85	3092576
10/13/2025	884394	Public Utilities	Solid Waste	$ 24.10	3112719
10/13/2025	884394	Public Utilities	Street/Traffic	$ 5,318.80	3058560
10/13/2025	884394	Public Utilities	Street/Traffic	$ 4,989.35	3064068
10/13/2025	884394	Public Utilities	Street/Traffic	$ 1,795.70	3064069
10/13/2025	884394	Public Utilities	Street/Traffic	$ 7,139.60	3064449
10/13/2025	884394	Public Utilities	Street/Traffic	$ 239.70	3073579
10/13/2025	884394	Public Utilities	Street/Traffic	$ 2,592.35	3073598
10/13/2025	884394	Public Utilities	Street/Traffic	$ 835.00	3075421
10/13/2025	884394	Public Utilities	Street/Traffic	$ 693.80	3075422
10/13/2025	884394	Public Utilities	Street/Traffic	$ 4,587.50	3075775
10/13/2025	884394	Public Utilities	Street/Traffic	$ 7,329.95	3079016
10/13/2025	884394	Public Utilities	Street/Traffic	$ 4,918.85	3079239

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	884394	Public Utilities	Street/Traffic	$ 1,638.70	3083177
10/13/2025	884394	Public Utilities	Street/Traffic	$ 2,493.65	3085204
10/13/2025	884394	Public Utilities	Street/Traffic	$ 343.40	3087053
10/13/2025	884394	Public Utilities	Street/Traffic	$ 588.05	3087054
10/13/2025	884394	Public Utilities	Street/Traffic	$ 6,737.75	3090825
10/13/2025	884394	Public Utilities	Street/Traffic	$ 12.05	3090876
10/13/2025	884394	Public Utilities	Street/Traffic	$ 2,971.15	3094347
10/13/2025	884394	Public Utilities	Street/Traffic	$ 2,118.86	3096789
10/13/2025	884394	Public Utilities	Street/Traffic	$ 2,253.95	3098792
10/13/2025	884394	Public Utilities	Street/Traffic	$ 2,014.25	3102621
10/13/2025	884394	Public Utilities	Street/Traffic	$ 879.96	3108245
10/13/2025	884394	Public Utilities	Street/Traffic	$ 3,016.62	3108265
10/13/2025	884394	Public Utilities	Street/Traffic	$ 2,014.25	3110133
10/13/2025	884394	Public Utilities	Street/Traffic	$ 651.50	3110134
10/13/2025	884394	Public Utilities	Street/Traffic	$ 190.35	3110138
10/13/2025	884394	Public Utilities	Street/Traffic	$ 272.90	3113989
10/13/2025	884394	Public Utilities	Street/Traffic	$ 696.19	3114048
10/13/2025	884394	Public Utilities	Transit	$ 49.00	3064066
10/13/2025	884394	Public Utilities	Transit	$ 91.18	3064066
10/13/2025	884394	Public Utilities	Wastewater	$ 8,043.83	3060439
10/13/2025	884394	Public Utilities	Wastewater	$ 30.72	3075442
10/13/2025	884394	Public Utilities	Wastewater	$ 29.78	3092611
10/13/2025	884398	Rocky Mountain Health Network	City Ins Fund	$ 8,000.00	Healthy Is-Corporate Wellness
10/13/2025	884402	SIGNAL 88 FRANCHISE GROUP	Facilities	$ 1,240.14	Dedicated Security Officer - September 2025
10/13/2025	884402	SIGNAL 88 FRANCHISE GROUP	Library	$ 19,624.31	US_84652 Security Guard Service September 2025
10/13/2025	884403	Solid Waste Systems	Fleet	$ 26.21	P10721SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 1,571.57	P10721SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 245.03	P10721SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 472.64	P12718SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 19.78	P12718SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 9.05	P13394SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 795.73	P13394SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 795.73	P13394SPO

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	884403	Solid Waste Systems	Fleet	$ 9.05	P13394SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 124.30	P13965SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 893.88	P13965SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 797.67	P13965SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 1,499.67	P13965SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 1,591.46	P14069SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 18.09	P14069SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 23.05	P9611SPO
10/13/2025	884403	Solid Waste Systems	Fleet	$ 644.70	P9611SPO
10/13/2025	884404	Speedy Auto Glass	Park Dist 1	$ 462.17	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Public Safety	$ 421.18	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Public Safety	$ 421.18	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Public Safety	$ 714.68	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Public Safety	$ 714.68	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Public Safety	$ 714.68	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Public Safety	$ 783.46	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Public Safety	$ 860.45	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Public Safety	$ 1,029.13	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Solid Waste	$ 277.41	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Solid Waste	$ 554.82	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Solid Waste	$ 554.82	--; WINDSHIELD
10/13/2025	884404	Speedy Auto Glass	Solid Waste	$ 50.00	WINDSHIELD INSTALL
10/13/2025	884404	Speedy Auto Glass	Street/Traffic	$ 150.00	--; WINDSHIELD
10/13/2025	884405	SRF Consulting Group	Transit	$ 19,566.11	Financial Sustainability & Governance Study
10/13/2025	884407	St Vincent Occupational Health	Airport	$ 342.75	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	City Ins Fund	$ 600.00	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	Fleet	$ 114.25	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	General	$ 2,185.00	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	Park Dist 1	$ 114.25	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	Public Safety	$ 100.00	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	Solid Waste	$ 228.50	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	Solid Waste	$ 88.00	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	Street/Traffic	$ 571.25	DOT Physicals, Drug Testing, On-site Nursing

Check Date	Check	Name	Fund Name	Amount	Item Desc
10/13/2025	884407	St Vincent Occupational Health	Transit	$ 228.50	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	Transit	$ 114.25	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	Transit	$ 114.25	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	Wastewater	$ 170.12	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884407	St Vincent Occupational Health	Water	$ 170.13	DOT Physicals, Drug Testing, On-site Nursing
10/13/2025	884410	Terracon Consultants	Tax Incrmnt S	$ 9,608.75	Amend Park - Materials Testing and Special Inspec
10/13/2025	884411	The Madison Agency	Airport	$ 7,174.00	Advertising & Marketing Program Consulting
10/13/2025	884411	The Madison Agency	Planning	$ 3,729.11	Professional Services through 9/30/25
10/13/2025	884413	TMG Services	Water	$ 2,885.56	Staples Chlorine Dosing Pump Repair
10/13/2025	ACH	Town & Country Supply	Fleet	$ 2.67	449108
10/13/2025	ACH	Town & Country Supply	Fleet	$ 5,063.80	449108
10/13/2025	ACH	Town & Country Supply	Fleet	$ 3,651.51	449108
10/13/2025	ACH	Town & Country Supply	Fleet	$ 7,689.75	449108
10/13/2025	ACH	Town & Country Supply	Fleet	$ 4,028.72	449108
10/13/2025	ACH	Town & Country Supply	Public Safety	$ 5,136.56	Unleaded fuel and diesel for stations
10/13/2025	ACH	Town & Country Supply	Transit	$ 5,230.68	450771 unleaded fuel (2100 gal.)
10/13/2025	ACH	Tractor & Equipment	Fleet	$ 28.30	BLCS0870787
10/13/2025	ACH	Tractor & Equipment	Fleet	$ 78.60	BLCS0870787
10/13/2025	ACH	Tractor & Equipment	Fleet	$ 177.26	BLCS0870787
10/13/2025	ACH	Tractor & Equipment	Fleet	$ 31.24	BLCS0871354
10/13/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,023.92	15-40 ENG OIL, 10WT HYD OIL, 30W TDTO OIL, 50WT
10/13/2025	ACH	Tractor & Equipment	Solid Waste	$ 3,497.00	2000 HOUR SERVICE MAINTENANCE
10/13/2025	ACH	Tractor & Equipment	Solid Waste	$ 1,142.94	SEAL FILTER KIT, CAP PROBE, CAT ELC, ELEMENT
10/13/2025	884422	Xylem Water Solutions USA	Wastewater	$ 42,811.00	Sahara Sands Lift Station - 2 Pump Replacements
10/13/2025	884422	Xylem Water Solutions USA	Wastewater	$ 2,578.90	Sahara Sands Lift Station - 2 Pump Replacements
10/13/2025	884425	YVAS	Public Safety	$ 28,038.75	city contract 9-2025

Date:	11/10/2025
Title:	2026 Budget Amendment
Presented by:	Sarah Lane
Department:	Finance
Presentation:	Yes
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends City Council hold a public hearing and adopt the FY2026 budget amendments.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The following items are requested budget amendments for the 1st quarter of Fiscal Year 2026. These were not presented to the Budget and Finance Committee prior to this Council Meeting.

Expenditure

Fund 2010 - East TIF

A budget amendment is requested to cover $100,000 in sidewalk expenses to complete a project at the same time and location Engineering will be installing ADA ramps. This reduces the request for sidewalk funding by $100,000 in FY27. There is enough cash on hand for this project in FY26.

East TIF		Capital
	100,000	

Fund 8720 - Parks Maintenance Districk (Broadway)

A budget amendment is requested to cover the expense of the cost to move and update the electrical panel owned by the PMD on the outside of the building demolished for the Rockman Hotel construction. This was not budgeted in FY26. This will be covered by an increase in future PMD revenues for that specific PMD (Broadway).

PMD		Capital
	63,690	

Fund 4920 - Dog Park Construction Fund

A budget amendment is requested to cover the sidewalk completion in Centennial Park in the Dog Park. This was funded by remaining cash balances in the Dog Park construction fund and previous unused budget authority of $22,162 unused in June of 2025. This request adds an additional $6,738 in budget authority covered by interest proceeds and cash on hand.

PMD		Capital
	28,900	

Fund 3200 - City Hall Debt Fund

A budget amendment is requested to allow payment on the City Hall outstanding debt from funds received from the payment of the Historical Tax Credit. An additional payment and budget request will come with the final payment of the tax credit after full installation of the elevators.

City Hall Debt Fund		Debt Payment
	3,000,000	

5410 - Solid Waste

A budget amendment is requested to move the planning and engineering of the Cell 6 expansion in the Landfill into FY26 due to the expected remaining life of the current open cells. The planning and engineering costs will be covered by already accrued funds from landfill and user fees in the current rate structure.

PMD		Capital
	2,388,000	

ALTERNATIVES

City Council may:

- Approve; or,
- Not Approve

FISCAL EFFECTS

The impacts of these expenses will vary by fund. In the East TIF, Dog Park Construction, and Solid Waste funds, there is sufficient revenue and cash on hand to cover these expenses. The City Hall Debt received additional revenues from the Historic Tax Credit payments and will make a payment with those additional proceeds. In the PMD, there is enough current cash to cover the project, but will cause later shortfalls in the operation and maintenance of the PMD. These shortfalls will need to be covered by increases to the PMD rates in the Broadway PMD and some reductions in O&M wherever possible in the current fiscal year.

Fund	Budget Amount
East TIF	100,000
Dog Park Construction	28,900
Park Maintenance District	63,690
Solid Waste	2,388,000
City Hall Debt	3,000,000

Attachments

FY26 Budget Amendment Resolution

RESOLUTION 25-

A RESOLUTION ADOPTING **FISCAL YEAR 2026** ADJUSTMENTS TO APPROPRIATIONS PURSUANT TO M.C.A. 7-6-4006 AS AMENDED, AND PROVIDING TRANSFERS AND REVISIONS WITHIN THE GENERAL CLASS OF SALARIES AND WAGES, MAINTENANCE AND SUPPORT AND CAPITAL OUTLAY.

WHEREAS, M.C.A. 7-6-4006 provides that the City Council, upon proper resolution, adopted by said Council at a regular meeting and entered into its Minutes, may transfer or revise appropriations within the general class of salaries and wages, maintenance and support, and capital outlay, and

WHEREAS, based upon a Budget Review **(FY 2026**), it is necessary to alter and change said appropriations.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

That the attached transfers or revisions are hereby adopted.

(SEE EXHIBIT A)

PASSED AND APPROVED by the City Council, this 25th day of August 2025

THE CITY OF BILLINGS:

BY:_____
William A. Cole, MAYOR

ATTEST:

BY:_____
Denise R. Bohlman, CITY CLERK

EXHIBIT A

Expenditure

Fund 2010 - East TIF

A budget amendment is requested to cover $100,000 in sidewalk expenses to complete a project at the same time and location Engineering will be installing ADA ramps. This reduces the request for sidewalk funding by $100,000 in FY27. There is enough cash on hand for this project in FY26.

East TIF	100,000	Capital

Fund 8720 - Parks Maintenance Districk (Broadway)

A budget amendment is requested to cover the expense of the cost to move and update the electrical panel owned by the PMD on the outside of the building demolished for the Rockman Hotel construction. This was not budgeted in FY26. This will be covered by an increase in future PMD revenues for that specific PMD (Broadway).

PMD	63,690	Capital

Fund 4920 - Dog Park Construction Fund

A budget amendment is requested to cover the sidewalk completion in Centennial Park in the Dog Park. This was funded by remaining cash balances in the Dog Park construction fund and previous unused budget authority of $22,162 unused in June of 2025. This request adds an additional $6,738 in budget authority covered by interest proceeds and cash on hand.

PMD	28,900	Capital

Fund 3200 - City Hall Debt Fund

A budget amendment is requested to allow payment on the City Hall outstanding debt from funds received from the payment of the Historical Tax Credit. An additional payment and budget request will come with the final payment of the tax credit after full installation of the elevators.

City Hall Debt Fund	3,000,000	Debt Payment

5410 - Solid Waste

A budget amendment is requested to move the planning and engneering of the Cell 6 expansion in the Landfill into FY26 due to the expected remaining lidfe of the current open cells. The planning and engineering costs will be covered by already accrued funds from landfill and user fees in the current rate structure.

PMD	2,388,000	Capital

City Council Regular

Date:	11/10/2025
Title:	Downtown Billings Partnership - Tax Increment Assistance - Old Billings Hardware Building - 2802 Montana Avenue
Presented by:	Wyeth Friday
Department:	Planning & Community Services
Presentation:	Yes
Legal Review:	Yes
Project Number:	NA

RECOMMENDATION

The Downtown Billings Partnership (DBP) Board reaffirms the project (See attached September 2025 DBP Board Minutes) and recommends the City Council conditionally approve a maximum reimbursement of $745,000, starting with annual payments as specified below in the fiscal year following the year in which the project is completed, from Downtown Urban Renewal tax increment finance district funds to Old Billings Hardware Development Venture, LP for its mixed use project at 2802 Montana Avenue. The conditions of approval are as follows:

1. The applicant sign a development agreement with the City of Billings and DBP within 60 days of City Council approval.
2. This TIFD reimbursement is the maximum that can be received pending satisfactory submission of all paid invoices showing the completion of expenditures related to this project.
3. This TIFD reimbursement is approved per the condition that it be broken down into to five disbursements of $149,000 each within five continuous fiscal years following the year in which the project is completed.
4. If funds are not available, reimbursement can be carried over to the next fiscal year or when funds are available based on prior District bonding and debt obligations.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

The City Council at its September 8, 2025 meeting discussed this application and ultimately voted to delay action until its November 10, 2025 business meeting. The Council did direct DBP staff to have the DBP Board re-affirm its recommendation to award the TIF grant for the project before the November meeting. The DBP Board met on September 25 and voted unanimously to reaffirm its commitment to the project and the TIF grant and to recommend the City Council approve it and require execution of the Development Agreement within 60 days of Council approval.

Since the September 8 Council meeting, the following changes/updates to the project status have occurred:

- The Applicant has received unconditional approval from the National Park Service for its Historic Tax Credits Application for the project
- Developed 90% construction documents to review for final pricing from the contractor
- The applicant continues to work with a major downtown local bank on financing
- Completed and now circulating a Marketing Package through Coldwell Banker Real Estate for marketing of the building spaces
- Preparing to submit permits to the City Building Division for the remodeling

During the September 8 Council Meeting, Council Members expressed frustration at the long delay in the project and that such a delay might have meant that other projects in the Downtown District area might have been delayed or turned away because this project was still moving ahead for funding. DBP staff has confirmed that no known projects were delayed due to this project remaining under TIF award approval. DBP staff also confirmed that projects are only turned away if they do not meet the criteria for projects laid out in State Law, the City TIF Policy and the priorities of the DBP Board per the Downtown Urban Renewal Plan. The current DBP TIF Forecast is attached to this memo and demonstrates both that this project remains in the budget and that there is additional funding available for projects to be considered at any time.

The City Council on September 12, 2022 first approved this award. At the time, one of the conditions placed on the approval was the applicant sign a development agreement (DA) with the City of Billings and DBP within 365 days of City Council approval or after completion of Phase II of obtaining Historic Tax Credits, whichever occurred first. The 365-day time period elapsed before the applicant was ready to sign a DA as they were working on the historic tax credit process and other logistical issues. Recently, the applicant and DBP staff contacted the City for execution of

the DA and the time limit condition imposed by Council was found. The applicant had not realized this condition was in place until it was noticed by City staff. City PCSD and City Legal staff agreed the application needed to return to Council for consideration due to the unusual condition and the ongoing viability of the project.

On June 30, 2025 DBP staff contacted City staff to prepare a development agreement (DA) for execution with Old Billings Hardware Development Venture, LP. The DA was for a project the City approved in September 2022. Old Billings Hardware Development Venture, LP had submitted an application in July 2022 to the DBP requesting TIF assistance to renovate the Old Billings Hardware Building to accommodate a variety of commercial spaces and loft-style apartments. The DBP Development Review Committee considered the application and recommended approval to the full DBP Board. The DBP Board met on August 26 and voted unanimously to recommend the City Council award this project a TIF funding grant. Council approved the award with conditions on September 12, 2022.

While three years have passed since the approval, the project is ready to move ahead, is still viable, the TIF award is still critical to the success of the project, and the applicant is ready to sign the DA and begin remodeling. The project will result in a total of 24 residential units and the basement and ground level will be activated by businesses and tenant amenity space. The apartments are described as mid-level market rate units (the applicants estimate rents ranging from $1,550 to $1,900 depending on number of rooms and floor). The business activity will increase foot traffic at this corner of Montana Avenue and Broadway and offer an improved pedestrian experience in this area of the downtown. The project involves a total rehabilitation effort of the 2802 Montana Avenue building both inside and outside. This building is unique along the Burlington Northern and Sante Fe (BNSF) tracks as the property under the building is also owned by the building owners. Many buildings along the railroad in Billings have ground leases from the railroad, limiting their uses. Housing is a use BNSF has more recently restricted where they own the ground.

The lower & ground levels of the building will be occupied by businesses as well as some amenities for tenants. The second and third floors will include a total of 24 energy efficient, market rate residential units; 4 two-bed units in the second floor and 8 one-bed units, and then 5 two-bed units in the third floor and 7 one-bed units. There will be minimal parking available in the back of the building. There will also be a communal space on the rooftop to be utilized by the residents. Some of the exterior improvements will include facade repairs, lighting & security, windows & entrances/exits, storefront as well as minimal landscaping & hardscaping improvements. The interior will involve adding a fire suppression system, utility upgrades/additions and ADA compliance, much of which did not exist before.

The applicants outlined several elements of this project that illustrate its creativity and alignment with various plans and policies of the DBP and City:
1. **Historic Redevelopment:** The historic redevelopment of OBHB shall rehabilitate and celebrate historic elements while achieving Federal Historic Tax Credits.
2. **Urban Revitalization:** Revitalizing the existing, vacant building will preserve the density of downtown Billings, boost the vitality and longevity of the neighborhood, and reduce demolition waste and building materials. The building shall contribute to as many of the Downtown Billings Alliance 9 strategic goals as possible
3. **Ultra-High Performance:** The building shall be energy and water efficient to minimize operating costs and to responsibly minimize environmental impact. The building shall use, at a minimum, 50% less energy from the grid than the baseline energy code (through the combination of energy efficiency and on-site renewable power generation.)
4. **Provide Workforce Housing:** The building shall provide at least 24 market rate living units that support a healthy, vibrant downtown neighborhood and hit the range of 79%-86% of Average Median Income in Billings.
5. **Boost Commercial Vitality:** The building shall assist in boosting commercial vitality of the neighborhood by providing tenants space for restaurants, retail, and/or entertainment venues.
6. **Economically Profitable:** The building shall be economically profitable for the owners, investors, and commercial tenants.
7. **Public Safety Benefits:** Activation of the building at the street level and adding 24-hour residential activity will improve the safety int he area of the buiding and along Montana Avenu, with the improvements also addressing CPTED strategies.

Cost Adjustment for Overall Project

The total project now in 2025 is estimated at $8.6 million, up from $7.4 million in 2022. The construction costs for the project are estimated at $6.6 million. The TIF award in 2022 was based upon qualifying expenditures (QEs) of 80% of $7.4M = $5.9M (QE) x 16.67% (max TIF grant allowed)= $988,000. The applicant asked for and was awarded $745,000 or 12.57% of QEs. With the escalation in costs since 2022, the $745,000 award is now 11.35% of QEs. The TIF award continues to be critical to the completion of the project as far as the funding components of the renovations.

2022 Review Process

The application was vetted by staff and presented to the Development Committee on August 8, 2022 with a TIF request of $745,000. The Development Committee reviewed the proposal and made a recommendation to the DBP Board for a TIF grant of $745,000. The recommendation was presented to the DBP Board on August 26, 2022, and the

DBP Board made its recommendation to City Council (See attached Minutes of DBP Board discussion). The reasoning for support of the application by DBP are its alignment with its current goal of support of additional housing in the downtown core, the elements/goals of the DBA Strategic Plan, North 27th Street Urban Renewal Plan, City TIF Policy and MCA.

The Board of Directors of the DBP as well as the Development Committee support this project and recommend approval. This project complies with the Montana Code Annotated as well as City's TIF Policy in regards to the 5:1 preferred threshold (this project is 11:1) of private to public investment & eligibility of qualified expenses. Furthermore, this project conforms with many goals & elements of the Urban Renewal Plan as well as the Downtown Billings Strategic Plan such as housing, safety, activation of vacancies, & retail recruitment. This density will add more shopping capacity, potential workforce for businesses, natural surveillance to enhance safety, and new downtown visitations of the new businesses.

Table 1.

Qualified Improvements	DBA Strategic Plan	City TIF Policy	Urban Renewal Plan	Montana Code Annotated
Site work and safety - *Some interior and exterior demolition; Concrete work for sidewalk areas* *Building Exterior and Facade and work - ground floor windows, doors, framing of entrance areas, millwork on store frontage, some structural steel work* Building Safety and Utility work to code - *Roof/skylight work; mechanical, plumbing, electrical, HVAC; fire/life safety system*	Vibrant &Connected Downtown -- *includes downtown living P.13* Strong Downtown Identity --P.13 Transformative Initiative - P. 15 - Increase Downtown Residential Population Through Targeted Downtown Housing Initiatives	Permitted uses of TIF Funds: • Demolition and structure removal - P.2 • Private infrastructure with Public Benefit and Public infrastructure --P.2 Financial Assistance Through TIF -- (grants may be for for-profit businesses) P.2	Infrastructure Improvements-- *includes improvements to support workforce housing and loft and condo housing development - P.55* Crime Prevention and Public Safety -P.55	*7-15-4288*

ALTERNATIVES

City Council may:

- Re-approve the recommendation from the DBP Board for the expenditure of these TIF funds consistent with some elements/goals of the DBA Strategic Plan, North 27th Street Urban Renewal Plan, City TIF Policy and MCA.
- Modify the past recommendation from the DBP Board for the expenditure of these TIF funds before taking action, or;
- Disapprove the recommendation from the DBP Board for the expenditure of these TIF funds. If the Council chooses not to approve this TIF application, specific reasoning for the denial is necessary to provide further direction to the DBP Board and staff, and City staff for future applications.

