



(Mapcarta, n.d.)

Figure 1. Wye Area

**Missoula County
The WYE
Targeted
Economic
Development
District
(TEDD)
Comprehensive
Development Plan**

**Adopted by the Missoula
Board of County
Commissioners
2020**



Figure 2. Summit Drive

Acknowledgements

Missoula County Board of Commissioners, Josh Slotnick, Chair

Missoula Development Authority, Dori Brownlow

Community and Planning Services, Karen Hughes, Lindsey Romaniello, and Andrew Stickney

Project Consultants – Community Development Services of Montana,

Janet Cornish and Lanette Windemaker

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Chapter 1. Introduction and Overview

Introduction

Missoula County, Montana is interested in fostering the retention, expansion and development of secondary, value-adding industries within its jurisdiction. This effort is part of its overall mission to promote economic development, to improve area employment opportunities and to expand the community's tax base. Further, the county recognizes the important role that public infrastructure plays in generating economic growth and prosperity for its residents. This is reflected in the Missoula County Mission to "Provide quality public service to protect and enhance the well-being of the people, communities and environment of Missoula County". The Economic Development Goal of the Mission is to "Engage with partners to retain and attract good paying jobs and encourage a diverse economy in Missoula County".

This is supported by Missoula County's Growth Policy, in the following goal statements:

Goal #5 – Promote economic development that creates opportunities throughout Missoula county including people living and working in rural communities and across wage levels.

Goal #6 - Embrace emerging economic trends and new technologies that will prepare Missoula County for the economy that will exist in 20 years.

Goal #7 - Sustain and promote the land- and resource-based industries of agriculture, timber, restoration, and recreation that are part of the local economy and heritage.

Goal #9 - As part of planning, support the provision of infrastructure and services to and within rural communities. (Missoula County)

To this end, on June 11th, 2020, Missoula County launched an effort to create a Targeted Economic Development District (TEDD) adjacent to the WYE. The WYE area can readily support the development and retention of secondary, value-adding economic development, if infrastructure deficiencies within the area are addressed. Its proximity to Interstate 90, to U.S. Highways 93 and 10, and the Missoula International Airport make it especially well-suited to provide efficient transportation services to manufacturing enterprises.

TEDDs are authorized under the 2013 Targeted Economic Development District Act, per §7-15-4279, Montana Codes Annotated (MCA), which allows for the use of Tax Increment Financing (TIF) within a TEDD. As part of its overall strategy to provide much-needed infrastructure in support of value-adding industry, Missoula County intends to use TIF for qualifying activities within the WYE TEDD.

The Purpose of the Comprehensive Development Plan

The Targeted Economic Development Act of 2013 sets forth certain requirements in order for a local government to create a TEDD. In §7-15-4279 MCA it states that a TEDD "must, prior to its creation, have in place a comprehensive development plan adopted by the local government that

ensures that the district can host a diversified tenant base of multiple independent tenants; ... and may not be designed to serve the needs of a single district tenant or group of non-independent tenants.” Therefore, the Plan is designed to assure that activities undertaken in the TEDD to address infrastructure deficiencies do not benefit a single enterprise.

The Plan sets forth a series of goals and strategies that Missoula County can undertake to rectify the infrastructure deficiencies in support of secondary, value-adding economic development such as manufacturing or technology research. It also links the effort to create a TEDD to the County’s overall vision for itself as defined in the Missoula County Growth Policy, the key land use document, and other associated documents such as other plans and studies.

