

RESOLUTION 26-_____

A RESOLUTION PURSUANT TO BILLINGS, MONTANA CITY CODE, ARTICLE 22-900; SALE, EXCHANGE, OR DONATION OF CITY PROPERTY, DESCRIBING THE PROPERTY TO BE DISPOSED, DECLARING THE INTENT OF THE CITY TO DISPOSE OF THE PROPERTY.

WHEREAS, the City of Billings (“City”) owns certain real property (“Property”) located at 802 Yellowstone Avenue, Billings, Montana; and,

WHEREAS, the Property, depicted in the attached Exhibit A, is identified in the Montana Cadastral system as Geocode 03-0927-05-1-06-13-0000, is owned by the City in fee simple, and is legally described as follows:

RICKMAN SUBD, S05, T01 S, R26 E, BLOCK 3, Lot 1, Yellowstone County, Montana; and,

WHEREAS, the Property was obtained by the City through a settlement agreement in a nuisance property abatement proceeding in District Court Cause No. DV 23-145; and

WHEREAS, the Property had a lengthy history of structural problems, and the deteriorated condition constituted a public nuisance which could only be abated by demolition; and

WHEREAS, the Property was demolished September 2025 and is now in a condition to be developed; and

WHEREAS, City Council has determined the City would benefit most from selling the property to allow for private development of the Property; and

WHEREAS, the Property is not necessary to conduct City business and that the public interest would be furthered by the sale of the Property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BILLINGS, MONTANA:

1. That the City Council makes the following findings:
 - a. The real property (“Property”) located at 802 Yellowstone Avenue, Billings, Montana, legally described as set forth in the above recitals is not necessary to conduct City business; and
 - b. The public interest would be furthered by the sale of the Property.

2. That City Council intends to dispose of the property as authorized in Article 22-900 of the Billings, Montana City Code.
3. City staff may proceed under any of the methods authorized under Section 22-902(b) to locate a qualified purchaser.
4. On Monday, April 27, 2026, at 5:30 pm, or as soon thereafter as the matter could be considered on the agenda in the City Council Chambers of City Hall, Billings, Montana, the City Council heard objections to the adoption of this resolution. The City Clerk published notice as required by Section 22-902, Billings, Montana City Code and Section 7-1-4127, Mont. Code Ann.

Notice of this public hearing was also placed on the subject property for no less than seven (7) days prior to hearing as required by Billings, Montana City Code section 22-902(e).

5. This resolution shall be effective upon adoption.

APPROVED AND PASSED by the City Council of the City of Billings, Montana, on the 27th day of April 2026.

CITY OF BILLINGS

By: _____
Mike Nelson, Mayor

ATTEST:

By: _____
Denise R. Bohlman, City Clerk

Exhibit A