FISCAL EFFECTS

The recommendation is for up to a maximum of $745,000 to be reimbursed to Old Billings Hardware Development Venture, LP for the identified existing site and building renovations. The estimated total project cost is about $8.6 million, making the private to public investment ratio for this total project about 11:1. The funds are payable per the conditions of approval outlined above in the DBP recommendation, pending satisfactory submission of all paid invoices showing actual cost incurred for the project, and per the reimbursement being broken down into to five disbursements of $149,000 within five continuous fiscal years following the year in which the project is completed.

The earliest the project would be eligible to request reimbursement is FY27, as the project may only be completed in late FY26. If approved, payments will continue to be incorporated into future year budgets (this project has been accounted for in the Downtown DBP TIF budget forecast (see attached) since it was originally approved). Current estimates of the future Downtown District revenues continue to be able to cover this project in FY27 and later, as well as support known future planned projects and bonding. However, ongoing monitoring of the budget based on annual valuation of the District could delay payments to future years per the conditions of approval for this TIF grant award.

Attachments

DBP Board Minutes September 2025
Updated Project Report - High Plains Architects
Tax Credit Approval Document
DBP Financial Forecast
DBP Transmittal Letter to City Council
DBP Funding Recommendation
Old Billings Hardware Development Venture, LP Application
Real Estate Marketing Package
2008 Downtown Urban Renewal Plan
City TIF Policy

LAST MONTH'S MINUTES

Billings DBP Meeting 09.19.2025

Present Members

- Steve Tostenrud
- Meri McGlone
- Dave Fishbaugh
- Janna Hafer
- Ashley Kavanagh
- Councilman Rupsis
- Ethan Kanning
- JR Reger
- Brandon Scala
- Wyeth Friday
- Matt Blakeslee
- Nick Steen
- Cherish Linse
- James Chandler
- Sean Lynch
- Mehmet Casey
- Katy Schreiner
- Blake Wahrlich

Absent Members

- Jock West
- Erika Guy
- Mary Walks Over Ice

Guests

- Christian Bautista

1. **This board meeting was recorded and transcribed using AI software. In this document you will see online voting, motions, minutes, and board member updates.**
2. ELECTRONIC VOTE MEETING - August 18, 2025 - September 16, 2025 - Signage Incentive Grants
   a. As noticed to the board, an electronic meeting was held to consider approval of two sign grant requests as listed below:
      i. Frae Collective: Purpose of this request is to be reimbursed for eligible expenditures affiliated with downtown business signage design, fabrication, and installation consistent with our Signage Incentive Grant criteria and guidelines. The TIF Review Committee recommends approval. Based on a 1:1 matching basis, Frae Collective is eligible for $934.50.
      ii. Yellowstone Art Museum: Purpose of this request is to be reimbursed for eligible expenditures affiliated with downtown business signage design, fabrication, and installation consistent with our Signage Incentive Grant criteria and guidelines. The TIF Review Committee recommends approval. Based on a 1:1 matching basis, Yellowstone Art Museum is eligible for $1,136.60.
   b. Electronic Vote Results:

Board votes in favor	Board votes against	Abstentions
Black Wahrlich Matt Blakeslee Nick Steen Chris Montague Steve Tostenrud Ethan Kanning Meri McGlone Brandon Scala J.R. Reger David Fishbaugh Sean Lynch		Mary Walks Over Ice Chris Kukulski Janna Hafer Paul Green Jock West

3. CALL TO ORDER – Introductions, Courtesies, and Public Comments (3 min. limit)
   - Mr. Lynch called the meeting to order at 7:32 AM.
4. CONSENT AGENDA
   a. APPROVE MINUTES – July 25, 2025 meeting minutes - Ms. Hafer made the first motion to approve the July 25, 2025 meeting minutes. The motion was seconded by Mr. Tostenrud; all were in favor, none were opposed.
5. TRANSCRIPTION SUMMARY
   a. Mr. Casey & Ms. Schreiner focused on updates regarding the Cooperative Safety Program and ongoing development initiatives in downtown Billings. Ms. Schreiner began by sharing with the board a new contact system for the cooperative safety program, which now includes options for emergency and non-emergency situations, BPD, SK Security, Street Outreach team, and Street Clean team. She emphasized the importance of clear communication to the public regarding the roles of SK Security, which has been contracted to provide safety services in light of staffing shortages within the Billings Police Department.
   b. Ms. Schreiner provided an overview of the current police staffing situation, noting that only one officer is available downtown from Tuesday to Friday, with security coverage extending from Monday to Saturday. The hiring process for new officers is lengthy, taking six to ten months, which poses challenges for maintaining adequate patrols. The police union is focused on filling these positions to prevent officer burnout. A report from the police chief is anticipated to shed more light on staffing and training developments.
   c. The discussion also included property acquisition efforts with BNSF, when Ms. Schreiner highlighted the potential for purchasing properties on Montana Avenue while facing challenges with those on Minnesota Avenue. She discussed that BNSF is working on acquiring an appraisal of the land value as a portfolio. The need for collaboration with local stakeholders was emphasized to secure financing for these acquisitions.
   d. Mr. Casey & Ms. Schreiner outlined the transition to a new Downtown Billings Partnership format, with an application deadline for board members set for October 6. Mr. Casey provided an update from the County that Commissioner Chris White will be the new county representative. They also provided an update to the board on remaining

meetings to be had with City Staff, City Council, and attorneys to finalize the transition for the new board to be up and running hopefully by November. Additionally, Ms. Schreiner handed out two samples of Placer AI quarterly reports and discussed the significance of these reports for strategic planning and marketing.

6. ACTION ITEMS
    a. OLD BILLINGS HARDWARE BUILDING
        i. Mr. Casey began the discussion by giving the board a refresher on the history of this project from when we began and how we got here. He added that back in the spring of this year, when we were finalizing all the contracts and development agreements that may have defaulted on their dates, we made an effort to make sure everything is up to date. And so you as a body directed Mr. Casey to reach an executable version of this in order to establish some deadlines that can be met. Mr. Casey communicated with the developer after some clarifications, the developer was ready to execute no later than June 30, 2025 to get it in the books in fiscal year 2025. After sending all documents to the city, the city discovered a discrepancy in the Staff Memo language back in 2022 when this project was approved. The language stated that the applicant must meet one of two conditions, whichever happens first. And the conditions were either they execute within 365 days, or after historic tax credit approval from phase two was in hand. Because Council at the time approved it consistent with the staff recommendation, it is implied that this condition was approved as well. 365 days have come and gone but nobody seems to have a record of why that condition was put there. Not DBP staff, not City staff, and certainly not the developer. Needless to say, after the three parties discussed the matter, their notes, and what next steps might be, the decision was to take it back to Council for their blessing to move forward with this. On September 8th, the plan was to inform Council of this and to recommit the project moving forward. However, the developer asked for a potential delay of that item to November. The developer asked Mr. Casey if he saw any concerns with that and Mr. Casey didn't really see a concern given that we had already entered fiscal year 26 so whether this is approved in Sep or Nov, the reimbursements are already committed and wouldn't be disbursed until after the project is complete.
        ii. Instead, Council denied the request to postpone and had the discussion on Sep 8th. At the end of the meeting, they approved the request to postpone the discussion to November 10th but they requested a new position from the board to be available to them no later than November 10th. Hence the discussion today at the board level.
        iii. Mr. Friday agreed that this was a nice short summary and added that in 2022, the Council minutes went with the recommendation following the DBP minutes but the condition being there was a challenge. Mr. Friday also stated that a 60-day deadline was put or proposed with this

agreement to ensure execution within a decently short timeframe.

iv. A question was asked if Mr. Casey needed a motion from the board to extend this to November 10th?

v. Mr. Casey clarified that we're going to council November 10th regardless. More so Council wants to know, does this body (DBP board) still believe in the project? Do we still recommend funding it, is what they want to see. Mr. Wahrlich asked what the timeframe was on the project? and has the project's economics changed at all? Mr. Casey confirmed that the numbers have changed. When we first took this to Council, the award at the time was 14% of the project. Now, it's actually 11% of the project. From Mr. Casey' standpoint, it was even a better investment for the city.

vi. Mr. Kanning asked if the development committee should look at it again?

vii. Mr. Casey didn't think so because the design and the intent of the tenants haven't changed.

viii. Mr. Hafer stated that when they came in, back in 22, they thought the project was pretty ready to move forward; otherwise, they wouldn't have applied for TIF. Mr. Hafer reminded the board that back then, interest rates went up, inflation went up, supply chain issues worsened, and everything changed in that period. Consequently, the project went from about $5.9 million to $8.6 million to do the exact same thing. They have not changed the scope of the project at all. There's still 24 apartments upstairs. There's still 20,000 square feet of commercial space for lease in the basement and ground floor. They're not asking for more TIF money. They applied for and were awarded $745,000. And that's what they still need. Additionally, for anybody who might have seen the signs on the building, they're not selling the building, Coldwell Banker made a mistake but they're going to modify the sign to say, commercial space for lease. That was frustrating and apologies for the confusion. But at any rate, Mr. Hafer stated that they do have an agreement with Coldwell Banker to start leasing spaces; the building documents will be going into the city for permit at the end of this month. They have their Phase II tax credit application at the National Park Service right now in D.C. They're working with a local bank to finally get the project fully financed. So the anticipation is that by November 10th, they will have lots of good news about the project and that's why they wanted to delay execution. For further clarity, Mr. Hafer wanted to reiterate that he and his team had no idea whatsoever about the 365-day condition. The agreement they had said that they had a deadline of 180 business days after receipt of Phase II approval of the tax credit application. While they don't have that yet, they are not worried about it at this point so they are ready to sign the agreement. They had agreed to execute within the previous fiscal year prior to June 30th, 2025. They were waiting to receive a DocuSign to execute until they received notification about the 365-day condition. That's because that just came out of nowhere. Mr. Hafer

expressed his concern of fairness to change the rules at the end of the game or at least, that's how it feels with this condition coming out of virtually nowhere. In other words, Mr. Hafer is not fully understanding why they are here or what is needed of them but does sincerely hope that the board still supports the project. They believe in the project and think it's still a viable project. They're not doing anything different nor are they asking for more money despite the cost increase of the project. Also, the project is still going to be a LEED Platinum building. It'll be a historic tax credit certified building. It's going to fill in that last gap on Montana Avenue of that size.

ix. A board member asked, are you confident you can get this development agreement signed by the time the council needs it?
x. Mr Hafer stated that they were in motion to sign before it was halted by the one-year condition.
xi. Councilman Rupsis asked if the 365 days isn't normally part of the staff recommendation?
xii. Mr. Casey confirmed No, which is why he'd pointed out to Council on Sep 8th that it wasn't consistent with what he normally brings to Council with these TIF recommendations but that we as staff couldn't find documentation or reasoning as to why it was added. It was also why it was brought back to Council to be as transparent as possible.
xiii. Mr. Friday added that, despite the frustration at council, it was brought back for that reason, to be transparent and because the condition was there regardless of the reason as to why it was decided to put it there. It was unusual and the staff was in a strange situation.
xiv. Mr. Lynch would re-affirm commitment to the project and to execute the agreement within 60 days after Council's approval. Mr. Lynch asks for a show of hands in support of this. All are in favor, none are opposed, Ms. Hafer abstains.

7. PARTNER REPORTS
   a. BID
      i. Mr. Wahrlich updated the board about completing the BID renewal and launch of the new cooperative safety program. Now they are looking at new and bigger goals for the next few years.
   b. DBA
      i. Mr. Steen updated the board that the new tiers of membership have been rolled out and that if you haven't signed up to please do.
   c. Cultural
      i. Mr. Blakeslee updated the board that Billings is hosting NNA for people from across the state that are nonprofit oriented.
   d. BSED
      i. Mr. Green updated the board that they're working on bridging the divide between east and west at the state level.
   e. Public School District
      i. Mr. Hafer updated the board that school is in session. There is a public event at ABT with a Broncos player for the Daylis Stadium project. The State will be in town at MSUB to hear a public comment for funding public schools.

f. County
    i. Mr. Schreiner provided an update on behalf of the County that she & Kody presented at the County Commissioners meeting. We have been really challenged to hear from them if we will be funded for the next year. They will be funding what they have in the past for $75,000. We did ask for a bit more to try and expand our outreach team. There is a huge benefit with them from the detention center to treatment programs. We hope they will consider the additional funding.

g. City
    i. Mr. Friday updated the board about the recent CIP meeting. The city is drafting a CIP for public review and council review. We are moving forward with the future land act. He will be sending the Community survey for everyone to take.

8. ADJOURN by 9:00 a.m. - Mr. Lynch adjourned the meeting. The meeting was adjourned at 8:56 AM.

OLD BILLINGS HARDWARE BUILDING

OWNER: OLD BILLINGS HARDWARE BUILDING DEVELOPMENT VENTURE, LP

PROJECT OVERVIEW

OCTOBER 2025



The Old Billings Hardware Building, located at 2802 Montana Avenue, will be a historically-restored mixed-use, LEED Platinum building that provides ground floor and basement commercial space, as well as 24 units of critical workforce housing on the second and third floors.

The Old Billings Hardware Building Development Venture, LP general partners are Randy Hafer, founder & senior principal of High Plains Architects, and LaFever Family Properties (Cori Thelen, Alison LaFever, Diane LaFever), local business owners who also own the Monte Bar & Casino and other downtown properties. Both the LaFevers and Randy Hafer are long-time downtown boosters and are excited for the opportunity to develop the last big undeveloped building on Montana Avenue and make it something special for our community.

UPDATES SINCE SEPTEMBER 2025

We would like to provide some exciting updates following our appearance before city council on Monday, September 8. These are:

Downtown Billings Partnership Support
On Friday, September 19, the Downtown Billings Partnership board met and unanimously renewed their support for the OBHB project and its TIF award. General Partner Randy Hafer was present to answer any questions the board had about the project's timeline, financing, etc. The board asked that we execute the Developer Agreement within 60 business days; we are ready to sign today and await only city council's approval of this award.

Financial
We are excited to announce that on Friday, October 17, the Old Billings Hardware Building (OBHB) received unconditional approval of our Part II Historic Tax Credit application from the National Park Service. Part II approval means that our project is eligible to syndicate tax credits as part of our capital stack, and "unconditional" means that our application was thorough and NPS does not require us to make any changes to our drawing or documents. This is an important step forward in our funding process, as the historic tax credits are a critical part of our overall financing structure.

In addition, we have continued to work with First Interstate Bank to provide the construction & permanent financing for the Old Billings Hardware Building. An open lending application is currently being evaluated.

Construction Drawings & Permit
During the week of October 20th, the project's General Partners reviewed the 90% Construction Document set for OBHB. We anticipate submitting a completed set of drawings for permit in the next few weeks.

On Sunday, October 26, the 90% CD set was submitted to our general contractor for updated cost estimates and final bidding. This is an important step in finalizing our construction & permanent financing, since the loan amount will be based, in part, on construction costs.

Coldwell Banker Retained for Commercial Leasing
We have retained George Warmer of Coldwell Banker Commercial to lease our ground-floor and basement commercial spaces. Please see the leasing packet enclosed as part of our submission package. We are excited to begin the process of leasing our commercial spaces to potential downtown businesses.

CONCLUSION

We appreciate the City Council's review of our project and respectfully request an extension of this award. The TIF award ($745,000; 1:8 match) is a crucial part of this project's capital stack; given the high interest rates and current construction costs, this project would not be financially feasible without this TIF award.

QUESTIONS & COMMENTS

Randy Hafer, General Partner - rhafer@highplainsarchitects.com
Alison LaFever, General Partner - alison.lafever@gmail.com
Cori LaFever, General Partner - cori.lafever@gmail.com



Rendering of project – details subject to change

NPS Form 10-168a (Rev. 6/2023)
National Park Service
OMB Control No. 1024-0009

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 2 – DESCRIPTION OF REHABILITATION

Instructions: This page must bear the applicant's original signature and must be dated. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.	NPS Project Number 44813

1. Historic Property Name Billings Hardware Building

Street 2802 Montana Avenue.

City Billings County Yellowstone State MT Zip 59101

Name of Historic District or National Register property Billings Old Town Historic District

☐ Listed individually in the National Register of Historic Places; date of listing _____

☐ Located in a Registered Historic District; name of district _____

☒ Part 1 – Evaluation of Significance submitted? Date submitted 4/20/2022 Date of certification 5/16/2022

2. Project Data (for phased projects, data entered in this section must be totals for entire project)

Date of building 1909

Estimated total rehabilitation costs (QRE) $8,330,000

Number of buildings in project 1

Floor area before / after rehabilitation 45,000 / 45,000 sq ft

Start date (estimated) 11/01/2025

Use(s) before / after rehabilitation WAREHOUSE / MIXED-USE

Completion date (estimated) 11/01/2026

Number of housing units before / after rehabilitation 0 / 24

Application includes phase(s) 1 of 1 phases

Number of low-moderate income housing units before / after rehabilitation 0 / 0

☐ Intend to apply the IRS 60-month measuring period for the purposes of substantial rehabilitation

3. Project Contact (if different from applicant)

Name Eric Schmidt Company High Plains Architects, PC

Street 2720 Minnesota Avenue City Billings State MT

Zip 59101 Telephone (406) 896-0250 Email Address eschmidt@highplainsarchitects.com

4. Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. I further attest that [check one or both boxes, as applicable]:

☒ I am the owner of the above-described property within the meaning of "owner" set forth in 36 CFR § 67.2 (2011), and/or

☐ if I am not the fee simple owner of the above described property, the fee simple owner is aware of the action I am taking relative to this application and has no objection, as noted in a written statement from the owner, a copy of which (i) either is attached to this application form and incorporated herein, or has been previously submitted, and (ii) meets the requirements of 36 CFR § 67.3(a)(1) (2011).

For purposes of this attestation, the singular shall include the plural wherever appropriate. I understand that knowing and willful falsification of factual representations in this application may subject me to fines and imprisonment under 18 U.S.C. § 1001, which, under certain circumstances, provides for imprisonment of up to 8 years.

Name W. Randall Hafer, Gen. Ptr. Signature W. Randall Hafer Date 09/30/2025

Applicant Entity Old Billings Hardware Development Venture, L.P. SSN _____ or TIN [redacted]

Street P.O. Box 2203 City Billings State MT

Zip 59103 Telephone (406) 896-0250 Email Address rhafer@highplainsarchitects.com

☐ Applicant, SSN, or TIN has changed since previously submitted application.

NPS Official Use Only

The National Park Service has reviewed the Historic Preservation Certification Application – Part 2 for the above-named property and has determined that:

☒ the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.

☐ the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.

☐ the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

RALUCA FILIMON Digitally signed by RALUCA FILIMON
Date: 2025.10.16 13:43:56 -04'00'

Date National Park Service Authorized Signature

☐ NPS conditions or comments attached

DT TIF
FY26 Cash Forecast
as of 09.18.25

	FY26 BUDGET ORIGINAL	$ Remaining as of 10.30.25	FY26 includes PO Rollovers	FY27	FY28	FY29	FY30	FY31	FY32	FY33	FY34	FY35
Beginning Cash Balance	**2,677,394**	-	**2,677,394**	**598,669**	**300,204**	**(267,080)**	**(797,819)**	**-1,373,452**	**(1,167,315)**	**238,203**	**1,640,093**	**3,010,669**
		-										
Revenues:		-										
Tax Revenue EXPECTED	2,571,148	2,288,861	2,288,861	2,571,148	2,571,148	2,571,148	2,571,148	2,571,148	2,571,148	2,571,148	2,571,148	2,571,148
Interest	235,640	202,687	202,687	235,640	235,640	235,640	235,640	235,640	235,640	235,640	235,640	235,640
Entitlements	330,801	330,801	330,801	330,801	330,801	330,801	330,801	330,801	330,801	330,801	330,801	330,801
Bonding Two Way Conversion	-	-	-						-	-	-	-
Bonding 25th Street Bridge		-	-						-	-	-	-
Tax Revenue Rockman Project		-	-	285,000	285,000	285,000	285,000	285,000	285,000	285,000	285,000	285,000
Tax Revenue Old Town Flats	118,000	118,000	-	-	-	-	-	-	-	-	-	-
Estimated Total Revenue	**3,255,589**	**2,940,349**	**2,822,349**	**3,422,589**	**3,422,589**	**3,422,589**	**3,422,589**	**3,422,589**	**3,422,589**	**3,422,589**	**3,422,589**	**3,422,589**
Operating Expenditures												
Debt Service (Empire Garage, 2-Way Conv. #1)	1,310,707	1,310,707	1,310,707	1,232,811	1,254,045	1,251,568	1,280,050	1,279,725	1,223,275	1,220,650	1,245,525	1,242,775
Downtown 2-way conversion Bond #2 Fees		-	-	-	-	-	-	-	-	-	-	-
DBP Operating Agreement	326,105	326,105	326,105	335,888	345,965	356,344	367,034	378,045	378,045	378,045	378,045	378,045
Cost Allocation - Planning	36,481	36,481	36,481	37,575	38,703	39,864	41,060	42,291	43,560	44,867	46,213	47,599
Cost Allocation - CA Plan	66,632	66,632	66,632	68,631	70,690	72,811	74,995	77,245	79,562	81,949	84,407	86,940
Downtown Cooperative Safety	71,396	71,396	71,396	73,538	75,744	78,016	80,357	82,768	85,251	87,808	90,442	93,156
Quiet Zone	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000
Transfer to Parking	-	-	-	100,000	100,000	100,000	100,000	100,000	100,000	100,001	100,002	100,003
Baker Tilly arbitrage	-	-	-									
Total Oper EXP	**1,816,321**	**1,816,321**	**1,816,321**	**1,853,444**	**1,890,147**	**1,903,602**	**1,948,496**	**1,965,074**	**1,914,693**	**1,918,320**	**1,949,635**	**1,953,518**
Prior Year Development Incentives Approved												
Babcock Theatre	-	285,157	285,157									
Depot	-	26,600	26,600									
Sign Program		16,963	16,963									
FY26 Sign Program	30,000	30,000	30,000									
FY22 CPTED Program		11,030	11,030									
FY25 CPTED Program		30,000	30,000									
FY26 CPTED Program	30,000	10,000	10,000									
Holiday Parking	45,947	45,947	45,947									
Montana Rescue Mission	210,000	420,000	420,000	210,000								
Battle of the Plans	120,000	120,000	120,000	120,000	120,000	120,000	120,000					
Masonic Lodge			-		442,116	442,116	442,116					
Rockman			-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000				
Old Town Flats	384,553	384,553	338,610	338,610	338,610	338,610	338,610	102,378	102,378	102,378	102,378	102,378
Lincoln Apartments	50,000	50,000	50,000	50,000	50,000							
Old Billings Hardware		-	-	149,000	149,000	149,000	149,000	149,000				
		-	-									
		-	-									
		-	-									
Skypoint Sails painting/electrical		67,017	67,017									
Flashing Beacons		20,000	20,000									
CIP 2 way conversion (Design) PO 23-000354		(279)	(279)									
CIP 2 way conversion Construction		1,563,708	1,563,708									
CIP 2 way conversion Construction Admin		-	-									
CIP 2 way conversion Construction PW Engineering E	50,000	50,000	50,000									
CIP 5th Avenue Corridor PO 23- 000433 / WO 2309		-	-									
Total Approved Incentives	**920,500**	**3,130,696**	**3,084,753**	**1,867,610**	**2,099,726**	**2,049,726**	**2,049,726**	**1,251,378**	**102,378**	**102,378**	**102,378**	**102,378**
Retainage not paid yet - As of 10.28.24												
Estimated Available Cash For Projects	**3,196,162**		**598,669**	**300,204**	**(267,080)**	**(797,819)**	**(1,373,452)**	**(1,167,315)**	**238,203**	**1,640,093**	**3,010,669**	**4,377,362**
Revenue Growth Estimate	0.00%											

August 26, 2022

City of Billings Planning and Community Services
Attn: Wyeth Friday
P.O. Box 1178
Billings, MT 59103-1178

Request for TIF Assistance - Old Billings Hardware Building

Dear Wyeth -

The DBP is hereby submitting a request for TIF assistance on behalf of the owners & developers of the Old Billings Hardware Building for a project in the Expanded North 27th Street Urban Renewal District.