The 2014 Industrial Lands Inventory identified the WYE area as a concentrated area of industrial use. The WYE is described as follows:

“This area is characterized by the intersection of Interstate 90 and Highway 93. It is entirely in the County and has areas zoned Heavy Commercial, Light Industrial, and Un-zoned. It is dominated by transportation related uses including trucking companies, warehouses, and scrapping operations. This area has excellent access and is relatively close to the airport. Blocks 5 and 8 have the potential for an additional rail spur, sewer is available throughout most of the land, but water is all individual wells. Gas, power, and communication lines are available especially close to the Highway 10 corridor. Services include truck stops and a hotel/lounge/casino. This is an area that appears to be Decision Ready, especially for manufacturing that does not have high water pressure requirements. For non-industrial uses, this area does allow some opportunity because it is a mix of Light Industry and General Commercial.” (Missoula County, 2014)

Tax Increment Financing for Targeted Economic Development

Missoula County intends to use Tax Increment Financing (TIF) within the WYE TEDD. The base year for the purposes of measuring any incremental value is 2020 and the base value will be calculated as of January 1, 2020.

Tax increment financing, originally authorized by the Montana Legislature in 1974, is a mechanism that allows communities to use new tax dollars resulting from increasing taxable value due to reinvestment within the geographic area in which they are derived. Tax increments may be used by local governments in two types of districts, urban renewal and targeted economic development districts or “TEDDs”, which, as noted above, were authorized by the Legislature in 2013. While urban renewal districts are focused on addressing blighted conditions through redevelopment and revitalization activities, TEDDs are created to address infrastructure deficiencies that have stymied the development of secondary value-adding industries. Urban renewal districts may only be established within the municipal boundaries of cities or towns; however, TEDDs may be created in cities, towns and counties. Figure 3 below is a visual depiction of the TIF concept.

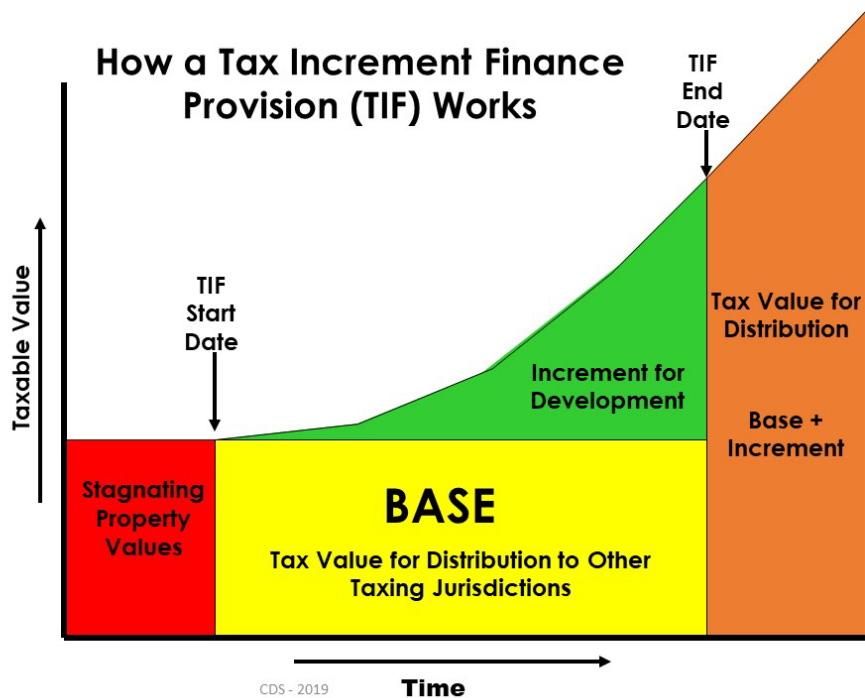


Figure 3. Tax Increment Financing Schematic

In providing for the creation of TEDDs the Legislature declared the following:

- (1) infrastructure-deficient areas exist in the local governments of the state and constitute a serious impediment to the development of infrastructure-intensive, value adding economic development in Montana;
- (2) local governments lack sufficient capital to rectify the infrastructure shortage in infrastructure-deficient areas, thus impeding their ability to achieve economic growth through the development of value-adding industries;
- (3) the creation of infrastructure in support of value-adding economic development is a matter of state policy and state concern because the state and its local governments will continue to suffer economic dislocation due to the lack of value-adding industries; and
- (4) the state's tax increment financing laws should be used to encourage the creation of areas in which needed infrastructure for value-adding industries could be developed." (§7-15-4278, MCA)