The project involves a total rehabilitation effort of the 2802 Montana Avenue building both inside & outside. The lower & ground levels will be occupied by businesses as well as some amenities for tenants. The second & third floors will each consist of 12 energy efficient market rate residential units (5 two-bedroom apartments and 19 one-bedroom apartments). There will be minimal parking available in the back of the building. There will also be a communal space on the rooftop to be utilized by the residents. Some of the exterior improvements will include facade repairs, lighting & security, windows & entrances/exits, storefronts as well as minimal landscaping & hardscaping. The interior will involve fire suppression, utility upgrades & addition (much of it does not exist) & ADA compliance.

The total request is $745,000. The Board of Directors of the DBP as well as the Development Committee support this project & recommend approval. This project complies with the Montana Code Annotated as well as exceeds the City's TIF Policy in regards to the 5:1 preferred threshold of private to public investment & eligibility of qualified expenses. Furthermore, this project conforms with many goals & elements of the Urban Renewal Plan as well as the Downtown Billings Strategic Plan such as housing, safety, activation of vacancies, & retail recruitment. This density will add more shopping capacity, potential workforce for businesses, natural surveillance to enhance safety, and new downtown visitations of the new businesses.

The DBP is requesting a position for review by the Billings City Council during its regular meeting on Monday, September 12, 2022.

Thank you for your consideration,

Mehmet Casey
Development Director
Downtown Billings Partnership

August 26, 2022

The Downtown Billings Partnership recommends approval
Project: Old Billings Hardware Building
Entity: OBHDV LP
Tax parcel: A34620

Full building redevelopment including facade, housing, retail, public & private infrastructure

Items	Expenses	Eligibility		Percentage
		MCA 7-15-4233	MCA 7-15-4288	
Interior Demo	$104,769	$0	$17,000	16%
Concrete/Slabs	$116,033	$0	$19,000	16%
Framing & Millwork	$851,227	$0	$141,000	16%
Insulation & Gypsum	$333,003	$0	$55,000	16%
Structural Steel & Joint Protection	$143,182	$0	$23,000	16%
Door & Windows	$293,942	$0	$48,000	16%
Roofing & Skylights	$240,360	$0	$40,000	16%
Utilities	$2,082,760	$0	$338,000	16%
Storefronts	$198,300	$0	$33,000	16%
Fire Suppression	$186,000	$0	$31,000	16%
Other	$2,931,674	$0	$0	0%
Total	**$7,481,250**		**$745,000**	

Current assessed value	$453,166
Estimated increase in taxable value (80% of project cost)	$5,985,000
Commercial tax rate (1.89%)	$113,117
Annual tax increment (699 mills)	$79,068
ROI	9 years

Public Benefit:

This project answers to housing, safety, and retail elements of the URD & DBA Strategic Plan

Qualified expenses comply & conform with MCA & City TIF policy

This project preserves a historic building adding further complementation to the downtown character

This building will be activated & contributes to the health of downtown

This site will complement & contribute to the growth of downtown & Billings as a whole

City of Billings

Expanded North 27th Street Urban Renewal District

Tax Increment Financing Assistance

Information & Application

Updated 2/25/2022

Applications must be submitted to the DBP and approved by the City prior to the start of construction

Downtown Billings Partnership, Inc.
116 N. 29th St, Billings, MT 59101 - Tel. 406-294-5060
www.downtownbillings.com

Large Project Incentive Grant

Purpose:

The purpose of this program is to provide financial and practical assistance to develop or redevelop buildings within the boundaries of the Expanded North 27th Street Urban Renewal District (URD) in downtown Billings. This program will:

1) Assist in the economic revitalization and stabilization of the URD;
2) Attract and retain a stable clientele population within the URD;
3) Stimulate private investment within the URD;
4) Generate additional property tax revenues within the URD; and
5) Encourage and facilitate the remodeling and restoration of historically significant structures within the URD.

Large projects **must support** the goals of the Downtown Billings Strategic Plan and the Urban Renewal Plan of the North 27th St. TIFD. Applicants are encouraged to consider the design aesthetic of the surrounding neighborhood when submitting a design for review.

Applicants are reminded that grant awards made by the Downtown Billings Partnership (DBP) are discretionary in nature and should not be considered an entitlement by the applicant. All grant criteria contained herein are guidelines for awards and successful applicants may receive any amount up to the maximum award. Should an applicant meet all grant criteria, a grant may or may not be awarded at the DBP and Billings City Council's discretion due to funding limitation, competing applications, and/or competing priorities of the DBP.

Eligible Expenses:

Section One: All public governments as well as public corporations (501c3) inherently have a public benefit purpose. Even though public business normally is not subject to property tax, if their projects, programs, or activities can show blight remediation, as defined by the Urban Renewal Plan, they qualify for up to 100% TIFD assistance. **MCA 35-1-1402 Definitions.**

Section Two: Pursuant to **MCA 7-15-4208**, private enterprise and private projects are encouraged and enabled to receive TIFD support for qualified expenditures/costs.

Section Three: Qualified Expenditures - **MCA 7-15-4282** through **7-15-4294**. Ordinance **08-5483.**

a. Remediation or diminishing blight {**MCA 7-15-4206(2)**} affecting buildings and structures that negatively impact the residents of the city due to:
    i. Substantial deterioration especially roofs in serious need of repair or replacement
    ii. Obsolete uses that require a change of use
    iii. Defective and lack of compliance with current Building and Fire Codes
        1. Electrical service upgrades
        2. plumbing upgrades

    iv. Unsanitary and/or unsafe structures
    v. Vacant and unused spaces

b. Relocation of displaced people and/or businesses

c. Enhancement of infrastructure, public or private, that improve the pedestrian experience
  i. Streetlights, sidewalks, curbs, gutters, wayfinding, and placemaking
  ii. Repair and stabilization of vault caps in the public right of way
  iii. Building and business signage
  iv. Facade stabilization and/or improvement
  v. Outdoor patios
  vi. Landscaping
  vii. Green spaces

d. Mixed use redevelopment containing
  i. Parking
  ii. Conference facilities
  iii. Housing
    1. Market rate
    2. Workforce
  iv. Street level retail and dining

e. Improvements that lead to stabilized and/or increased taxable valuation

f. Relocation of utility wires, inefficient land use, and/or problems of access and circulation

g. Increased use of public transit

h. Increased Crime Prevention and Public Safety
  i. Increased energy efficiencies
  i. Exterior windows, and doors
  ii. HVAC upgrades

j. Change of ownership through property acquisition

Section Four: Qualified Expenditures - **MCA 7-15-4282** through **7-15-4294**. Ordinance **12-5590.**

k. Remediation or diminishing blight {MCA 7-15-4206(2)} at sidewalk/street level that negatively impacts the residents of the city due to:
  i. Vacant storefronts
    1. Business Retention and Recruitment projects
      a. Business plan program/contest (e.g. Battle of the Plans)
      b. Retail coordinator staff or consultant
      c. Strategic planning
      d. Marketing and promotion
      e. Commercial rent assistance
      f. Public art
      g. Pocket parks

Timeframe and application process:

Applications will be accepted and reviewed quarterly. Applications must be received by the 15th day of the first month of each quarter. Each complete application will be reviewed by the DBP staff, Development Committee, and the DBP Board of Directors and, if recommended, will go to the Billings City Council for final approval within each quarterly grant cycle.

Application Due to DBP	Application Reviewed by Development Committee and DBP Board	Application Presented to City Council for Final Approval
July 1	2nd Thursday of July – Dev. Com 4th Friday of August – DBP Board	September Council Business Meeting
October 1	2nd Thursday of October – Dev. Com 4th Friday of November – DBP Board	December Council Business Meeting
January 1	2nd Thursday of January – Dev. Com 4th Friday of February – DBP Board	March Council Business Meeting
April 1	2nd Thursday of April – Dev. Com 4th Friday of May – DBP Board	June Council Business Meeting
Every effort will be made to facilitate every complete application through the entire process within each quarterly grant cycle. Incomplete applications may extend the process		

Grading Criteria:

The purpose of this program is to provide financial and practical assistance to develop or redevelop buildings within the boundaries of the Expanded North 27th Street Urban Renewal District (URD) in downtown Billings. This program will: - Assist in the economic revitalization and stabilization of the URD; - Attract and retain a stable clientele population within the URD; - Stimulate private investment within the URD; - Generate additional property tax revenues within the URD; and - Encourage and facilitate the remodeling and restoration of historically significant structures within the URD.	**Grant adjustment based upon contributions to the Downtown Billings Strategic Plan; project must score 12 points or more to receive maximum funding;** **maximum grant is reduced 10% for each point less than 12;** **Projects receiving 0 or 1 point do not qualify for a grant**
All applications are considered at the sole discretion of the DBP & Council per URD's priorities/objectives/availability of funds **Current priorities primarily encourage mixed-use developments with housing and street level business activity - priorities are reviewed annually and may evolve depending on the landscape**	

Tier 1		
Does it eliminate blight?	Blight may include but is not limited to conditions which represent a risk to public health, morals, safety, and welfare in its present condition. Examples range from physical dilapidation to improper or inefficient layout. For a more complete list of factors, refer to MCA 7-15-4206.	**3 points** **Y/N**
Does it add/keep/improve housing?	Construction or rehabilitation of housing is a priority in the downtown area. Quantity, quality, and projected rental or sale rates of units are to be considered.	**3 points** **Y/N**
Does it improve the overall design/aesthetic (facade, signage, historic preservation, alleyscapes)?	Structural restoration, wayfinding, activation of alleys, and celebration of downtown's historical character are priorities as well as indicators of a strong town/city.	**3 points** **Y/N**
Does it promote economic growth (increasing taxable value, maximizing opportunities for shoppers & visitors)?	Activating vacant buildings or improving its operations in terms of safety contribute positively to the taxable value. Eliminating vacancies and adding density of populations enhance the vitality, vibrancy, resiliency, and connectivity of the neighborhood.	**3 points** **Y/N**
Is it energy efficient (environmentally and/or sustainably)?	Obtaining LEED certification, rehabilitating an existing building, and maintaining up-to-date utilities not only ensure the safety of tenants but also enhance their health while keeping costs low.	**3 points** **Y/N**

Tier 2		
Does it add/maintain/enhance landscaping (trees, boulevards, nativescaping)?	City Centers are often places of gatherings for cultural events, musical concerts, and artisan eateries and shopping in addition to being a place to work, live, and play. Greenery is essential in maintaining a healthy positive environment where inhabitants have access to natural elements.	**2 points** **Y/N**
Does it activate an inactive building/space (abandoned, empty, unoccupied)?	Vacancies lead to stagnating or declining taxable value. They also tend to be dark, which attracts undesired activities, which impacts the perception of safety.	**2 points** **Y/N**
Does it provide an improved pedestrian experience (seasonal decor, ambiance lighting, sidewalk activations)?	Robust storefronts and sidewalk furniture/amenities engage with pedestrians and offer a compelling invitation to continue exploring businesses.	**2 points** **Y/N**

Does it add public art?	Public art can be a mural, storefront paint, signalbox wraps, sculptures, artistic installations of benches and bike racks.	**2 points Y/N**
Does it promote creation of jobs?	New businesses or business growth often mean new jobs and/or more human presence, which contribute to the economy and safety.	**2 points Y/N**
Tier 3		
Does it connect/improve walkways and/or parks?	Colorful walkways, pavement, or cobblestones that are ADA compliant and well lit.	**1 point Y/N**
Does it encourage business development (recruitment, retention, diversification)?	Businesses offer jobs as well as a place for the community to come to as a destination. Businesses provide natural surveillance with eyes on the street. Businesses contribute to our local economy.	**1 point Y/N**
Does it offer/maintain off-street parking?	Parking can be convenient for those who own vehicles and for visitors who live elsewhere or from out of town/state.	**1 point Y/N**
Does it support public safety (Crime Prevention Through Environmental Design)?	Active spaces, well lit environments, and densely populated neighborhoods.	**1 point Y/N**
Does it reinforce safe pedestrian crossings?	ADA entrances, exits, sidewalks, bulbouts, signage.	**1 point Y/N**

Tier 4 - Bonus		
Does it provide a new or improved green/public space?	Whether it's a dog park, pocket park, playground, or a picnic haven, greenery contributes positively to the livelihood or residents.	**3 point Y/N**
Does it drive visitations?	Catalyst or one-of-a-kind attractions, activities, or anchor businesses increase visitations from other parts of the City or State.	**3 point Y/N**
Does it pave the way to the creation of a convention/conference center or facility?	Convention centers bring in events, tourism, professional conferences, all of which contributes to the local business and economy.	**3 point Y/N**
Does it promote traffic calming?	Sidewalk widening or parklets that slow car traffic.	**3 point Y/N**

Total: 26 points

Tier 5 - Disadvantage		
Does it demolish a historically significant landmark	Historical artifacts showcase architectural marvels and characteristics of the neighborhood's identity.	**Minus 6 Y/N**
Does it demolish a structure that could otherwise be salvaged?	Salvaging a building may not contribute to historical significance but it promotes longevity of energy efficiency practices and may create interesting architectural marvels when mixing the old with the new.	**Minus 3 Y/N**

At the sole discretion of the DBP Board of Directors, applicants are required to seek endorsement from the TIF Development Committee, which shall consist of design professionals, business or property owners, community members with an interest in downtown vitality, and members of the DBP Board. Applications will be reviewed by the DBP staff under supervision of the Development Committee. The DBP shall review applications on a first come, first served basis for the duration of funding availability. Quarterly, all projects that are recommended for approval by the Committee shall be submitted to the DBP Board of Directors for recommendation to Billings City Council for final approval or disapproval of funding the project.

All applicants will be apprised of the status of their application by written communication from the DBP staff. Award recipients shall receive a Development Agreement indicating the amount of the incentive funds awarded and any conditions deemed necessary by the DBP Board for receipt of the award. Applicants are required to return a signed copy of the Development Agreement to the DBP staff before funds will be committed to the project.

Release of Funds:

It is the responsibility of the award recipient to maintain proper documentation of funds expended in the course of completing the project. Release of funds is subject to submission of this documentation to the DBP by the award recipient. The project must be completed essentially as presented to the Committee and DBP Board in order to receive payment.

Incentive funds will be paid out according to the following criteria:

1. Applicants must submit copies of all required building permits.
2. Payment documentation must be submitted to the DBP office at 116 N 29th St.
3. Incentive awards will be paid upon **completion** of the project.

Acceptable documentation is defined as PAID invoices, statements, or schedule of values from vendors, contractors, or consultants clearly detailing the work completed for the project

Encumbrance Policy:

Applicants receiving funding under this program during the course of a given fiscal year (July 1 through June 30) are eligible to carry forward/encumber unexpended funds for a **maximum of one additional fiscal year** if all effort has been made to begin the project in the initial year; and/or when circumstances related to weather, construction season, etc. prohibit the completion of the project. Applicants must advise the DBP by June 1st if they will be requesting an extension of their project schedule.

Disclaimer:

The Downtown Billings Partnership, Inc., its committees, partners and or affiliates are not responsible for the planning, design, or construction of improvements to property that is owned by the applicant. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the Urban Renewal Project Program. The applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans or construction.

Expanded North 27th Street Urban Renewal District
TIF Application

Project Name: _____ Date Submitted: _____

Applicant Information

Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

If the applicant is not an individual conducting business under their own name, the applicant has the status indicated below and is organized or operating under the law of:

Corporation/LLC	Nonprofit or charitable institution/corporation	Partnership	Other
Date of organization:			

Project Information

Building name (if applicable): _____

Address: _____

City/State/Zip: _____

Legal Description (obtained from Orion via County records:

_____

Property owner (if property is not owned by the applicant)

Property Owner (name or entity): _____

Property owner contact: _____

Lessor's Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Employment

Existing FTEs: _____

New permanent FTEs created by the project: TBD - new commercial lease space/activity

Construction FTEs: 10-30

Architectural Firm

Firm name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Contractor

Business Name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Financial lending institution

Business name: _____

Address: _____

City/State/Zip: _____

Phone: _____

Email: _____

Project Information

Description of Project:
Attach a narrative explaining the project and any other design information. Use this section to pitch your project and explain how it will eliminate blight and/or provide a benefit to the public.

Rehabilitation Plans:
Attach schematic design drawings and/or completed construction document plans - including site, landscaping, and other engineering design information.

Project Schedule:
Attach a timeline or schedule through completion.

Project Details

Land and site improvements (itemized)

1. _____ $_____
2. _____ $_____
3. _____ $_____
4. _____ $_____

Subtotal $_____

Construction/rehabilitation costs (use general construction trade divisions)

1. _____ $_____
2. _____ $_____
3. _____ $_____
4. _____ $_____
5. _____ $_____
6. _____ $_____
7. _____ $_____
8. _____ $_____

Subtotal $_____

Fees

1. Architectural/engineering $_____
2. Permits $_____
3. _____ $_____

Subtotal $_____

Total Project Development Costs $_____

Project Financing

A. Applicant equity

Cash invested $_____

Land & buildings $_____

(if value is more than State of Montana Valuation, a current appraisal must be submitted)

Other $_____

_____ $_____

Subtotal $_____

B. Lender commitments (attach bank loan commitment letter, letters of credit or other documentation)

Lender	Loan Amount	Interest	Term	Payment/Period
_____	$_____	____%	___yrs	$_____/Month
_____	$_____	____%	___yrs	$_____/Month

Subtotal $_____

C. TIF assistance - eligible expenses

		MCA citation (Office use only)
_____	S_____	_____
_____	$_____	_____
_____	$_____	_____
_____	$_____	_____
_____	$_____	_____
_____	S_____	_____
_____	$_____	_____
_____	$_____	_____
_____	$_____	_____
_____	$_____	_____

Subtotal $_____

D. Other sources of funding

_____ $_____

_____ $_____

Sources of funds summary (post totals from above)

A.	Applicant equity	$2,371,248
B.	Lender commitments	$0
C.	TIF assistance	$745,000
D.	Other funds	$_____
	Total Project financing	$3,116,248

Certification

I (we), the Old Billings Hardware Development Venture, LP (please print), the APPLICANT, 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 are true and correct to the best of my (our) knowledge and belief.

Signature: Randy Hafer G.P.