The Legislature noted that the State of Montana wishes to encourage value-adding industrial manufacturing that uses Montana forestry, mineral, and agricultural resources in the production of goods in the State. With the passage of the Targeted Economic Development Act of 2013, the Legislature recognized that value-adding industries, in order to be competitive in today's world economy, require expensive infrastructure that is beyond the means of most Montana communities. The Act enables communities to assist in value-adding industrial development in areas that are deemed to be infrastructure deficient. Tax increment financing can be used for improvements as defined in §7-15-4288, MCA.

Montana statutes define secondary value-adding products and value-adding industries as follows:

- (a) "secondary value-added products or commodities" means products or commodities that are manufactured, processed, produced, or created by changing the form of raw materials or intermediate products into more valuable products or commodities that are capable of being sold or traded in interstate commerce;
- (b) "secondary value-adding industry" means a business that produces secondary value-added products or commodities or a business or organization that is engaged in technology-based operations within Montana that, through the employment of knowledge or labor, adds value to a product, process, or export service resulting in the creation of new wealth.

In order to make use of this innovative economic development strategy, Missoula County must adopt a comprehensive development plan, which defines the specific geographic area within which the tax increment will be measured and reinvested. The plan must outline those activities that the local government intends to undertake in order to successfully retain, expand and recruit value-adding industrial activity. Finally, the boundaries of the district must ensure that the district can host a diversified tenant base of multiple independent tenants.

Affected Taxing Jurisdictions

The 2017, Montana Legislature amended the state's urban renewal law to specifically require a local governing body that intends to create a TEDD with a TIF provision or modify a TEDD to include a TIF provision, or to issue TIF bonds, to confer with the affected school taxing jurisdictions that levy mills within the jurisdiction that includes the district. The new requirement, which is included in §7-15-4221 and 4282, MCA, calls for the governing body that is establishing the district to provide these jurisdictions with the opportunity to meet and consult at a publicly noticed meeting.

Missoula County has worked closely with taxing jurisdictions that will be affected by the creation of the TEDD. In particular the County is working and will continue to work in concert with the school districts and first responders as this plan is implemented over time. These jurisdictions and their representatives include:

- Chris Newman, Fire District Chief, Missoula Rural Fire District
- Joe Calnan, Fire Chief, Frenchtown Rural Fire District
- Les Meyer, Superintendent, Frenchtown School District
- Matt Driessen, Principal, DeSmet School District

Missoula County staff held an informational meeting with these jurisdictions on July 22nd, 2020 and mailed a letter noticing the opportunity to meet and consult at the public hearing before the County Commission held on October 22nd, 2020.

Community Engagement

In addition to working with and informing the affected taxing jurisdictions, Missoula County has reached out to the West Valley Community Council in its role as liaison to the County

Commissioners in assisting with issues related to orderly growth and development of the West Valley area.

County staff, as well as the consultant, has had numerous discussions with property owners, representatives and potential developers in the area.

Notice has been published for all public meetings/hearings before the Missoula County Commission and the Missoula Consolidated Planning Board.

A letter noticing the public hearing before the Missoula County Commission on the ordinance to adopt the WYE TEDD and Comprehensive Development Plan was sent to all property owners in the district listed on the Missoula County tax rolls, see Chapter 2 and Appendix B.

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Chapter 2. Portrait of the WYE TEDD

The Context

The US Census estimate of population in Missoula County is 119,600 for 2019. According to the US Census, the County has a total area of 2592.4 square miles, making it the 24th largest in Montana. Missoula County, Washington Territory became part of the United States as a result of Oregon Treaty of June 14, 1846 and was incorporated in 1860. At the time, Missoula County encompassed present-day Missoula and Deer Lodge Counties, as well as a large area of land north and south of present-day Missoula County. Hell Gate Town, the county seat, was located at the confluence of the Clark Fork and Bitterroot Rivers, near modern-day Frenchtown. The Missoula Mills replaced Hell Gate Village as the economic power of the valley and replaced it as the county seat in 1866.

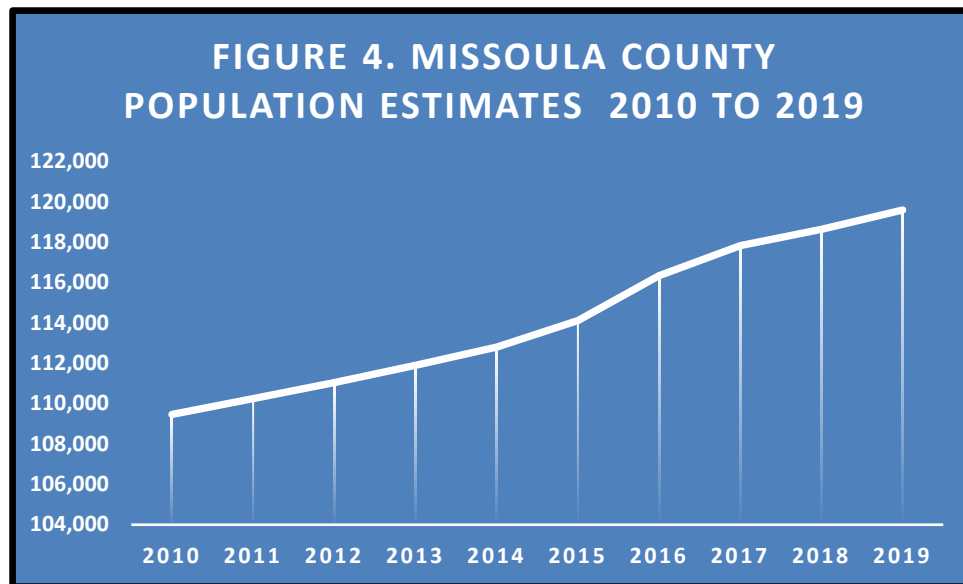
The name "Missoula" comes from the Salish name for the Clark Fork River. By 1866, the settlement had moved five miles upstream and renamed Missoula Mills before being shortened to Missoula. The mills provided supplies to western settlers traveling along the Mullan Road. Fort Missoula, established in 1877, further stabilized the economy. The arrival of the Northern Pacific Railway in 1883 was coupled with rapid growth and the development of a robust local lumber industry. Ten years later the City of Missoula was chosen by the Montana Legislature as the site for the new state's first university. In 1908, the U.S. Forest Service placed its regional headquarters in Missoula, and together with the lumber industry and the university provided long-term stability to the local economy through most of the 20th Century.

Beginning in 2007, Missoula County experienced significant losses in wood products related industrial employment associated with the closure of two area mills. After 122 years of continuous operations, the lumber mill at Bonner shut its doors in 2008, laying off the remaining 133 employees, down from the over 1,000 workers at the mill in 1976. Over 400 people lost their jobs when Smurfit Stone shut down its Frenchtown pulp mill in 2009. These closures contributed to the loss of more than 1,700 jobs across the state by 2010 and the effects were felt in nearly every sector of the local economy. (Wikipedia, 2020)

Development efforts over the past decade have helped to mitigate these losses, but the County continues to seek ways to diversify and strengthen its economy. The WYE area has been identified as an appropriate place to invest in public infrastructure in support of value-adding businesses. (Professional Consultants, n.d.)

Demographic and Economic Information

According to the 2017 American Community Survey (ACS) population estimates, the population of the WYE Census Designated Place (CDP) is 632. This is a 38.9 percent increase over the 2010 ACS figure of 455. This is more than four times the growth rate of the county as a whole. The 2019 population estimate for Missoula County is up 9.2%, from 109,467 in 2010 to 119,600 in 2019 as shown in Figure 4, below.