Title: Managing Partner

Address: P.O. Box 2203

Billings, MT 59101

Date: 7/18/22

Signature: _____

Title: _____

Address: _____

_____

Date: _____

TW CLARK CONSTRUCTION, LLC		
OLD BILLINGS HARDWARE BUILDING SD BUDGET		
BUDGET 7.6.22		
Cost Code	Description	BUDGET
	GENERAL CONDITIONS	$338,729.00
	FINAL CLEANING	$25,500.00
	TEMP FENCE	$5,500.00
	HEAT / COVER (ALLOWANCE)	$20,000.00
	DEMOLITION	$104,769.00
	DEMOLITION	
	SITEWORK	$54,165.00
	LANDSCAPE ALLOWANCE	$9,750.00
	CONCRETE	$100,283.00
	SITE WORK / UTILITIES	$136,200.00
	CONCRETE TOPPING SLABS	$15,750.00
	MASONRY ALLOWANCE	$35,000.00
	STRUCTRUAL STEEL	$137,682.00
	FRAMING	$558,396.00
	CABINETS AND MILLWORK	$292,831.00
	INSULATION / AIR MOISTURE BARRIER	$108,270.00
	ROOFING	$225,360.00
	JOINT PROTECTION / FIRE CAULKING	$5,500.00
	DOORS / FRAMES / HWR	$156,968.00
	NEW / REFURBISHED WINDOWS	$136,974.00
	SKYLIGHTS	$15,000.00
	STOREFRONT DOORS / WINDOWS	$198,300.00
	GYPSUM	$224,733.00
	FLOORING / SHOWER WALLS	$181,389.00
	HARDWOOD FLOORS	$141,300.00
	PAINT	$144,742.00
	SPECIALTIES	$21,732.00
	LIFT (ALLOWANCE)	$45,000.00
	ELEVATOR	$225,000.00
	FIRE SUPPRESSION	$186,000.00
	PLUMBING	$841,790.00
	HVAC	$438,050.00
	ELECTRICAL	$666,720.00
	LIABILITYY INSURANCE	$45,365.00
	GC FEE	$311,885.00
	PERMIT	BY OWNER
	BUILDERS RISK	BY OWNER
	BONDS	NOT INCLUDED
	PREVAILING WAGES / 1% GRT	NOT INCLUDED
	SUB TOTAL	**$6,154,633.00**
	CONTINGENCY (10% SD)	$615,463.00
	MATERIAL ESCALATION FACTOR	$140,555.00
	TOTAL BUDGET	$6,910,651.00

DOWNTOWN BILLINGS PARTNERSHIP
DOWNTOWN (N 27TH STREET) URBAN RENEWAL DISTRICT
TAX INCREMENT FINANCING FUND APPLICATION

OLD BILLINGS HARDWARE BUILDING

2802 MONTANA AVENUE
BILLINGS, MONTANA
JULY, 2022

Project Financing - Qualifying Expenditures (QE) Continuation Sheet*

	A	B	C	D	E	F
1	The following is based on "Old Billings Hardware Building SD Budget"					
2	dated 7/6/22 provided by TW Clark Construction (attached)					
3	DIVISION	DESCRIPTION	Budget Value	QE? (y/n)	% Modifier	QE Value
4	1.1	General Conditions	$ 338,729	y	100%	$ 338,729
5	1.2	Final Cleaning	$ 25,500	y	100%	$ 25,500
6	1.3	Temp Fence	$ 5,500	y	100%	$ 5,500
7	1.4	Heat / Cover (allowance)	$ 20,000	n	0%	$ -
8	2.1	Demolition (Building interior)	$ 104,769	y	100%	$ 104,769
9	2.2	Site Work	$ 54,165	y	100%	$ 54,165
10	2.3	Landscape (allowance)	$ 9,750	y	100%	$ 9,750
11	2.4	Utilities	$ 136,200	y	100%	$ 136,200
12	3.1	Concrete	$ 100,283	y	100%	$ 100,283
13	3.2	Concrete topping slabs	$ 15,750	y	100%	$ 15,750
14	4.1	Masonry (allowance)	$ 35,000	y	100%	$ 35,000
15	5.1	Structural Steel	$ 137,682	y	100%	$ 137,682
16	6.1	Framing (rough carpentry)	$ 558,396	y	100%	$ 558,396
17	6.2	Cabinets and Millwork	$ 292,831	y	50%	$ 146,416
18	7.1	Insulation / Air Moisture Barrier	$ 108,270	y	100%	$ 108,270
19	7.2	Roofing	$ 225,360	y	100%	$ 225,360
20	7.3	Joint Protection / Fire Caulking	$ 5,500	y	100%	$ 5,500
21	8.1	Doors / Frames / Hardware	$ 156,968	y	100%	$ 156,968
22	8.2	New / Refurbished Windows	$ 136,974	y	100%	$ 136,974
23	8.3	Skylights	$ 15,000	y	100%	$ 15,000
24	8.4	Storefront Doors / Windows	$ 198,300	y	100%	$ 198,300
25	9.1	Gypsum	$ 224,733	y	100%	$ 224,733
26	9.2	Flooring / Shower Walls	$ 181,389	n	0%	$ -
27	9.3	Hardwood Floors	$ 141,300	n	0%	$ -
28	9.4	Paint	$ 144,742	n	0%	$ -
29	10.1	Specialties (Toilet Accessories, FE / Cabinets, Signage)	$ 21,732	n	0%	$ -
30	14.1	Lift (allowance)	$ 45,000	y	100%	$ 45,000
31	14.2	Elevator	$ 225,000	n	0%	$ -
32	21	Fire Suppression	$ 186,000	y	100%	$ 186,000
33	22	Plumbing	$ 841,790	y	100%	$ 841,790
34	23	HVAC	$ 438,050	y	100%	$ 438,050
35	26	Electrical	$ 666,720	y	100%	$ 666,720
36	99	Liability Insurance	$ 45,365	n	0%	$ -
37	99	GC Fee	$ 311,885	n	0%	$ -
38		**Total Budget**	**$ 6,154,633**			**$ 4,916,805**
39						80%
40		**Items not Included in Total Budget Above**		n		$ -
41	1	Contingency	$ 615,463	n		$ -
42	2	Material Escalation Factor	$ 140,555	n		$ -
43			**$ 6,910,651**			**$ 4,916,805**
						71%

OLD BILLINGS HARDWARE BUILDING

2802 MONTANA AVE

BILLINGS, MONTANA

PROJECTED INCOME WORKSHEET

OLD BILLINGS HARDWARE DEVELOPMENT VENTURE, LP - P.O. BOX 2203, BILLINGS, MT 59103

July, 2022

BASEMENT - COMMERCIAL

Space Name		Rentable Area (SF)	Rent/SF /mo.	Rent/SF/yr	Rent Income/mo.	Rent Income/yr.
B01		2,285		$12.00	$2,285	$27,420
B02		3,960		$12.00	$3,960	$47,520
B03		1,752		$12.00	$1,752	$21,024
Commercial Subtotal		**7,997**			**$7,997**	**$95,964**
CIRCULATION				*		$0
PUBLIC RESTROOMS				*		$0
EXT. WALLS, ETC.						
MECHANICAL				*		$0
Common Subtotal		-				
Level Subtotal		**7,997**			**$15,994**	**$95,964**

FIRST FLOOR - COMMERCIAL

Space Name		Rentable Area (SF)	Rent/SF /mo.	Rent/SF/yr	Rent Income/mo.	Rent Income/yr.
101		3,137		$13.50	$3,529	$42,350
102		2,268		$13.50	$2,552	$30,618
103		1,118		$13.50	$1,258	$15,093
104		1,752		$13.50	$1,971	$23,652
Commercial Subtotal		**8,275**			**$9,309**	**$111,713**
CIRCULATION				*		
RESTROOMS				*		
Common Subtotal						
Level Subtotal		**8,275**			**$9,309**	**$111,713**

SECOND FLOOR - RESIDENTIAL APARTMENTS

Space Name	BDRM	Rentable Area (SF)	Rent/SF /mo.	Rent/SF/yr	Rent Income/mo.	Rent Income/yr.	% AMI
APT. 201	2	900	$1.50		$1,350	$16,200	75%
APT. 202	2	748	$1.80		$1,350	$16,200	75%
APT. 203	E	510	$1.91		$975	$11,700	70%
APT. 204	E	544	$1.79		$975	$11,700	70%
APT. 205 (TYPE 'A')	1	680	$1.62		$1,100	$13,200	73%
APT. 206	2	800	$1.69		$1,350	$16,200	75%
APT. 207	1	625	$1.76		$1,100	$13,200	73%
APT. 208	1	654	$1.68		$1,100	$13,200	73%
APT. 209	1	634	$1.74		$1,100	$13,200	73%
APT. 210	2	804	$1.68		$1,350	$16,200	75%
APT. 211	1	680	$1.62		$1,100	$13,200	73%
APT. 212	2	836	$1.61		$1,350	$16,200	75%
Residential Subtotal		**8415**	*$1.69*		**$14,200**	**$170,400**	

CIRCULATION			*			
STORAGE			*			
LAUNDRY			*		$600	$7,200
Common Subtotal		-			**$600**	**$7,200**
Level Subtotal		**8,415**			**$14,800**	**$177,600**

THIRD FLOOR - RESIDENTIAL APARTMENTS							
Space Name	BDRM	Rentable Area (SF)	Rent/SF /mo.	Rent/SF/yr	Rent Income/mo.	Rent Income/yr.	% AMI
APT. 301	2	900	$1.58		$1,425	$17,100	79%
APT. 302	2	748	$1.91		$1,425	$17,100	79%
APT. 303	E	510	$2.06		$1,050	$12,600	75%
APT. 304	E	544	$1.93		$1,050	$12,600	75%
APT. 305	1	680	$1.73		$1,175	$14,100	78%
APT. 306	2	800	$1.78		$1,425	$17,100	79%
APT. 307	1	625	$1.88		$1,175	$14,100	78%
APT. 308	1	654	$1.80		$1,175	$14,100	78%
APT. 309	1	634	$1.85		$1,175	$14,100	78%
APT. 310	2	804	$1.77		$1,425	$17,100	79%
APT. 311	1	680	$1.73		$1,175	$14,100	78%
APT. 312	2	836	$1.70		$1,425	$17,100	79%
Residential Subtotal		**8415**	*$1.79*		**$15,100**	**$181,200**	
CIRCULATION							
STORAGE			*				
LAUNDRY			*		$600	$7,200	
Common Subtotal		-			**$600**	**$7,200**	
Level Subtotal		**8,415**			**$15,700**	**$188,400**	

** Note: Restrooms and circulation prorated among commercial and/or residential spaces.*

POTENTIAL ANNUAL INCOME	**33,102**	**SF**		**$55,803**	**$573,677**
POTENTIAL ANNUAL INCOME - COMMERCIAL	16,272	SF			$207,677
			Less Vacancy Rate Of	*5%*	*-$10,384*
				COMMERCIAL SUBTOTAL	$197,293
POTENTIAL ANNUAL INCOME - RESIDENTIAL	16,830	SF			$366,000
			Less Vacancy Rate Of	*5%*	*-$18,300*
				RESIDENTIAL SUBTOTAL	$347,700

GROSS ANNUAL INCOME	*Less Vacancy*		**$544,993**

2021, Billings, MT		efficiency	1-bdr	2-bdr
60% AMI		$ 840	$ 900	$ 1,080
100% AMI		$ 1,400	$ 1,500	$ 1,800

OLD BILLINGS HARDWARE BUILDING

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BILLINGS, MONTANA

FINANCIAL PRO FORMA ANALYSIS

OLD BILLINGS HARDWARE DEVELOPMENT VENTURE, LP - P.O. BOX 2203, BILLINGS, MT 59103

REVISED

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1. REMODEL COSTS	**Amount**	**Unit**	**$/Unit**	**Subtotal**	**TIF QE? (y/n)**	**QE Value**	
BUILDING PURCHASE	0	EA	$ -	$ -	n	$ -	
				$ -		**$ -**	
HARD COSTS	**Amount**	**Unit**	**$/Unit**	**Subtotal**			**Notes**
Construction	1	EA	$ 5,797,383	$ 5,797,383	y	*	From "Old Billings Hardware Building SD Budget" by TW Clark, 7/6/2022, Apartments finished, commercial space is a shell
Liability Insurance	1	EA	$ 45,365	$ 45,365	n	$ -	% of Subtotal
Contractor O+P	5%	of	$ 5,797,383	$ *311,885*	n	$ -	% of Subtotal
Const. Cost Total				**$ 6,154,633**		**$ 4,916,805**	*~80% of construction cost, see attached breakdown
SOFT COSTS							
	Amount	**Unit**	**$/Unit**	**Subtotal**			**Notes**
Design Fee	10.35%	of	$ 6,154,633	$ 637,005	y	$ 637,005	Architectural + Engineering as % of Const. Cost Total + 1% Historic Bldg + 0.5% Sustainable Bldg
Reimbursable Expenses	3.0%	of	$ 637,005	$ 19,110	n	$ -	
Supplementary Design Fees	1	EA	$ 64,000	$ 64,000	y	$ 64,000	Acoustic, Civil engineering, Commissioning
Historic Tax Credit Application	1	EA	$ 35,000	$ 36,000	y	$ 36,000	
LEED Documentation	1	EA	$ 45,000	$ 45,000	Y	$ 45,000	Goal: Platinum certification
Initial Developer Fee (UFDS)	1	EA	$ 50,000	$ 50,000	n	$ -	
Wishneff Hist. Tax Credit Legal Services	1	EA	$ 157,000	$ 157,000	Y	$ 157,000	Fee for setting up syndication of tax credits, assuming development team finds a local buyer
Marketing	1	EA	$ 5,000	$ 5,000	N	$ -	
Appraisal	1	EA	$ 12,000	$ 12,000	Y	$ 12,000	
Closing Costs	1.1%	of	$ 6,982,000	$ 76,802	y	$ 76,802	from set aside for Commercial Loan
Insurance (bldr's risk and liabiltiy)	1	EA	$ 10,000	$ 10,000	y	$ 10,000	
Property Taxes, until occupancy	1	EA	$ 10,700	$ 10,700	n	$ -	
Legal	1	EA	$ 5,000	$ 5,000	y	$ 5,000	
Interest during construction	1	EA	$ 149,000	$ 149,000	n	$ -	from set aside in Sources of Cash
Capital Reserve	1	EA	$ 50,000	$ 50,000	n	$ -	
			TOTAL SOFT COSTS	**$ 1,326,617**		**$ 1,042,807**	
TOTAL PROJECT COSTS (PURCHASE, SOFT + HARD COSTS)				**$ 7,481,250**		**$ 5,959,612**	**Total Large Project Grant Qualifying Expenditures**
QUALIFYING REHABILITATION EXPENSES (SOFT + HARD COSTS)				**$ 7,481,250**			

OLD BILLINGS HARDWARE BUILDING

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FINANCIAL PRO FORMA ANALYSIS

FINANCIAL PRO FORMA ANALYSIS

OLD BILLINGS HARDWARE DEVELOPMENT VENTURE, LP - P.O. BOX 2203, BILLINGS, MT 59103

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2. TAX CREDITS and GRANTS

Historic Tax Credit (QRE - Qualified Rehabilitation Expenditures)

QRE (Total Project Costs)			$ 7,481,250		
IRS Allowed Developer Fee @	15%		$ 1,122,187		
Total QRE			$ 8,603,437		
Federal Tax Credit @	20%	of QRE	$ 1,720,687		
State of Montana Tax Credit @	5%	of QRE	$ 430,172		
Total Fed + State Hist. Tax Credits				$	2,150,859
	HTC syndicated at	$ 0.87	per TC dollar	$	1,871,248
			Net Historic Tax Credits Equity:	**$**	**1,871,248**

Other Credits

	kW	$/kW			
PV array cost	50	$ 2,500	$ 125,000		
Renewable Energy Tax Credit	26%			**$**	**32,500**

(These tax credits to be distributed to partners in Year 1.)

Total Grants

Downtown TIF Large Project Grant	16.67%	of LPG QEs	$ 993,269		**Maximum Amour**
	12.50%		$ 745,000		**Requested Amou**
Other Grants			$ -		
				$	**745,000**

OLD BILLINGS HARDWARE BUILDING

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FINANCIAL PRO FORMA ANALYSIS

OLD BILLINGS HARDWARE DEVELOPMENT VENTURE, LP - P.O. BOX 2203, BILLINGS, MT 59103

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3. SOURCES OF CASH

Cash

Limited Partners (upfront cash)	20	@	$	25,000	$	500,000
Total Grants (downtown TIF)					$	745,000
Net Historic Tax Credit Equity					$	1,871,248
				TOTAL	**$**	**3,116,248**

Equity (based on 2017 Tax Appraisal)

Property Value (Land)					$	109,573
Property Value (Building)					$	347,540
				TOTAL	$	457,113
Assigned Building Value						**$460,000**
				TOTAL CASH + EQUITY	**$**	**3,576,248**

Construction Loan

Construction Loan [Equal to Total Project Costs (Hard + Soft) minus Upfront Cash]					$	6,981,250
Set Aside for Closing Costs					$	6,982,000
Construction Loan Interest @			4.25%		$	24,725 monthly max.
Assume average of	$ 12,363		12	months	$	148,352
Interest Set Aside					$	149,000

Alternative Loans

Downtown Revolving Loan Fund		$	250,000
	Interest rate:		2.3%
	Amortized over:		20 years
			240 monthly payment
	Principal + Interest (Monthly)		$1,295
	Principal + Interest (Annually)		$15,534

Permanent Loan

Total Project Cost	$	7,481,250	
less Cash + Cash Equivalents (Grants, Tax Credits)	$	(3,116,248)	
less Alternative Loans	$	(250,000)	
	$	**4,115,002**	Subtotal
Interest rate:		4.25%	
Amortized over:		20	years
		240	monthly payment
Principal + Interest (Monthly)		$25,482	
Principal + Interest (Annually)		$305,778	

Total Monthly Financing (Principal + Interst / month)	$26,776
Total Annual Financing (Principal + Interest / year)	**$321,312**

Equity to Project Value (Cash only)	$ 3,116,248 / $ 7,481,250	=	41.7%
Equity to Project Value (Cash + Equity)	$ 3,576,248 / $ 7,481,250	=	47.8%
Commecial Loan to Project Value	$ 4,115,002 / $ 7,481,250	=	55.0%

OLD BILLINGS HARDWARE BUILDING

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BILLINGS, MONTANA

FINANCIAL PRO FORMA ANALYSIS

OLD BILLINGS HARDWARE DEVELOPMENT VENTURE, LP - P.O. BOX 2203, BILLINGS, MT 59103

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4. INCOME

PROJECTED GROSS INCOME (Refer to attached Projected Income Worksheet)

	Rentable Area	Monthy Rent/SF	Yearly Rent/SF	Monthly Rent	Yearly Rental
Basement - Commercial	7,997		$ 12.00	$ 7,997	$ 95,964
First Floor - Commercial	8,275		$ 13.50	$ 9,309	$ 111,713
Second Floor - Residential	8,415	$ 1.69		$ 14,200	$ 170,400
Third Floor - Residential	8,415	$ 1.79		$ 15,100	$ 181,200
Laundry				$ 1,200	$ 14,400
POTENTIAL ANNUAL INCOME					$ 573,677
Less Vacancy Rate of		*5%*	*for commericial*		*$ (10,384)*
Less Vacancy Rate of		*5%*	*for residential*		*$ (18,300)*
			GROSS ANNUAL INCOME		**$ 544,993**

BUILDING OWNER EXPENSE ANALYSIS

			Monthly	Yearly	
Building Insurance			$ 1,583	$ 19,000	
Accounting			$ 167	$ 2,000	
Property Taxes @	0.60%	of total project cost	$ 3,741	$ 44,887	
General Maintenance			$ 500	$ 6,000	
Common Area Cleaning @	12,050	SF	$ 1,004	$ 12,050	*
Common Area Utilities @	12,050	SF	$ 1,406	$ 16,870	**
Maintenance Reserve @	$27	per unit/mo	$ 833	$ 10,000	
Management Fee @	6%	annual rents	$ 2,725	$ 32,700	
TOTAL ANNUAL OPERATING EXPENSES			$ (11,959)	**$ (143,507)**	
NET OPERATING INCOME (Cash Flow)			$ 33,457	**$ 401,486**	
Less Debt Service (Financing)			$ (26,776)	$ (321,312)	
NET INCOME FIRST MONTH | YEAR			$ 6,681	**$ 80,173**	
Debt Coverage Ratio at Year 1:				1.25	

* Past HPA projects have been averaging about $1/SF/year.

** This assumes about $1.40/SF/year. According to BOMA, the average US office building has about $2.50/SF/year in utility costs; the approach that High Plains takes typically results in utility costs being 40-60% lower b/c HPA projects are more efficient than current energy codes. These utilities cover all water in bldg and power for common areas and central

OLD BILLINGS HARDWARE BUILDING

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5A. 2-YEAR CASH FLOW ANALYSIS - BEGINNING OF CONSTRUCTION THROUGH LEASE UP

MONTH	1	2	3	4	5	6	7	8	9	10	11	12	Year 1
INCOME													
Suite B01	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Suite B02	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Suite B03	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Suite 101	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Suite 102	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Suite 103	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Suite 104	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Apartment 201	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,350	$ 1,350
Apartment 202	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,350	$ 1,350
Apartment 203	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 975	$ 975	$ 1,950
Apartment 204	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 975	$ 975	$ 1,950
Apartment 205	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,100	$ 1,100
Apartment 206	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Apartment 207	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Apartment 208	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Apartment 209	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Apartment 210	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Apartment 211	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Apartment 212	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Apartment 301	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,425	$ 1,425	$ 2,850
Apartment 302	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,425	$ 1,425	$ 2,850
Apartment 303	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,050	$ 1,050	$ 2,100
Apartment 304	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,050	$ 1,050	$ 2,100
Apartment 305	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,175	$ 1,175
Apartment 306	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,425	$ 1,425
Apartment 307	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,175	$ 1,175
Apartment 308	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,175	$ 1,175
Apartment 309	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,175	$ 1,175
Apartment 310	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,425	$ 1,425
Apartment 311	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,175	$ 1,175
Apartment 312	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,425	$ 1,425
Laundry	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 100	$ 500	$ 600
GROSS INCOME	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 7,000**	**$ 21,350**	**$ 28,350**
EXPENSES													
Construction	$ 100,000	$ 200,000	$ 300,000	$ 400,000	$ 500,000	$ 600,000	$ 700,000	$ 800,000	$ 750,000	$ 650,000	$ 600,000	$ 554,633	$ 6,154,633
Permit	$ 5,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Construction Interest	$ -	$ 3,000	$ 6,000	$ 8,000	$ 10,000	$ 12,000	$ 14,000	$ 16,000	$ 18,000	$ 20,000	$ 21,000	$ 21,000	$ 149,000
Appraisal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 12,000	$ -	
Closing Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 76,802	
Insurance (bldr's risk and liabiltiy)	$ 10,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 10,000
Mortgage (P + I)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Building Insurance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 833	$ 833	$ 1,666
Accounting	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 250	$ 250	$ 500
Property Taxes @	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 600	$ 800	$ 1,400
General Maintenance	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 250	$ 250	$ 500
Common Area Cleaning @	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 408	$ 408	$ 816
Common Area Utilities @	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 340	$ 340	$ 680
Management Fee @	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,000	$ 3,000	$ 2,500	$ 8,500
TOTAL EXPENSES	**$ 115,000**	**$ 203,000**	**$ 306,000**	**$ 408,000**	**$ 510,000**	**$ 612,000**	**$ 714,000**	**$ 816,000**	**$ 768,000**	**$ 673,000**	**$ 638,681**	**$ 657,816**	
											OPERATING EXPENSES TOTAL		**$ 14,062**

Convert Cnst. Loan to Perm. Loan

OLD BILLINGS HARDWARE BUILDING

REVISED

July 18, 2022

5A. 2-YEAR CASH FLOW ANALYSIS - BEGINNING OF CONSTRUCTION THROUGH LEASE UP

MONTH	13	14	15	16	17	18	19	20	21	22	23	24	Year 2
Suite B01	$ 2,285	$ 2,285	$ 2,285	$ 2,285	$ 2,285	$ 2,285	$ 2,285	$ 2,285	$ 2,285	$ 2,285	$ 2,285	$ 2,285	**$ 27,420**
Suite B02	$ -	$ -	$ 3,960	$ 3,960	$ 3,960	$ 3,960	$ 3,960	$ 3,960	$ 3,960	$ 3,960	$ 3,960	$ 3,960	**$ 39,600**
Suite B03	$ -	$ -	$ 1,752	$ 1,752	$ 1,752	$ 1,752	$ 1,752	$ 1,752	$ 1,752	$ 1,752	$ 1,752	$ 1,752	**$ 17,520**
Suite 101	$ 3,529	$ 3,529	$ 3,529	$ 3,529	$ 3,529	$ 3,529	$ 3,529	$ 3,529	$ 3,529	$ 3,529	$ 3,529	$ 3,529	**$ 42,348**
Suite 102	$ -	$ -	$ -	$ -	$ 2,552	$ 2,552	$ 2,552	$ 2,552	$ 2,552	$ 2,552	$ 2,552	$ 2,552	**$ 20,416**
Suite 103	$ 1,258	$ 1,258	$ 1,258	$ 1,258	$ 1,258	$ 1,258	$ 1,258	$ 1,258	$ 1,258	$ -	$ 1,258	$ 1,258	**$ 13,838**
Suite 104	$ -		$ 1,971	$ 1,971	$ 1,971	$ 1,971	$ 1,971	$ 1,971	$ 1,971	$ 1,971	$ 1,971	$ 1,971	**$ 19,710**
Apartment 201	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ -	**$ 14,850**
Apartment 202	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	**$ 16,200**
Apartment 203	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ -	$ 975	**$ 10,725**
Apartment 204	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	$ 975	**$ 11,700**
Apartment 205	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ -	$ 1,100	$ 1,100	**$ 12,100**
Apartment 206	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	**$ 16,200**
Apartment 207	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ -	$ 1,100	$ 1,100	$ 1,100	**$ 12,100**
Apartment 208	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	**$ 13,200**
Apartment 209	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ -	$ 1,100	$ 1,100	$ 1,100	$ 1,100	**$ 12,100**
Apartment 210	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	**$ 16,200**
Apartment 211	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ -	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100	**$ 12,100**
Apartment 212	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	$ 1,350	**$ 16,200**
Apartment 301	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ -	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	**$ 15,675**
Apartment 302	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	**$ 17,100**
Apartment 303	$ 1,050	$ 1,050	$ 1,050	$ -	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	**$ 11,550**
Apartment 304	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	$ 1,050	**$ 12,600**
Apartment 305	$ 1,175	$ 1,175	$ -	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	**$ 12,925**
Apartment 306	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	**$ 17,100**
Apartment 307	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	**$ 14,100**
Apartment 308	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ -	**$ 12,925**
Apartment 309	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	**$ 14,100**
Apartment 310	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ -	$ 1,425	**$ 15,675**
Apartment 311	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	$ 1,175	**$ 14,100**
Apartment 312	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	$ 1,425	**$ 17,100**
Laundry	$ 600	$ 600	$ 600	$ 600	$ 600	$ 600	$ 600	$ 600	$ 600	$ 600	$ 600	$ 600	**$ 7,200**
GROSS INCOME	**$ 36,972**	**$ 36,972**	**$ 43,480**	**$ 43,605**	**$ 45,782**	**$ 47,207**	**$ 46,107**	**$ 46,107**	**$ 46,107**	**$ 44,849**	**$ 44,807**	**$ 44,682**	**$ 526,677**
Construction	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Permit	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Construction Interest	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Appraisal	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Closing Costs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Insurance (bldr's risk and liabiltiy)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	
Mortgage (P + I)	$ 26,776	$ 26,776	$ 26,776	$ 26,776	$ 26,776	$ 26,776	$ 26,776	$ 26,776	$ 26,776	$ 26,776	$ 26,776	$ 26,776	**$ 321,312**
Building Insurance	$ 1,583	$ 1,583	$ 1,583	$ 1,583	$ 1,583	$ 1,583	$ 1,583	$ 1,583	$ 1,583	$ 1,583	$ 1,583	$ 1,583	**$ 19,000**
Accounting	$ 167	$ 167	$ 167	$ 167	$ 167	$ 167	$ 167	$ 167	$ 167	$ 167	$ 167	$ 167	**$ 2,000**
Property Taxes @	$ 3,741	$ 3,741	$ 3,741	$ 3,741	$ 3,741	$ 3,741	$ 3,741	$ 3,741	$ 3,741	$ 3,741	$ 3,741	$ 3,741	**$ 44,887**
General Maintenance	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	$ 500	**$ 6,000**
Common Area Cleaning @	$ 1,004	$ 1,004	$ 1,004	$ 1,004	$ 1,004	$ 1,004	$ 1,004	$ 1,004	$ 1,004	$ 1,004	$ 1,004	$ 1,004	**$ 12,050**
Common Area Utilities @	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	$ 1,406	**$ 16,870**
Management Fee @	$ 2,725	$ 2,725	$ 2,725	$ 2,725	$ 2,725	$ 2,725	$ 2,725	$ 2,725	$ 2,725	$ 2,725	$ 2,725	$ 2,725	**$ 32,700**
TOTAL EXPENSES	**$ 37,902**	**$ 37,902**	**$ 37,902**	**$ 37,902**	**$ 37,902**	**$ 37,902**	**$ 37,902**	**$ 37,902**	**$ 37,902**	**$ 37,902**	**$ 37,902**	**$ 37,902**	**$ 454,819**
												Operating Expenses w/o Mortgage	$ 133,507
CASH FLOW	**$ (930)**	**$ (930)**	**$ 5,578**	**$ 5,703**	**$ 7,880**	**$ 9,305**	**$ 8,205**	**$ 8,205**	**$ 8,205**	**$ 6,947**	**$ 6,905**	**$ 6,780**	
CUMULATIVE CASH FLOW	$ (930)	$ (1,859)	$ 3,719	$ 9,423	$ 17,303	$ 26,608	$ 34,814	$ 43,019	$ 51,224	$ 58,172	$ 65,077	$ 71,858	

OLD BILLINGS HARDWARE BUILDING

2802 MONTANA AVE

BILLINGS, MONTANA

FINANCIAL PRO FORMA ANALYSIS

OLD BILLINGS HARDWARE DEVELOPMENT VENTURE, LP - P.O. BOX 2203, BILLINGS, MT 59103

REVISED

July 18, 2022

5B. 10-YEAR INCOME - CASH FLOW (after stabilization)

Annual escalation rate: 1.50%

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11*	Year 12
	100.0%	100.0%	100.8%	102.3%	103.8%	105.3%	106.8%	108.3%	109.8%	111.3%	112.8%	114.3%
Gross Income / Year	$ 28,350	$ 526,677	$ 544,993	$ 557,528	$ 565,702	$ 573,877	$ 582,052	$ 590,227	$ 598,402	$ 606,577	$ 614,752	$ 622,927
Operating Expenses / Year	$ (14,062)	$ (133,507)	$ (143,507)	$ (146,808)	$ (148,960)	$ (151,113)	$ (153,266)	$ (155,418)	$ (157,571)	$ (159,723)	$ (161,876)	$ (164,029)
Net Operating Income / Year	$ 14,288	$ 393,170	$ 401,486	$ 410,720	$ 416,742	$ 422,764	$ 428,787	$ 434,809	$ 440,831	$ 446,853	$ 452,876	$ 458,898
Debt Service	$ -	$ (321,312)	$ (321,312)	$ (321,312)	$ (321,312)	$ (321,312)	$ (321,312)	$ (321,312)	$ (321,312)	$ (321,312)	$ (321,312)	$ (316,621)
NET INCOME / YEAR	**$ 14,288**	**$ 71,858**	**$ 80,173**	**$ 89,407**	**$ 95,430**	**$ 101,452**	**$ 107,474**	**$ 113,497**	**$ 119,519**	**$ 125,541**	**$ 131,563**	**$ 142,277**
$0.00 Capital Reserve estimated to be used		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Effective Income w/ Reserve		**$ 71,858**	**$ 80,173**	**$ 89,407**	**$ 95,430**	**$ 101,452**	**$ 107,474**	**$ 113,497**	**$ 119,519**	**$ 125,541**	**$ 131,563**	**$ 142,277**
ROI w/ Reserve		14.4%	16.0%	17.9%	19.1%	20.3%	21.5%	22.7%	23.9%	25.1%	26.3%	28.5%
Cumulative w/ Reserve	$ 14,288	$ 86,146	$ 166,319	$ 255,726	$ 351,156	$ 452,608	$ 560,082	$ 673,579	$ 793,097	$ 918,639	$ 1,050,202	$ 1,192,479
											Sale Year	*MT DEQ loan repaid in full this year

LEASE

2802 MONTANA AVE

Billings, MT 59101



LEASE RATE $16.25 - 20.00 SF/yr

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LEASE

2802 MONTANA AVE
Billings, MT 59101





PROPERTY DESCRIPTION

A Landmark Reintroduced (1910 → Today)
This storied building dates to 1910, when A.L. Babcock Hardware sold to Billings Hardware—whose name anchored this address through the mid-1950s. Today, the property is being thoughtfully renovated to blend historic character with modern comfort and efficiency.

Main Floor
1,709 Sf to 9,576 Sf Available
Lease Rate $18 to $20 PSF NNN
Lower Level
2,000 to 7,292 SF Available
Lease Rate $ 16.25 to $18 PSF

Planned Program
-Levels 2 & 3: Boutique apartments with period charm and contemporary finishes.
-Level 1 & Lower Level: Flexible space for restaurant, retail, or office users.

Lower-Level Opportunity
The downstairs level offers a distinctive setting for a speakeasy-style lounge—intimate, atmospheric, and unforgettable (but shhhh…)

OFFERING SUMMARY

Lease Rate:	$16.25 - 20.00 SF/yr (NNN)
Number of Units:	7
Available SF:	1,439 - 16,000 SF
Lot Size:	14,425 SF
Building Size:	33,750 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	258	1,400	4,828
Total Population	573	3,108	10,259
Average HH Income	$59,420	$60,061	$62,062

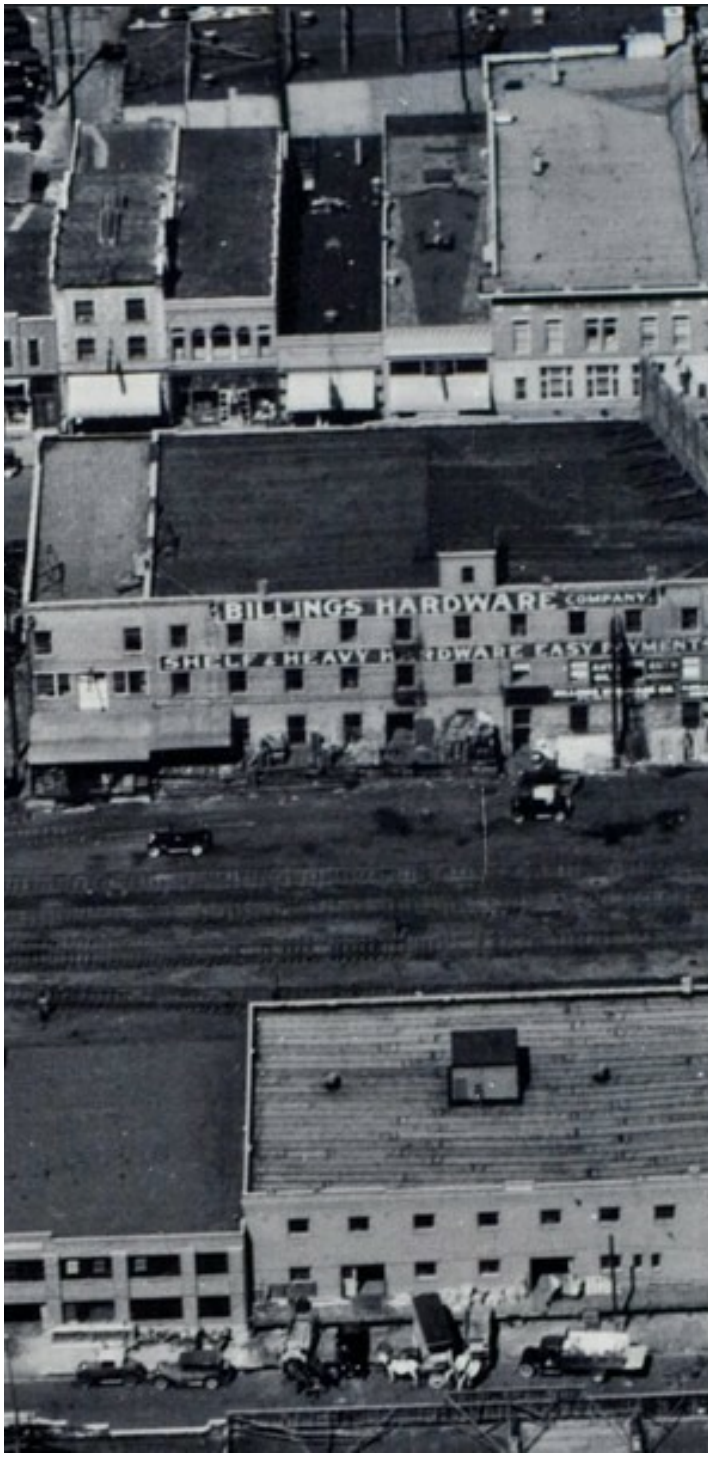
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FEATURES

2802 MONTANA AVE
Billings, MT 59101



HISTORIC DETAILS, MODERN SYSTEMS

Expect original wood floors, original pressed-tin ceilings, and substantial timber beams—paired with high-efficiency utilities for comfort and lower operating costs.

TENANT INCENTIVES

Owners are offering a tenant-improvement (TI) allowance, structured to the lease term and overall economics.

INCLUDES:

- Refurbished historic pressed metal ceilings
- Refinished hardwood floors (1st floor, N.E. corner of basement)
- Smooth concrete floors (basement)
- Central public restrooms on the first floor
- Central public restrooms on the basement level
- Electric: egress and emergency lighting only; junction boxes near top of columns on first floor and two/bay in metal ceiling areas; 120V power outlets in exterior wall at 25’ on center; separate meter plus one circuit breaker panel in each potential tenant space.
- Fire sprinklers
- HVAC to each potential tenant space; no distribution
- Tenant side of demising walls plus building exterior walls furred out, insulated, and finished with gypsum board; taped, primed, and ready for finish
- Old Billings Hardware Building will be a historic restoration and LEED Platinum project. As such, we will adhere to the standards laid out by the State Historic Preservation Office for the level of finish required of the “warm-lit vanilla shell.” In addition, all tenant improvements must be approved by the owner prior to initiating work, in order to ensure compliance with historic tax credit program.

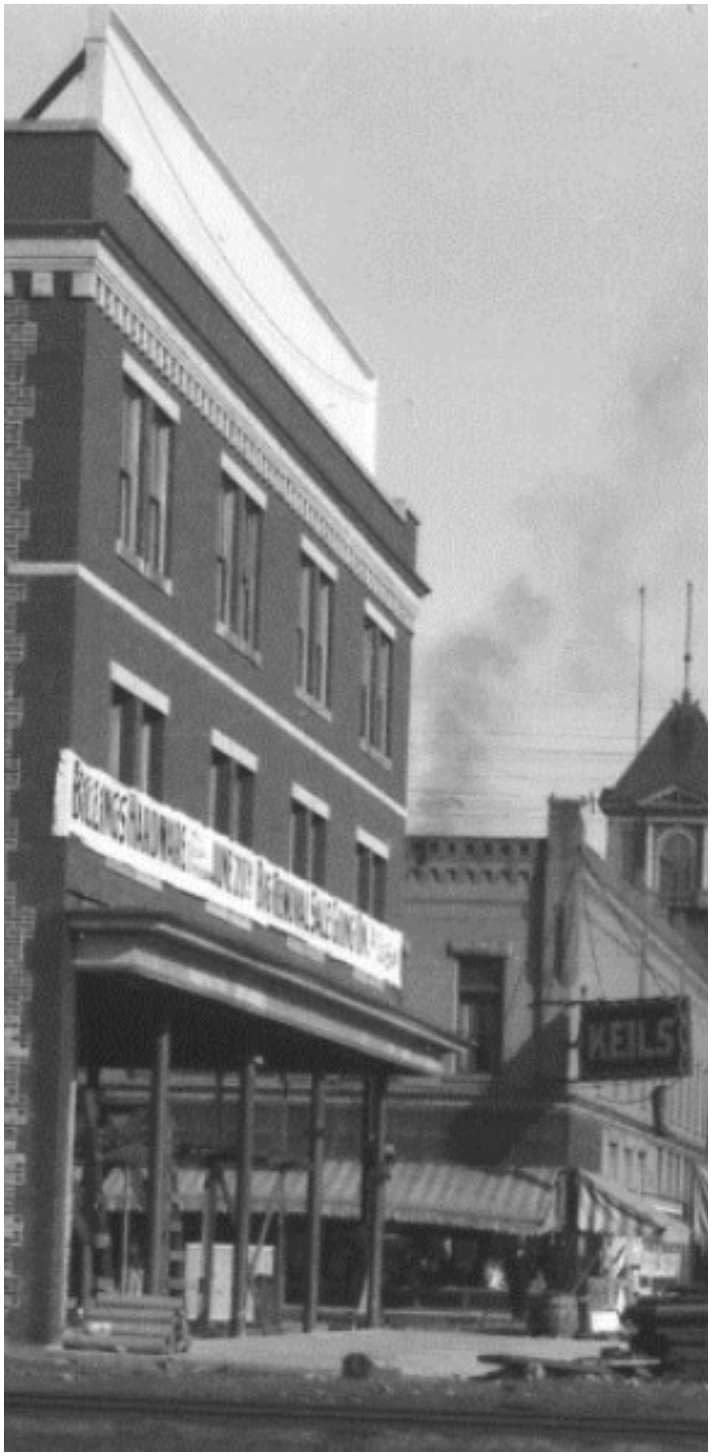
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LEED INFORMATION

2802 MONTANA AVE
Billings, MT 59101



LEED CERTIFICATION

Old Billings Hardware Building will be pursuing a LEED Platinum certification. This means that the building will be highly energy and resource efficient. Things like improved wall and floor construction trap more heat or cool air, therefore requiring less energy to heat or cool the space. This results in lower electricity costs for the tenant. Common area restrooms will use water-efficient fixtures, reducing overall water/sewer cost for tenants. In addition, commercial spaces will have enhanced indoor air quality, thermal comfort, and increased natural daylight, which can lead to a more comfortable environment for customers, as well as increased productivity and reduced sick days for occupants.

See the LEED Tenant Guide for additional information.

OTHER INFO FOR LEED PLATINUM BUILDINGS:

Employers in LEED-certified spaces report higher recruitment and retention rates and increased employee productivity.

LEED creates healthier spaces with cleaner air and access to daylight. LEED promotes paints and finishes that are free from harmful chemicals.

Improving indoor air quality can reduce absenteeism and work hours affected by asthma, respiratory allergies, depression, and stress, leading to self-reported productivity improvements.

Energy-efficient buildings help reduce pollution and improve outdoor air quality in major industrialized areas, making LEED a critical tool in reducing smog.

LEED buildings offer productivity improvements of up to 15%

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LEASE SPACES

2802 MONTANA AVE
Billings, MT 59101



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,439 - 3,867 SF	Lease Rate:	$16.25 - $20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
101	Available	3,867 SF	NNN	$20.00 SF/yr
102	Available	2,561 SF	NNN	$18.00 SF/yr
103	Available	1,439 SF	NNN	$18.00 SF/yr
104	Available	1,709 SF	NNN	$20.00 SF/yr
B01	Available	2,704 SF	NNN	$18.00 SF/yr
B02	Available	2,588 SF	NNN	$16.25 SF/yr
B04	Available	2,000 SF	NNN	$16.25 SF/yr

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HISTORIC PHOTOS

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Billings, MT 59101









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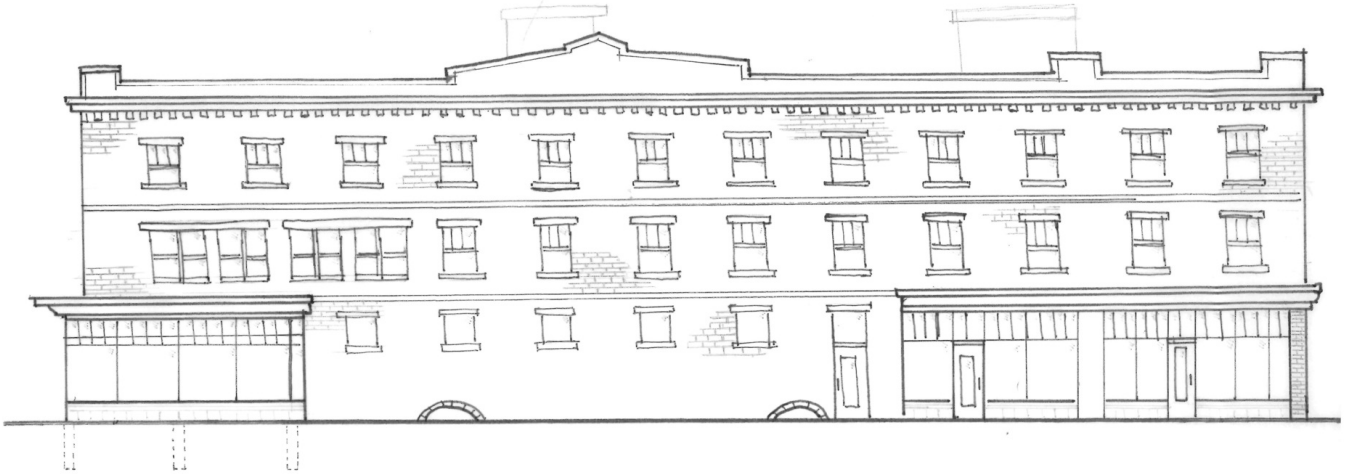
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PLANS & DRAWINGS

2802 MONTANA AVE
Billings, MT 59101





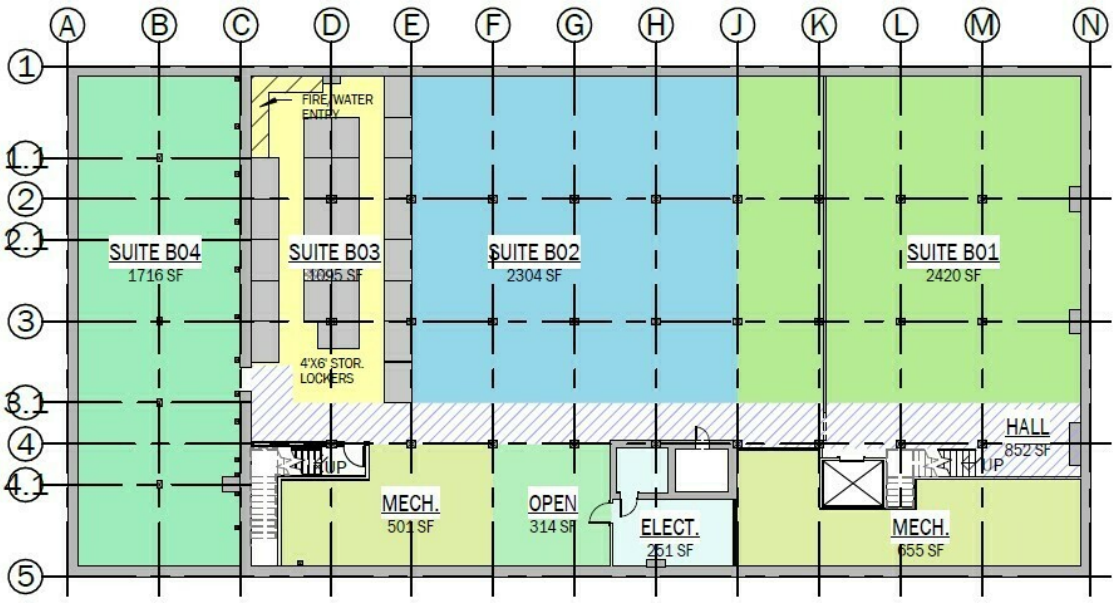
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BASEMENT AREA PLAN

2802 MONTANA AVE
Billings, MT 59101



1 BASEMENT - AREA PLAN

AREA'B' 1" = 20'-0"

NOTE: ALL SUITE DIVISIONS ARE PRELIMINARY UNTIL NEGOTIATED AND FINALIZED WITH TENANT(S)

BASEMENT AREA PLAN
OLD BILLINGS HARDWARE BUILDING
OLD BILLINGS HARDWARE DEV. VENTURE, L.P.

HIGH PLAINS ARCHITECTS

DRAWN BY: EIRS
PROJECT#: 21817
DATE: 09/02/25

AREA'B'©

9/2/2025 4:02:40 PM

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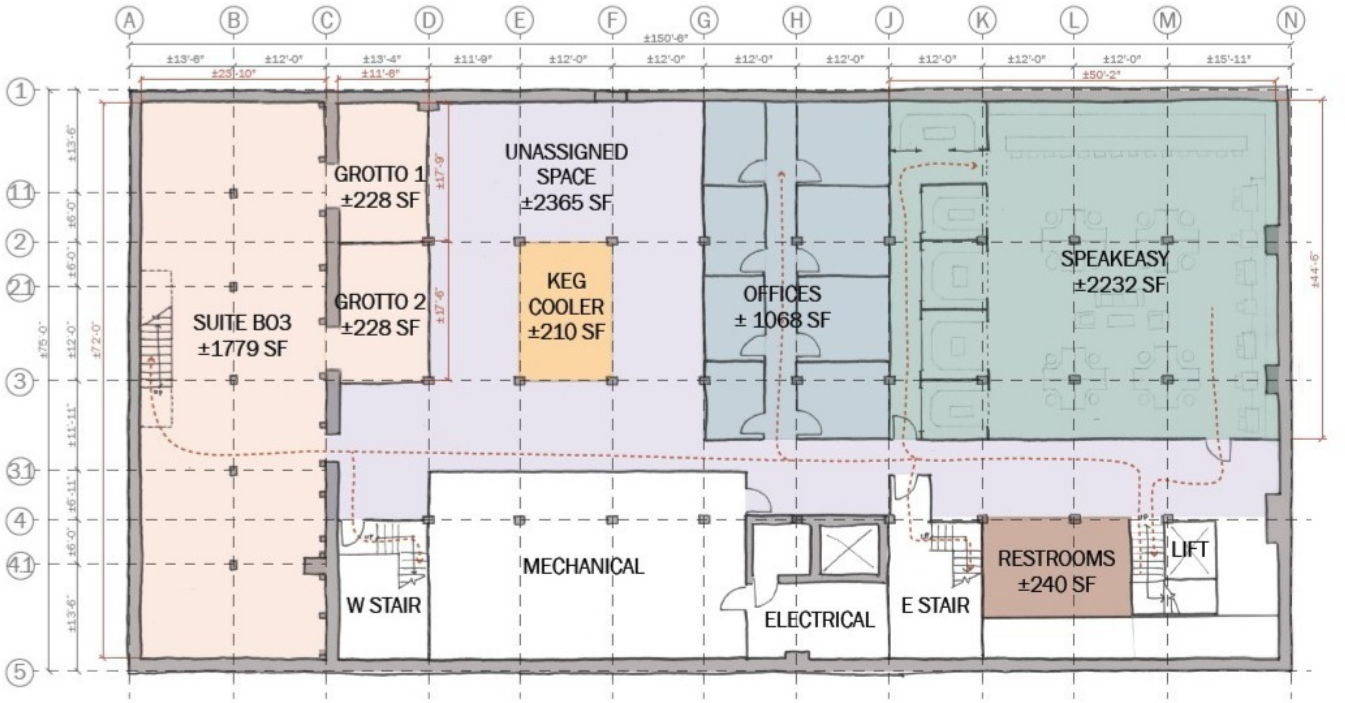
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BASEMENT CONCEPT PLAN

2802 MONTANA AVE
Billings, MT 59101

OBHB TENANT IMPROVEMENT
CONCEPT PLANS



Basement Concept Plan
1" = 20'-0"

Suite B03 & Grottos
Unassigned Rental Space
Keg Cooler
Offices
Speakeasy
Restrooms
Path of Travel
*Dimensions in red represent approximate clear wall dimensions. Areas shown are rental areas per BOMA.

HIGH PLAINS ARCHITECTS OBHB TENANT IMPROVEMENT | REMODEL PLANS | 5 APRIL 2023

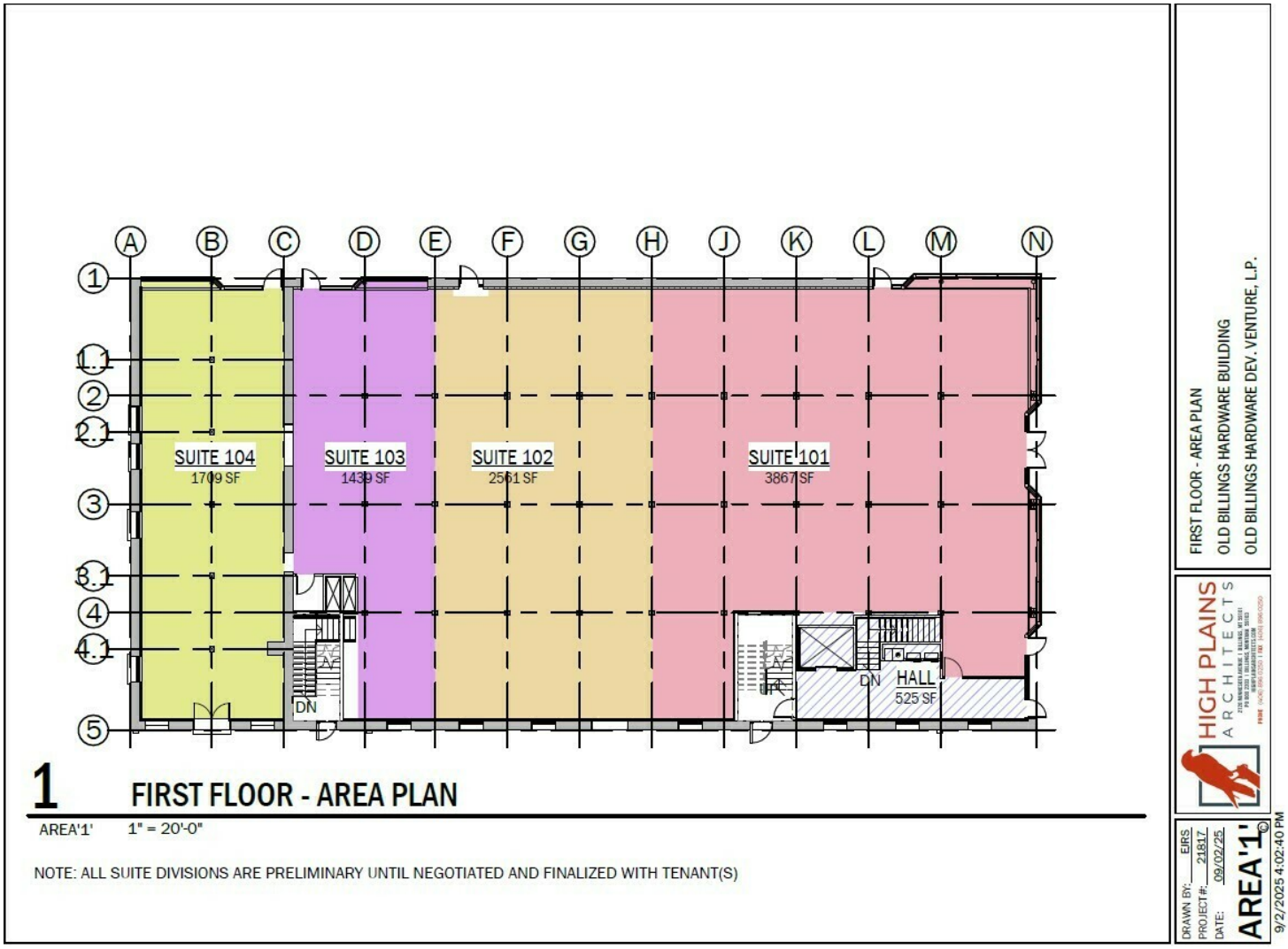
George Warmer, CCIM
(406) 855-8946

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FIRST FLOOR AREA PLAN

2802 MONTANA AVE
Billings, MT 59101



George Warmer, CCIM
(406) 855-8946

COLDWELL BANKER COMMERCIAL CBS

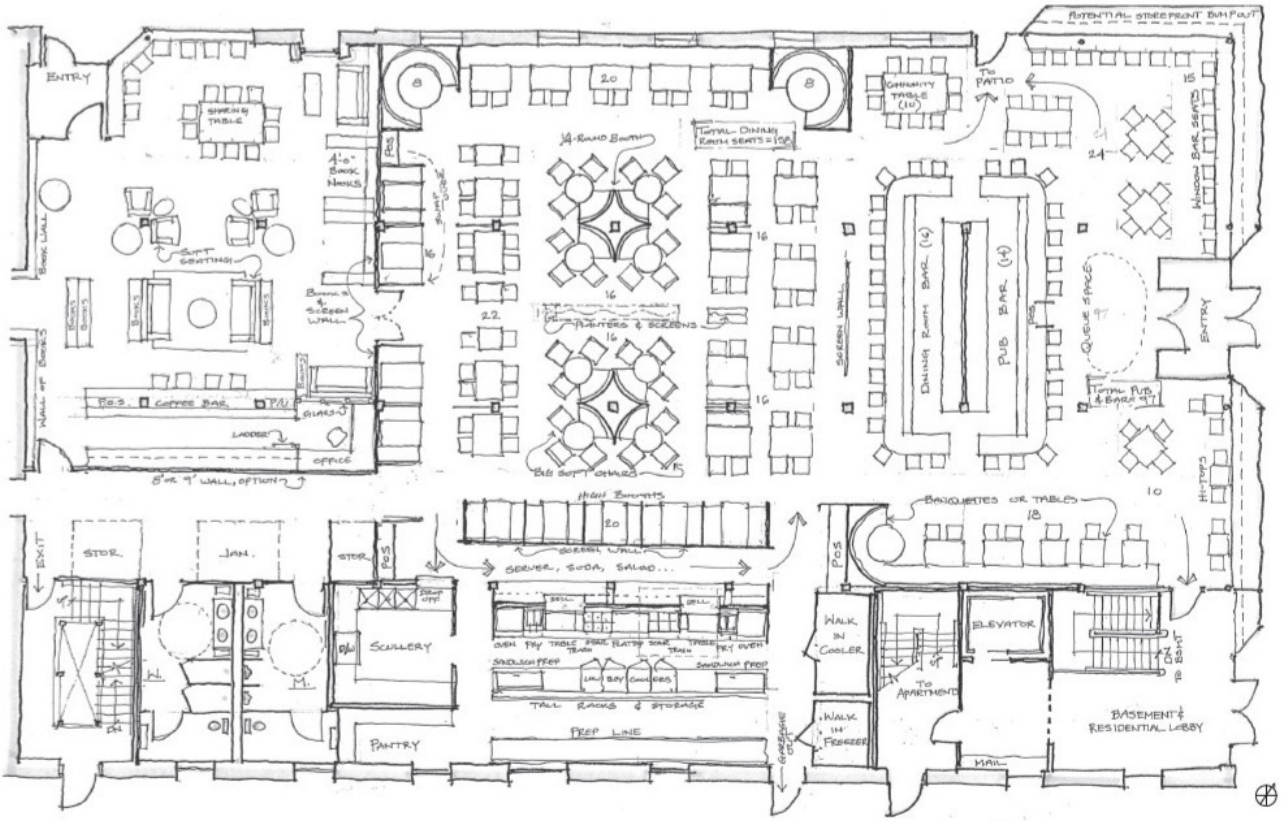
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FIRST FLOOR CONCEPT PLAN

2802 MONTANA AVE
Billings, MT 59101

OBHB TENANT IMPROVEMENT

CONCEPT PLANS



First Floor Concept Plan
NTS

HIGH PLAINS ARCHITECTS OBHB TENANT IMPROVEMENT | REMODEL PLANS | 3 JAN. 2024

George Warmer, CCIM
(406) 855-8946

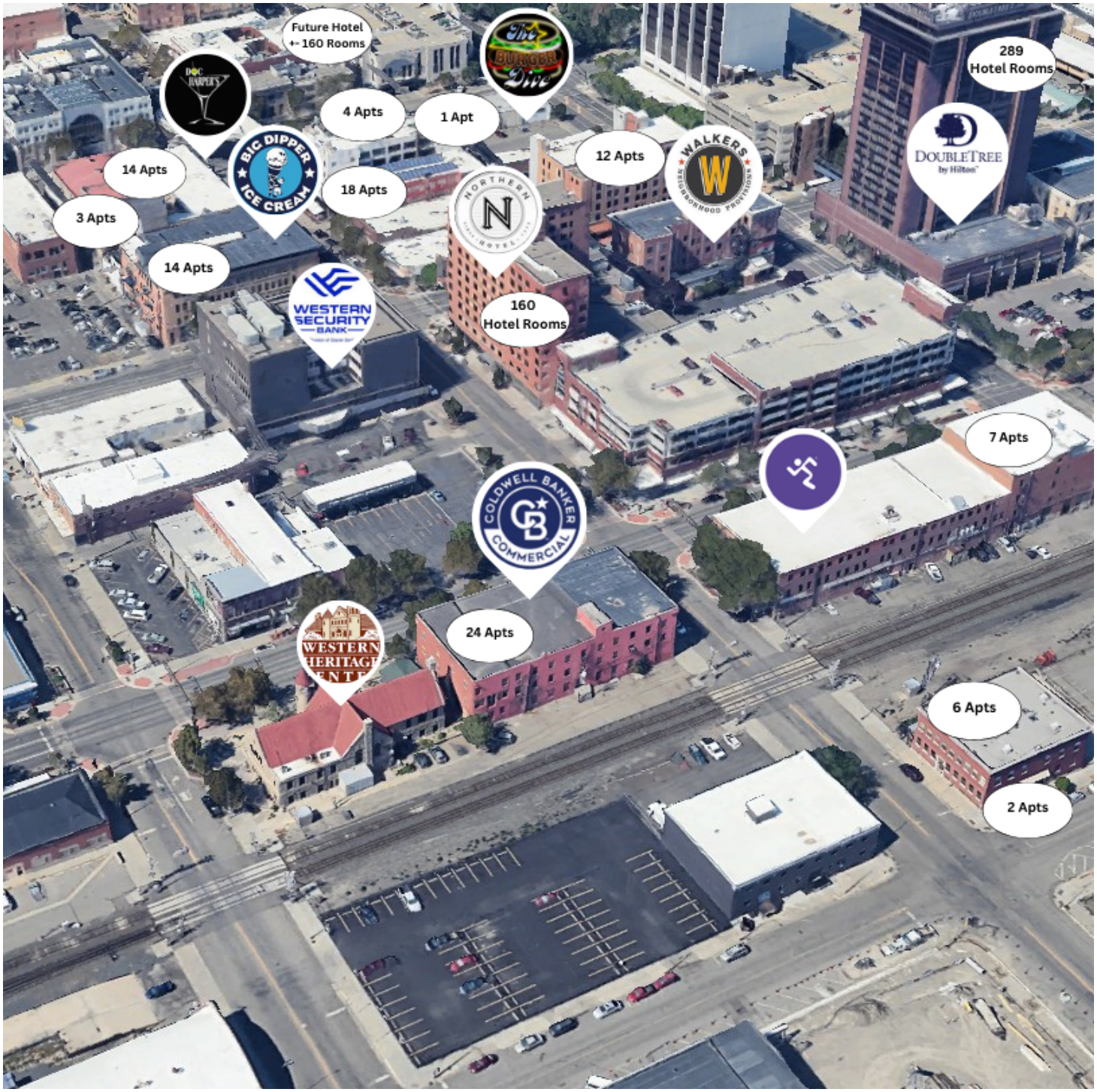
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MAP

2802 MONTANA AVE

Billings, MT 59101



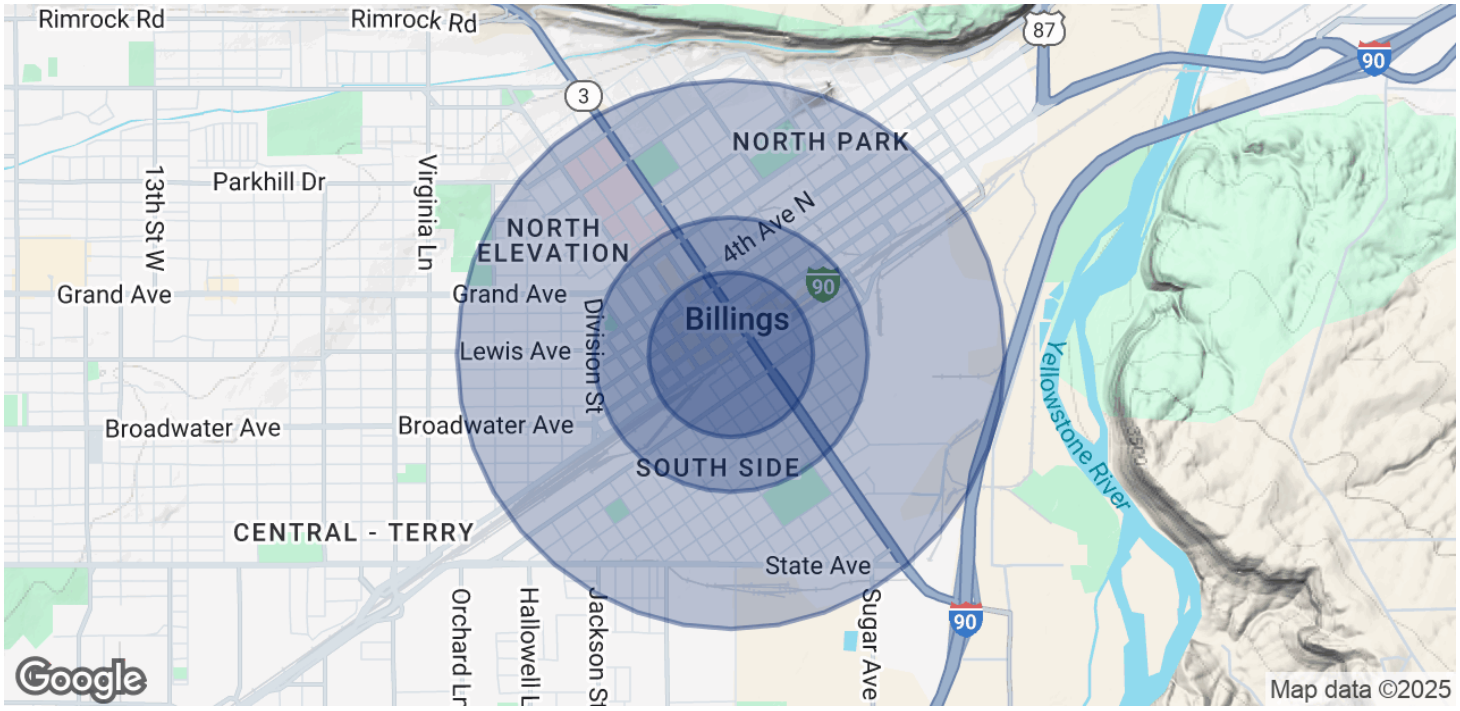
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DEMOGRAPHICS

2802 MONTANA AVE
Billings, MT 59101



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	573	3,108	10,259
Average Age	41	41	40
Average Age (Male)	42	41	40
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	258	1,400	4,828
# of Persons per HH	2.2	2.2	2.1
Average HH Income	$59,420	$60,061	$62,062
Average House Value	$317,561	$341,029	$369,968

Demographics data derived from AlphaMap

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AGENT



GEORGE WARMER, CCIM

Principal Broker

george@cbcmontana.com

Direct: **(406) 855-8946** | Cell: **(406) 855-8946**

MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

Board Member: Big Sky Economic Development Association
Board Member: City of Billings Board of Adjustments
Board Member: Coldwell Banker Commercial Advisory Board
Member: CCIM
Active Member of West End Rotary

RECOGNITION

2024 Halter Case Award Recipient
Top 2% Producer, Platinum Circle of Distinction

2024 Transactions of Note



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NOTE: SUPPORTING DOCUMENTS FOLLOW AGENDA

CITY OF BILLINGS

CITY OF BILLINGS' VISION STATEMENT:

"THE MAGIC CITY – A VIBRANT, WELCOMING PLACE WHERE PEOPLE FLOURISH AND BUSINESS THRIVES"

AGENDA

COUNCIL CHAMBERS December 8, 2008 6:30 P.M.

CALL TO ORDER – Mayor Tussing
PLEDGE OF ALLEGIANCE – Mayor Tussing
INVOCATION – Councilmember McCall
ROLL CALL
MINUTES – November 13, 2008, Special Meeting
November 24, 2008
COURTESIES – Presentation to Al Winegardner and family in appreciation of donation in memory of Jayne Winegardner
PROCLAMATIONS
ADMINISTRATOR REPORTS – Tina Volek

PUBLIC COMMENT on "NON-PUBLIC HEARING" Agenda Item: 1 ONLY. Speaker sign-in required. (Comments offered here are limited to 1 minute per speaker. Please sign up on the clipboard located at the podium. Comment on items listed as public hearing items will be heard ONLY during the designated public hearing time for each respective item.)
(NOTE: For Items not on this agenda, public comment will be taken at the end of the agenda. Please sign up on the clipboard located at the back of the room.)

CONSENT AGENDA:

1. A. Change Order #3, W.O. 08-09, Waste Water Treatment Plant Primary Effluent Pipe Replacement and Sludge Drying Bed Expansion, Western Municipal, $20,468.65, and **increase** the City Administrator's change order authority by $50,000.

B. Approval of compensation agreement for Private Contract No. 599, Emmanuel Baptist Church Sanitary Sewer Extension project, $325,360.

C. **Approval** of amended Purchase and Sale Agreement with School District Two for ten acres within Cottonwood Park for $200,000, and **authorization** for the Mayor to execute associated documents to consummate the sale and transfer of ownership of the property.

D. **Approval** of grant application submittal to Safe Route to School Program for the Elementary School Traffic Plan, $50,000.

E. **Resolution** relating to financing of proposed Zone 3 Storage, Zone 4 Reservoir project and Water Rehabilitation project; establishing compliance with reimbursement bond regulations under the Internal Revenue Code for the purpose of reimbursing the City with bond sale proceeds for financing water projects prior to the availability of funds.

F. **Resolution** relating to financing of a proposed Wastewater treatment plant disinfection system project; establishing compliance with reimbursement bond regulations under the Internal Revenue Code for the purpose of reimbursing the City with bond sale proceeds for financing sewer projects prior to the availability of funds.

G. **Second/Final reading** ordinance expanding the North 27th Street Urban Renewal Area – 2008.

H. **Second/Final reading** ordinance modifying the South Billings Boulevard Urban Renewal District.

I. **Exempt Amended Plat** of Tract 1 of Certificate of Survey 1815.

J. **Bills and Payroll**
(1) November 7, 2008
(2) November 14, 2008

(Action: approval or disapproval of Consent Agenda.)

REGULAR AGENDA:

2. **PUBLIC HEARING AND RESOLUTION GRANTING NEW OR EXPANDING INDUSTRY TAX INCENTIVES FOR BIG SKY ECONOMIC DEVELOPMENT AUTHORITY/GENERAL ELECTRIC CAPITAL CORPORATION** for a new building at 3333 Hesper Road. Staff recommends approval. (**Action**: approval or disapproval of staff recommendation).

3. **PUBLIC HEARING AND RESOLUTION GRANTING NEW OR EXPANDING INDUSTRY TAX INCENTIVES FOR DALCO INDUSTRIES DBA TETON STEEL** for property improvements at Gabel Road and South 29th Street. Staff

recommends approval. (**Action**: approval or disapproval of staff recommendation).

4. **PUBLIC HEARING AND FIRST READING ORDINANCE FOR REVISIONS TO BOARDS AND COMMISSIONS:** Revisions that provide consistency in procedural areas for advisory boards, commissions and committees, and reorganizes ordinances into one Article of the Code. Staff recommends approval. (**Action**: approval or disapproval of staff recommendation).

5. **PUBLIC HEARING FOR EXTENSION OF INTERIM ZONING ORDINANCE:** A proposed one-year extension of the Interim Zoning Ordinance that amends Section 27-611, Sexually Oriented Businesses, and allows the interim zoning ordinance to be effective until December 23, 2009. Staff recommends approval. (**Action**: approval or disapproval of staff recommendation).

6. **DOWNTOWN BILLINGS PARKING STUDY.** Delayed from 11/24/08. Staff recommends approval of contract with Rich and Associates, Inc. for $68,500. (**Action**: approval or disapproval of staff recommendation).

7. **PUBLIC COMMENT on <u>Non-Agenda</u> Items --** <u>Speaker sign-in required.</u> *(Restricted to <u>ONLY</u> items not on this printed agenda; comments limited to 3 minutes per speaker. Please sign up on the clipboard located at the back of the Council Chambers.)*

(Action: approval or disapproval of Consent Agenda.)

ADJOURN

(NOTE: Additional information on any of these items is available in the City Clerk's Office)

Visit our Web site at:
http://ci.billings.mt.us

ATTACMENT A

ORDINANCE NO. _____

AN ORDINANCE MODIFYING THE URBAN RENEWAL PLAN OF THE NORTH 27TH STREET DISTRICT URBAN RENEWAL AREA; MODIFYING THE BOUNDARIES OF THE DISTRICT; ADOPTING A MODIFIED URBAN RENEWAL PLAN INCLUDING A TAX INCREMENT PROVISION; APPROVING URBAN RENEWAL PROJECTS THEREIN AND AUTHORIZING THE ISSUANCE OF TAX INCREMENT URBAN RENEWAL REVENUE BONDS OF THE CITY TO FINANCE COSTS THEREOF

NOW, WHEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

WHEREAS, on July 11, 2005 the City Council adopted Ordinance No. 05-5333, which created the North 27th Street District Urban Renewal Area (hereafter "North 27th Street District") and adopted the Urban Renewal Plan of the North 27th Street District Urban Renewal Area ("N. 27th Street Plan") that included a tax increment provision and endorsed urban renewal projects.

WHEREAS, on November 13, 2006 the City Council adopted Ordinance No. 06-5394 which expanded the boundaries and amended the N. 27th Street Plan to create the Extended N. 27th Street District that included a tax increment provision and endorsed urban renewal projects.

WHEREAS, it has been determined that the Extended North 27th Street District and the N. 27th Street Plan should be modified to include additional property contiguous to the Extended North 27th Street District.

WHEREAS, this Council on November 24, 2008, conducted a public hearing on a proposal to modify the N. 27th Street Plan by adopting the Urban Renewal Plan of the Expanded North 27th Street District Urban Renewal Area - 2008, thereby establishing a modified urban renewal area to be formally designated as the Expanded North 27th Street District Urban Renewal Area - 2008 (the "Expanded North 27th Street District - 2008" or "the Property"), and to undertake urban renewal projects therein, all as authorized by Montana Code Annotated, Title 7, Chapter 15, Parts 42 and 43, as amended (the "Act").

WHEREAS, the Expanded North 27th Street District - 2008 is depicted on Attachment 1 (depicting the relationship of the Expanded North 27th District – 2008 to the Extended N. 27th Street District) and which is hereby incorporated herein and made a part hereof. Pursuant to this Ordinance, the boundaries of the Redevelopment Area are modified to reflect the addition of the Property depicted on the map on Attachment 1. The Redevelopment Area, as modified, is depicted on Attachment 1 and legally described on Attachment 2 (the "Resulting Redevelopment Area") (each of which is hereby incorporated herein and made a part hereof). The Resulting Redevelopment Area is contiguous.

WHEREAS, opportunities have been presented to the City that makes it desirable for the City to consider urban renewal projects within the Expanded North 27th Street District - 2008 consisting of demolishing certain blighted structures within the district; improving such properties with new construction, landscaping, utilities, and other similar improvements; and making the properties so improved available for private redevelopment in accordance with the Act (the "Projects"). Development proposals to be considered for funding include mixed use projects, building renovations, services for the District and the construction or expansion of City owned parking structures within the District.

WHEREAS, the proposed modified urban renewal plan titled the Urban Renewal Plan of the Expanded North 27th Street District - 2008 is attached hereto as Attachment 3 (which is hereby incorporated herein and made a part hereof) (the "Modified Plan"). The Modified Plan contains a tax increment provision and will govern the operation and administration of the Expanded North 27th Street District - 2008.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Billings, Montana, as follows:

1. Findings. This Council hereby finds, determines and declares, based on the comments received at the public hearing and other studies and information available to this Council, that:

a. The Property presently contains structures and improvements that are in a state of substantial deterioration, are obsolete or defective, pose unsanitary or unsafe conditions, are vacant and unused, and have inappropriate uses. The present condition of the Property substantially impairs the sound functioning of the downtown area of the City and its environs, is conducive to juvenile delinquency and crime, poses the threat of vandalism or mischief and fire or loss, constitutes an economic and social liability, and is a menace to the public health, safety, and welfare of the residents of the City. Accordingly, the Council reaffirms its previous findings that the Property is a blighted area within the meaning of Section 7-15-4210 of the Act. This Council finds that the rehabilitation, redevelopment or a combination thereof of the Property is necessary and in the interest of the health, safety, morals or welfare of the residents of the City. This Council finds that undertaking measures to eradicate or diminish the blight affecting the Property will help to foster a more dynamic, livable, and vibrant downtown.

b. If Projects require relocation of displaced persons, a detailed relocation plan is required and will be prepared.

c. The Modified Plan conforms to the 2003 Billings and Yellowstone County Growth Policy and the City's Downtown Framework Plan.

d. The Modified Plan will afford maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the District by private enterprise.

e. A sound and adequate financial program is required for the financing of Projects, which program includes substantial private investment and financing and the sale and issuance by the City of Tax Increment Bonds in proportions yet to be determined, for the purpose of financing a portion of the costs of the Projects as set forth above.

f. Approved Projects will constitute urban renewal projects within the meaning of the Act and are authorized to be undertaken by the City.

2. Plan Adoption. The Modified Plan is hereby adopted and approved in all respects, including without limitation, the segregation and application of tax increments as provided in Sections 7-15-4282 through 7-15-4293 of the Act as provided therein. For purposes of allocating taxes according to the Act, the "prior assessed value" of taxable property within the Expanded North 27th Street District - 2008 is that value shown on the assessment rolls as of January 1, 2008.

3. Project Approval. Authorized Projects are hereby approved.

4. Bonds. This Council approves financing the costs of Urban Renewal Projects, or a portion thereof, with proceeds of the Bonds. The City is hereby authorized and directed to undertake activities and analysis ordinarily prerequisite to the issuance of tax increment urban renewal revenue bonds in a principal amount not to exceed $10 million for financing of the costs of Urban Renewal Projects or a portion thereof.

5. Conditional Commitment. The adoption of the Plan does not constitute a guarantee or a firm commitment that the City will issue the Bonds or undertake Projects. If, based on comments or information made available to or obtained by the City, it appears that the issuance of the Bonds or Projects is not in the public interest or consistent with the purposes of the Act, the City reserves the right not to issue the Bonds or undertake the Project.

7. Repealer. All resolutions, ordinances, and sections of the City Code inconsistent herewith are hereby repealed.

8. Severability. If any provision of this ordinance or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect the other provisions of this ordinance which may be given effect without the invalid provisions or application, and, to this end, the provisions of this ordinance are declared to be severable.

9. Effective Date. This Ordinance shall be in full force and effect from and after the date that is 30 calendar days after the date set forth below.

ADOPTED by the City Council of the City of Billings, Montana, on second reading this 8th day of December, 2008.

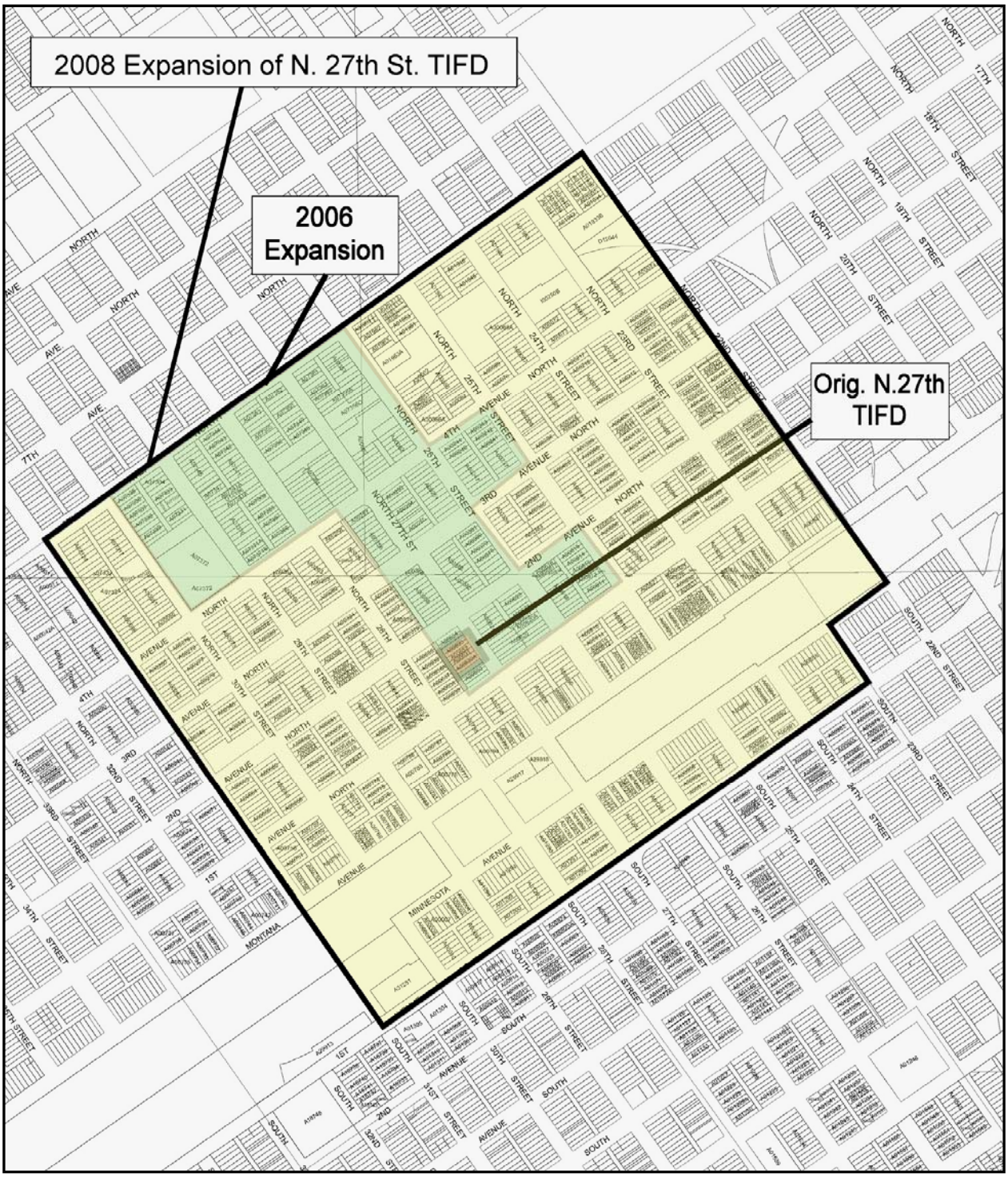
_____
Ron Tussing, Mayor

ATTEST:

_____
Cari Martin, City Clerk

ATTACHMENT 1

Expanded North 27th Street Urban Renewal District – 2008 Boundaries, Boundaries of the Extended N. 27th Street District (2006) and the Boundaries of the N. 27th Street District (2005)



ATTACHMENT 2

Expanded North 27th Street Urban Renewal District – 2008
Boundary Description

Beginning at a point at the intersection of the centerlines of 6th Avenue North and North 31st St. proceeding east along the centerline of 6th Ave. North to a point at the intersection of the centerlines of 6th Avenue North and N. 22nd Street proceeding south along the centerline of North 22nd Street, crossing the centrally assessed Burlington Northern Railroad property, to a point at the intersection of South 22nd Street and Minnesota Avenue proceeding west along the centerline of Minnesota Avenue to a point at the intersection of Minnesota Avenue and South 23rd Street proceeding south along the centerline of South 23rd Street to a point at the intersection of South 23rd Street and 1st Avenue South proceeding west along the centerline of 1st Avenue South to a point at the intersection of the centerlines of 1st Avenue South and South 31st Street proceeding north along the centerline of South 31st Street, crossing the centrally assessed Burlington Northern Railroad property, to the starting point at the intersection North 31st Street and 6th Avenue North encompassing all parcels and tax codes therein.

ATTACHMENT 3
Expanded North 27th Street Urban Renewal Area – 2008
Modified Plan

EXPANSION OF THE BILLINGS, MONTANA NORTH 27TH STREET URBAN RENEWAL AREA, WITH TAX INCREMENT, AND AMENDMENT TO THE URBAN RENEWAL PLAN

FOR CITY OF BILLINGS AND PLANNING REVIEW
October 14, 2008

Prepared by

Downtown Billings Partnership, Inc
2815 2nd Ave. North – Billings, MT 59101 – gregk@downtownbillings.com

SECTION 1 – INTRODUCTION

On July 11, 2005, the City Council adopted an ordinance that (a) created the North 27th Street District Urban Renewal Area ("North 27th Street District") and (b) adopted an urban renewal plan for the district. On November 13, 2006 the City Council adopted an ordinance that (a) expanded the North 27th Street District and (b) modified the urban renewal plan for the district. For reasons discussed in this Amendment to the Urban Renewal Plan of the North 27th Street District ("Plan"), it has been determined that the North 27th Street District should be expanded again to include other contiguous blighted properties in need of redevelopment. Further, it has been determined that this area, known as the Central Business District of Billings, has been and is in need of expanded public parking, enhanced pedestrian connections and experiences, improved public safety, and infrastructure improvements to public and private properties that will lead to increased taxable values. The existing urban renewal plan may be modified by ordinance in accordance with the procedure described in M.C.A. § 7-15-4221. The Urban Renewal Plan of the North 27th Street District approved by the City Council on July 11, 2005 and modified on November 13, 2006 is hereby included by reference as part of this amended Plan and shall remain applicable hereto except to the extent the original plan is explicitly or impliedly amended by this Plan. It is recognized as part of this Plan that the basic vision of the document known as Downtown Billings Framework Plan, adopted by the Billings City Council on December 22, 1997 and by the Yellowstone County Commissioners on December 23, 1997, is still valid and should be considered a part hereof. The terms defined in "Part I – DEFINITIONS" of the North 27th Street District Plan shall have the same meanings in this Plan unless a contrary meaning is expressed herein. The expanded district proposed in this Plan is hereafter referred to as the Expanded North 27th Street District - 2008 or the "District."

SECTION 2 – BACKGROUND

The original Downtown Redevelopment District, a downtown tax increment finance district, was created on December 20, 1975 by a resolution which cited hazardous conditions existing in the district due to overhead utility wires, inefficient land use, problems of access and circulation, physical constraints to development, random location of mixed uses and deteriorated building

conditions, and found that rehabilitation and redevelopment of the District would be in the public interest. That original district (hereafter "1975 District") comprised one hundred and twenty four (124) blocks in the city center after the 1985 south expansion and the 2004 east expansion. The 1975 District expired March 1, 2008 but the Urban Renewal Plan and the Framework Plan used for that district, in many parts and in relation to this District remain valid.

Because the 1975 District has terminated, but many of the undesirable conditions continue to exist, it was determined that it would be in the best interest of the City to expand the North 27th Tax Increment District to assist the construction of public improvements, stabilize and grow the tax base, increase the parking inventory, increase the inventory of downtown residential property, stimulate multi-use development ("Multi-Use Facility Projects"), fill street level vacancies, provide expanded security, develop safe event locations with appropriate traffic control devices, expand the Business Improvement District, make modifications to street and intersection lighting, increase traffic calming and reduce the noise in the district through Quiet Zone management and further implement the vision of the Downtown Framework Plan.

Currently, there is a need to expand the North 27th Street District to encompass development needs on the North 27th Street corridor, the North Broadway corridor, the Old Town Neighborhood and the Montana Avenue Historic District (including expansion of the Historic District to include areas south of the railroad tracks), the Civic District, areas adjacent to the Medical Corridor, adjacent to the East Billings Urban Renewal Area and other underutilized properties within the Central Business District of Billings. Although there has been significant improvement in the valuation of property in much of the 1975 District, the area defined by this proposed expanded tax increment district has major properties that have been neglected for many years and continue to show signs of serious blight and tax base decline. Many parcels have been removed from the tax rolls and/or are delinquent on payments of taxes and fees. The Expanded North 27th Street District creates an opportunity to continue redevelopment of the center of downtown with a mixture of public and private investment in a roughly seventy-one-square-

block district (just over half of the size of the 1975 expanded district) encompassing the existing North 27th Street District.

The area has several pockets of low taxable value, with several lots of the land being owned by government and other non-profit entities and several buildings that are over 50% vacant.

The creation of the Expanded North 27th Street District is essential to any planned development at 4th Avenue North and North Broadway, redevelopment of the vacant Northern Hotel, improving security and expanding the clean safe and vibrant programs of the Business Improvement District, continuing redevelopment of the Civic Plaza area, developing the boundary areas of the Medical Corridor and the East Billings Urban Renewal Area, and expanding the Historic District. It could also assist with the essential remodeling of the Northern Hotel, the Babcock Theatre, the Westwood Building, the Lincoln Hotel Building. Public infrastructure construction within this expanded District could assist with the renovation and/or relocation of various City facilities, such as the public library. It is currently expected that the expanded North 27th Street District may help fund the following projects:

I. Business Programs and Projects

a. Business Retention
    i. Targeted assistance and review of existing street level businesses
    ii. Retail market survey
b. Business Recruitment
    i. Development of a "chainlet" network
    ii. Business plan development assistance
    iii. Association networking
    iv. Business Improvement District support
    v. Business cluster analysis
    vi. Pedestrian study
        1. demographics
        2. directions
        3. linkages
        4. destinations
        5. wayfinding

II. Parking and Transportation

a. Increase use of public transit
b. Parking structures to support current and future needs

c. Explore parking linkages to adjacent destinations
d. Explore parking management practices and programs
    i. Off street parking
    ii. On street parking

III. Crime Prevention and Public Safety

a. Cooperative Security Program
b. Business Watch Program
c. Crime and Fraud prevention programs
    i. Geared towards street level businesses

IV. Management, Implementation and Maintenance

a. Downtown Billings Partnership, Inc. or its successor, management agreement
    i. Project development
    ii. Public awareness
    iii. Advocacy and liaison between public and private sectors
b. Business Improvement District expansion and development
    i. Cooperative work agreements with PMDs
    ii. Development and promotion of Conference Corridor
    iii. BID expansion
    iv. "Green" Management
        1. Recycling programs
        2. Tree management

V. Infrastructure Improvements

a. Public
    i. Expansion of Historic District
    ii. New Library
    iii. New Planning Department Offices
    iv. Public Parking and Greenspace
    v. Intersection Lighting by Public Works
    vi. New SILMDs for mid-block lighting
    vii. Streetscapes and traffic calming plans
    viii. Sidewalks, curbs and gutter improvements
        1. stabilization of vaults
    ix. Relocation of public and private utility lines
b. Public infrastructure improvements that would support the following development projects/programs
    i. Workforce housing development
    ii. Loft and Condo development
    iii. Lodging development
    iv. Conference Facilities

v. Entertainment venues

SECTION 3 – SUMMARY OF BLIGHT FINDINGS

The area in the proposed expansion of the North 27th Street District contains a great deal of blight. Within the district there is substantial structural deterioration, long-term land vacancy, a railroad spur line that has been abandoned and a major rail line that continues to divide the Central Business District. Several of the commercial buildings in the district are deteriorated and/or vacant and need demolition or renovation. Many of the storefronts and upper floors are vacant or under-occupied. Sidewalks are cracked; alleys are deteriorated, and, in general, much of the area is below accepted standards. In contrast to the above, there are certain properties within the district in good repair but included in the district to allow for a contiguous block of land within the district and because pockets of revitalization cannot be sustained if areas of neglect and blight surround them. Over time, without continued managed urban renewal, even these success stories will once again decline in taxable value. Most of the district falls into the blighted, neglected and under-utilized categories.

SECTION 4 – DESCRIPTION OF BLIGHTED AREA

The expanded urban renewal area described in this amended Plan incorporates most of the Central Business District. Within the district there are several older, single-story structures that have been retrofitted for offices and warehousing, numerous surface parking lots, and several vacant structures. Many of these structures are unsuited to their current uses because of age obsolescence and physical deterioration.

Montana‘s Urban Renewal Law (Montana Code Annotated Title 7, Chapter 15, Parts 42 and 43) provides the authority to declare the existence of blighted areas and to target them for improvements. “Blighted area” is defined in Section 7-15-4206(2), M.C.A., as follows:

> *[A]n area that is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency, and crime; substantially impairs or arrests the sound growth of the city or its environs; retards the provision of housing accommodations; or constitutes an economic or social liability or is detrimental*

or constitutes a menace to the public health, safety, welfare, and morals in its present condition and use, 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 vale 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).*

The land being added to the Plan area includes 405 (Exhibit A) property tax codes plus a segment of centrally assessed BN Railroad property. The complete, expanded Urban Renewal Area will have 481 property tax codes plus the segment of BN Railroad property. Within that total area, and as noted in the 2006 approved Urban Renewal Plan, there are many "target areas" that should be immediately considered for redevelopment. The properties on N. Broadway between 4th Avenue North and 6th Avenue North will need additional parking to facilitate the construction of a Stockman Bank facility. The area adjacent to the Northern Hotel on North Broadway is in need of parking due to the closure of the privately owned parking structure in that area due to unsafe and blighted conditions of the structure. The area east of the Yellowstone County Courthouse Lawn is targeted for a new federal courthouse and will need additional parking and green spaces. The area between the new MET transit facility on N. 25th Street and to the east boundary of the East Billings Urban Renewal Area (N. 22nd Street) is in need of redevelopment that could include workforce housing and parking. The status of the Battin Federal Courthouse is still unclear. The facility is contaminated with asbestos and is destined to become vacant with the completion of a new federal courthouse and office building. This

vacancy will present a redevelopment opportunity in the near future. The area surrounding City of Billings Park IV contains many surface parking lots that could be developed if Park IV is sold to a private developer. This area lacks high-rise housing with mixed use occupancy on the first floor. The future use of the Lincoln Center is unclear and it could be a redevelopment opportunity if the school district ceases its administrative and continuing education functions in the building. The properties on 1st Ave. S. and Minnesota Avenue are not currently in a Historic District and values remain stagnant as compared to the Montana Avenue area. The redevelopment of the south side of the railroad tracks has not kept up with the redevelopment north of the tracks and should be a target area. Several properties located between Montana Avenue and 1st Avenue North are severely underutilized and in need of redevelopment. Without attention to some of this blight, over time, the value of the Montana Avenue redevelopment will most likely be negatively impacted.

SECTION 5 – DETERMINATION OF BLIGHT

The proposed expansion area of the North 27th Street District contains a number of underdeveloped properties. The Council previously determined that the property included in the North 27th Street District was "blighted" within the meaning of the Act in Resolution 05-18276 adopted June 13, 2005 and Resolution 06-18488, adopted September 25, 2006. The Redevelopment Area, including the portion that is to be expanded to form the Expanded North 27th Street District - 2008, was previously determined to be blighted and an appropriate area for an urban renewal project in Resolution No. 12107 dated January 5, 1976. Deficiencies in public and private properties located in the district lead to a determination that the area continues to be blighted, as defined by state statute. Specific areas of blight on the site are listed below:

Deficient Structures in Expanded Area

There are several buildings that are over 50 years in age and do not qualify as being historically significant. Many are in poor repair and may contain potentially hazardous asbestos and lead paint.

Deficient Public Facilities in Extended Area

The streets, curbs, gutters and sidewalks in much of the area are in satisfactory repair. However, sewer and water utilities in the area are aging and have required frequent repairs in recent years. Several parking lots generally do not meet code requirements for paving, striping and landscaping. Many of them are cracked and crumbling. The city owned parking ramps within the area, except for Park IV have extensive "waiting lists" and public parking for adjacent office and commercial structures continues to be inadequate. Demand for parking will continue and additional and expanded parking structures will be required to accommodate commercial growth.

Deficient Land Use in Extended Area

In general, the area is under-utilized due to the significant amount of surface parking areas and a large number of single-story structures. The taxable value of this district must be stabilized and encouraged to grow.

SECTION 6 – THE SITE AND ITS RELATIONSHIP TO THE CITY

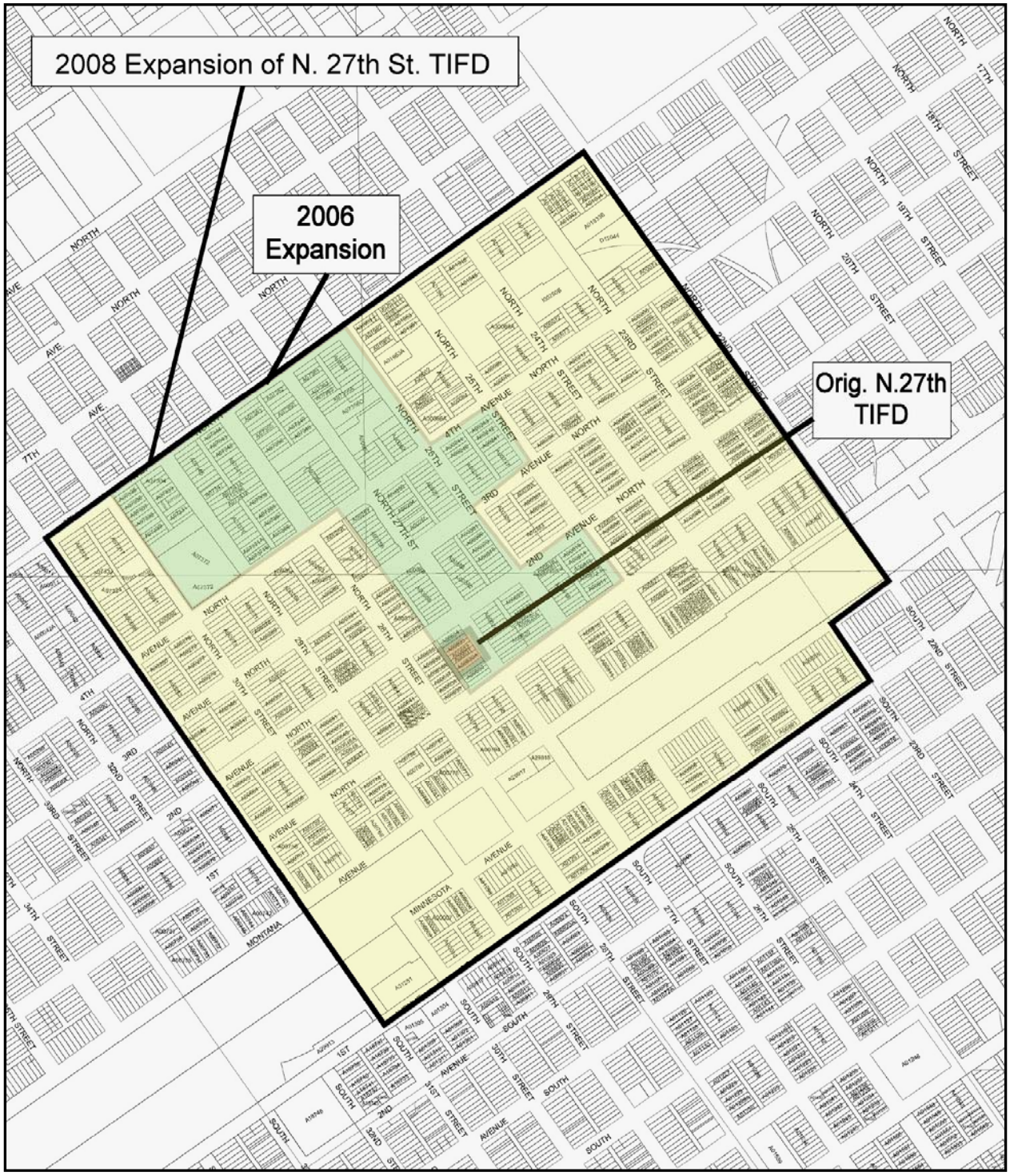
As noted, the expanded North 27th Street Urban Renewal Area comprises most of the Central Business District (CBD) of the City of Billings.

SECTION 7 – LEGAL DESCRIPTION

The legal description of the proposed Expanded North 27th Street District – 2008 is as follows:

Beginning at a point at the intersection of the centerlines of 6th Avenue North and North 31st St. proceeding east along the centerline of 6th Ave. North to a point at the intersection of the centerlines of 6th Avenue North and N. 22nd Street proceeding south along the centerline of North 22nd Street, crossing the centrally assessed Burlington Northern Railroad property, to a point at the intersection of South 22nd Street and Minnesota Avenue proceeding west along the centerline of Minnesota Avenue to a point at the intersection of Minnesota Avenue and South 23rd Street proceeding south along the centerline of South 23rd Street to a point at the intersection of South 23rd Street and 1st Avenue South proceeding west along the centerline of 1st Avenue South to a point at the intersection of the centerlines of 1st Avenue South and South 31st Street proceeding north along the centerline of South 31st Street, crossing the centrally assessed Burlington Northern Railroad property, to the starting point at the intersection North 31st Street and 6th Avenue North encompassing all parcels and tax codes therein, all inclusive.

Map of entire Expanded N. 27th District



SECTION 8 – PROPERTY DEVELOPERS

New development in the proposed tax increment district will also be accomplished through the implementation of the Downtown Framework Plan. These Projects are described in Section 2 of this plan.

SECTION 9 – PROJECT RELATIONSHIP TO THE FRAMEWORK PLAN

The proposed urban renewal area and expanded tax increment district is located generally in the center of the City and encompasses most of the "districts" as defined by the Billings Framework Plan ("Framework Plan"). One goal of the Framework Plan was to remove barriers to downtown circulation and development created by 4th Avenue North and 6th Avenue North and establish the area between the avenues as both a discreet district and a recognized extension of the CBD, thereby allowing potential ties to the medical corridor and MSU-Billings from the CBD. Generally, the Framework Plan stressed the downtown's ability to make a positive impact on the entire city. The Framework Plan also recommended a private non-profit organization to assist the City of Billings with the management of the Tax Increment District through an annual work plan and contract. This Expanded N 27th Street District may be managed in a similar manner and could make use of the redevelopment and facilitation established through that management entity.

Framework Plan Recommendation: Housing

The Framework Plan states that housing should be a top priority and that the City should continue to work with builders and developers to encourage downtown housing through various methods. Specifically, the plan states that high-rise housing is to be located in the east transition zone and portions of the north transition zone.

The formation of an expanded tax increment district will help to raise funds that can be used for construction or rehabilitation of public infrastructure necessary to attract and retain housing in the area.

Framework Plan Recommendation: Priorities

The top priorities identified in the Framework Plan include the following:

- Development incentives, including business retention and recruitment
- Housing – demonstration projects
- Streetscape Kit of Parts – expand kit to include Minnesota Avenue
- Events Kit of Parts – Modern and safer traffic control devices may be needed
- Paring configuration adjustments – several one-way streets could be converted to 2-way
- 5th Avenue North Corridor preservation and enhancement

This amendment to the Plan and the urban renewal projects that it contemplates specifically address all six of these priorities.

SECTION 10 – CONFORMANCE TO THE GROWTH POLICY

One of the requirements of Montana's Urban Renewal Law (Title 7, Chapter 15, Parts 42 and 43) is that the urban renewal plan must conform to the community's growth policy. The Yellowstone County and City of Billings Growth Policy ("Growth Policy") refers to and promotes downtown redevelopment in a variety of ways. This amendment to the Plan is consistent with the current Growth Policy.

SECTION 11 – CERTAIN PLAN FEATURES AND FINANCIAL MATTERS

Section 7-15-4217, M.C.A., of the Act requires cities to make certain findings when they adopt an urban renewal plan and approve Urban Renewal Projects. These are addressed below:

1. Most of the District contains no existing dwelling units or housing, and planned projects would not displace any persons from housing. Accordingly, there is no need to have a workable and feasible plan for substitute housing until and unless such a project is developed in the future.

2. This amended Plan conforms to the Growth Policy for the City as a whole and to the

Framework Plan.

3. This Modified Plan affords maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Expanded North 27th Street District by private enterprise. It is unreasonable to expect that the district will be remain stabilized and/or redeveloped without substantial public support. Numerous properties within the area are dilapidated. As presently constituted, property in the district is not conducive to any sort of uniform or integrated development and, as presently existing, cannot compete with other areas of the City for substantial developments, particularly areas at the outskirts of the City. Experience has validated the foregoing facts and observations. This amended Plan is intended to facilitate the identification and construction of significant Urban Renewal Projects, which would not be possible without this Plan.

4. A sound and adequate financial program exists for financing projects, which include the sale and issuance by the City of the Bonds in an amount not to exceed the costs of the project, including administration costs and costs of issuance of the Bonds. Any approved Development Project will require commitments of substantial private financing that will provide the primary means for funding construction of the improvements.

5. This Expanded N. 27th Street District - 2008 may be modified at any time by the City Council as necessary to eliminate and prevent the development or spread of blighted areas, and encourage urban rehabilitation. The process for plan modification shall follow the procedures set forth in 7-15-4212 through 7-15-4219 MCA, with respect to initial adoption of this plan. For purposes of urban renewal district boundary changes only, the notice of public hearing, as described in 7-15-4215 MCA, may be mailed only to those owners whose properties are situated within the area of expansion or contraction of the Urban Renewal District boundaries. In cases where the boundaries are not modified, but the contents of the urban renewal plan are substantially modified, notification shall be mailed to all owners of property within the Urban Renewal District area.

SECTION 12 – TAX INCREMENT

Tax increment financing is necessary to encourage private reinvestment within the District, which will further encourage economic growth in the District and Downtown Billings, create substantial employment opportunities, and increase the tax base of the City and other taxing jurisdictions. The expanded North 27th Street District is hereby established as a tax increment financing urban renewal area within the meaning of the Act, and, in particular, Section 7-15-4282 through 7-15-4293 of the Act. This Section constitutes a tax increment provision within the meaning of the Act. In connection therewith:

1. For the purpose of calculating the incremental taxable value each year for the life of the district, the base taxable value shall be calculated as current base taxable value of the district plus the base taxable value of all real and personal property added to the district by this amended plan and as show in Exhibit B as of **January 1, 2008.**

2. The City is hereby authorized to segregate the tax increment derived in the district and use and deposit such increment into the tax increment fund of the district for use as authorized by the Act and as authorized herein from time to time, including, without limitation, pledging the tax increment to repayment of Bonds.

3. The tax increment received from the district may be used to pay directly costs of an approved Development Project as may from time to time be approved by the Council. The Council also hereby authorizes the use of tax increment in the district to pay debt service on Bonds issued to finance a portion of the costs of these Development Projects, and costs associated with the sale and security of such Bonds in compliance with the Act, subject to any limitations imposed by the Montana Constitution and federal law.

4. The tax increment provision of the district will terminate upon the latter of:
   a. The fifteenth (15th) year following the original creation of the district; or
   b. The payment or provision for payment in full or discharge of all Bonds, and the payment of interest thereon, for which the tax increment has been pledged.

After termination of the tax increment provision, all taxes shall continue to be levied upon the actual taxable value of the taxable property in the district, but shall be paid into funds of the taxing bodies levying taxes within the district.

SECTION 13 – CONCLUSIONS

The creation of this expanded North 27th Street Urban Renewal District will have a positive impact on Downtown Billings and no impact on the total taxable value flowing to the taxing entities from the now expired 1975 Urban Renewal District.

Expansion of the North 27th Street District is an essential first-step in completing what may be a number of urban renewal projects. If completed, mixed use projects approved within the first two years could stimulate over $30 million in new construction, and possibly as much as $15 million in re-sales and redevelopment. Approximately 500 new employees and new downtown residents could be located on the commercial and upper floors of possible mixed use projects. Thus, expansion of the district, in addition to further stabilizing the tax base, eliminating blight and providing renaissance to the CBD, will also bring new employees and residents to the CBD.

Mixed use development within the Expanded District ties in favorably with and actually stimulates the remodeling plans that are currently underway for several downtown properties. Additionally, like any major new development, the anticipated Stockman Bank construction at 4th Avenue North and North Broadway will have a stimulating effect on the surrounding area. Specific examples of this are:

1. It will tie the CBD to the medical corridor located immediately to the north of the development.
2. The Billings Clinic has purchased the Underriner property to the north and west of the Library. The Clinic's plans at this point have not been determined; however, the development proposed in this amended Plan will enhance and encourage future development by this group.

3. The Framework Plan encourages the development of the 5th Avenue North corridor. An enhanced Library, as accomplished by projects described in this Plan, will provide an excellent entrance to this corridor.
4. Future redevelopment and revitalization of structures like the Northern Hotel and the Babcock Theatre Building are enabled by this district.
5. This expanded district may assist with the completion of and continued modernization of City owned downtown parking structures.

In conclusion, expansion of the North 27th Street Urban Renewal District to include the property described in this amended Plan will have a positive effect on the CBD and the City.

RESOLUTION NO. 18-10750

A RESOLUTION OF THE CITY OF BILLINGS FORMING A POLICY FOR THE ADMINISTRATION OF URBAN RENEWAL AREAS OR DISTRICTS (URD) IN THE CITY.

WHEREAS, MCA, Title 7, Chapter 15, Part 42, Section 51 declares: General powers of municipalities in connection with urban renewal. Every municipality shall have all the power necessary or convenient:

(1) To carry out and effectuate the purposes and provisions of this part and part 43;

(2) To undertake and carry out urban renewal projects within the municipality, to make and execute contracts and other instruments necessary or convenient to the exercise of its powers under this part and part 43, and to disseminate blight clearance and urban renewal information;

(3) To organize, coordinate, and direct, within the municipality, the administration of the provisions of this part and part 43 as they apply to such municipality in order that the objective of remedying blighted areas and preventing the causes thereof within such municipality may be most effectively promoted and achieved and to establish such new office or offices of the municipality or to reorganize existing offices in order to carry out such purpose most effectively;

(4) To exercise all or any part or combination of powers granted in this part or part 43; and

WHEREAS, the City of Billings reviews and adopts Urban Renewal Plans for each of its Urban Renewal Districts, and those Plans specify goals for each Urban Renewal District; and

WHEREAS, the City of Billings may establish local policies that guide the establishment, operations, funding and governance of urban renewal districts; and

WHEREAS, development of TIF (Tax Increment Financing) Policies would be in the best interest of the City.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

That the City Council now makes and adopts the following TIF Policy:

CITY OF BILLINGS TAX INCREMENT FINANCE POLICY

1. PERMITTED USES OF TIF FUNDS. TIF funds may be used for costs outlined in MCA, Title 7, Chapter 15, Part 42, Section 88. Urban Renewal Plans adopted by the City may limit what TIF funds may be spent on in any Urban Renewal District. Eligible costs may include, but are not limited to:
   a. Land acquisition and assemblage, demolition and removal of structures, relocation of occupants, analysis to determine needs of an urban renewal area, administrative cost for redevelopment activities.
   b. Public infrastructure, including, but not limited to: streets, storm drains, parking, public buildings, water and sewer lines, sidewalks, utility connections.
   c. Private infrastructure with public benefit, including, but not limited to, building façades, windows, doors, fire suppression or alarm systems, storm drainage, environmental remediation, parking, and ADA access.

2. FINANCIAL ASSISTANCE THROUGH TIF. All financial assistance must be approved by the City Council prior to any activity receiving funding. Financial assistance should be requested prior to beginning construction. All activity (design and construction) must be completed prior to issuance of TIF funds from the City Finance Department. Financial thresholds and assistance tools are as follows:
   a. A minimum of $\geq$ $5 of private investment for every $1 of public investment is the preferred threshold to be met for each TIF application. The City Council reserves the right to approve any application that does not meet this minimum. The City Council also may make exceptions for projects of less than $100,000, and for publicly owned projects, properties or facilities.
   b. Grants may be made for uses listed in Part 1 above benefitting any government owned-land or buildings and for profit and non-profit businesses.
   c. Bonding may be available at the discretion of the City Council.
   d. All TIF grants will be formalized by a development agreement that must be signed by the grantee before the City will reimburse eligible expenses.

3. URD MANAGEMENT. Each URD in the City of Billings will be managed as follows:
   a. Each URD should maintain a non-profit advisory board to make recommendations to the City Council regarding TIF expenditures. Unless specifically authorized by a Memorandum of Understanding (MOU) referenced in 3(b) below, a majority of board members must own or lease property within the district, or must represent such owner or lessee, and may include representation from residential or commercial property owners or lessees. Advisory Boards must carry insurance for their members and provide proof of insurance to the City.
   b. A MOU must be executed between the advisory board and the City Council that defines the board's roles, responsibilities, authority, and processes, including for hiring and maintaining board support staff. The MOU must

contain language addressing conflict of interest situations for board members whose property may directly benefit from a TIF expenditure and for board support staff. The MOU also must include language that if there is the appearance of a conflict of interest the issue will be reviewed by City legal staff before moving forward.

c. Training for all URD advisory boards will be conducted biannually in coordination with City staff and URD support staff. The training must include, but is not limited to: review of URD and TIF laws, Administrative Rules, ethics, conflicts of interest, meeting management, and maintenance of minutes and records.

d. URD financial reporting will be consistent across all URDs and be set by coordination between the City Finance Director and the Planning and Community Services Director, and URD support staff.

e. TIF application review and City Council staff report preparation will be conducted by the Planning and Community Services Department Director, in coordination with the Assistant City Administrator, Finance Director, and URD support staff.

PASSED by the City Council and APPROVED this 9th day of July, 2018.

CITY OF BILLINGS

BY: William A Cole
William A. Cole, Mayor

CITY OF BILLINGS SEAL YELLOWSTONE COUNTY, MONTANA

ATTEST

BY: Denise R. Bohlman
Denise R. Bohlman, City Clerk

City Council Regular

Date:	11/10/2025
Title:	Nomination and Election of Deputy Mayor
Presented by:	Chris Kukulski, City Administrator
Department:	City Hall Administration
Presentation:	No
Legal Review:	Not Applicable
Project Number:	N/A

RECOMMENDATION

Staff recommends the City Council nominate and then elect by voice-vote a Deputy Mayor as directed by the city charter.

BACKGROUND (Consistency with Adopted Plans and Policies, if applicable)

Section 3.05 of the Billings Charter and Section 2-204 of the Billings, Montana City Code (BMCC) requires a Deputy Mayor and Deputy Mayor Pro Tempore be elected by voice-vote. The election of Deputy Mayor and Deputy Mayor Pro Tempore will be for two year terms. The Deputy Mayor fulfills the Mayor's responsibilities if he/she is unable to do so for any reason. The Deputy Mayor Pro Tempore fulfills the duties of Mayor and Deputy Mayor in the event both are unable to do so.

Billings Charter Section 3.05. Deputy Mayor.

The City Council shall elect at its first meeting following each general election from the Council members a Deputy Mayor, who shall act as Mayor during the absence or disability of the mayor.

BMCC Sec. 2-204. - Election and duties of deputy mayor and deputy mayor pro tempore.

At its first regular meeting following each city general election, the city council shall elect by voice vote one of the council members as deputy mayor. At its first regular meeting of the year following each city general election, the city council shall elect by voice vote one of the council members as deputy mayor pro tempore. Both the deputy mayor and deputy mayor pro tempore shall serve two-year terms. In the absence of the mayor, or the mayor's inability from any cause to discharge the duties of his or her office, the deputy mayor shall preside over meetings and exercise all the power and discharge all the duties of the mayor. In case of the absence or inability of both the mayor and the deputy mayor, the deputy mayor pro tempore shall preside and discharge all of the duties of the deputy mayor. The deputy mayor or the deputy mayor pro tempore, while performing the duties of the mayor, shall serve as the acting mayor, and acts performed by such person while acting as mayor shall have the same force and validity as if performed by the mayor.

ALTERNATIVES

There are no viable alternatives for this item.

FISCAL EFFECTS

There is no direct financial impact associated with this action.