(United States Census Bureau, 2019)

According to the Census Reporter, the 2018 ACS indicates that the Median Household Income (MHI) in Missoula County is \$56,598, about the same as MHI in Montana at \$55,328, and about 90 percent of MHI for United States at \$61,937. (The Census Reporter, 2018)

Within Missoula County, and as noted in Figure 5, the “Educational services, and health care and social assistance” sector employed the most people according to the 2018 ACS, followed by the “Arts, entertainment, and recreation, and accommodation and food services” and “Retail trade” occupations.

However, this data does not reflect more recent economic conditions in Montana, which have been severely affected by the Coronavirus pandemic. According to a May 2020 report prepared by the Bureau of Economic Research at the University of Montana:

“Using the [US Bureau of Economic Analysis] definition of employment (which includes payroll employment, self-employed, proprietors and non-employee contractors and consultants), the Montana economy is now projected to experience a shortfall of more than 75,000 jobs in 2020 over the entire year, compared to the pre-Covid-19 projection made in December. This is a loss of 25,000 jobs more than was projected last month. The worsening of the employment forecast reflects a reduced projection for health care and transportation employment, and a slower recovery at the end of this year... Specifically we now estimate: a loss of 75,000 jobs, on average, over the year 2020 for the Montana economy, reflecting worsening prospects for health care, transportation and agriculture industries. Jobs include payroll jobs as well as self-employed, business proprietors and non-employee contractor jobs...” (Bureau of Business and Economic Research University of Montana, 2020)

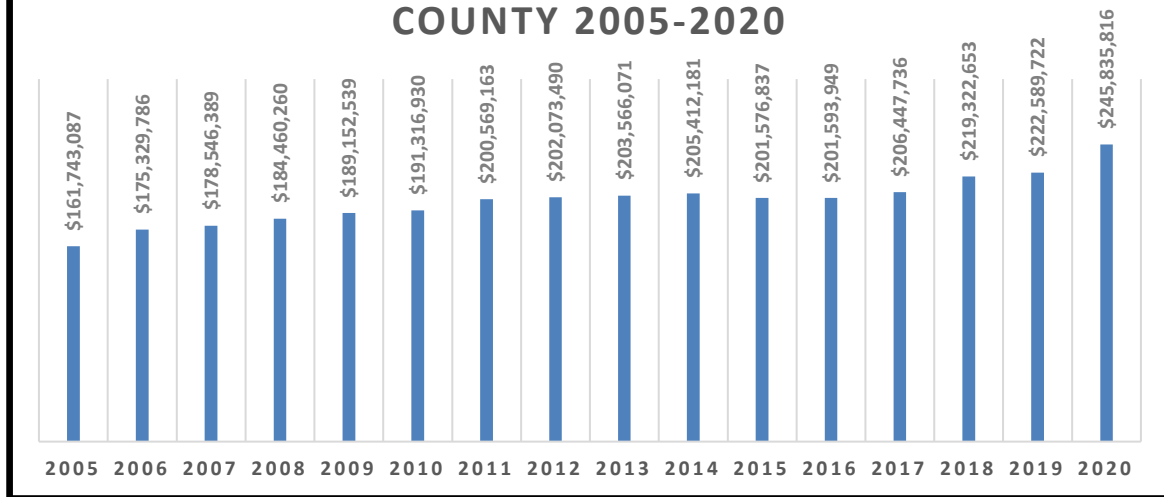
FIGURE 5. INDUSTRY BY OCCUPATION FOR THE CIVILIAN EMPLOYED POPULATION OF MISSOULA COUNTY 16 YEARS AND OVER		
	Estimate	Margin of Error
Civilian employed population 16 years and over	68,413	+/-2,107
OCCUPATION		
Educational services, and health care and social assistance	17,181	+/-2,197
Arts, entertainment, and recreation, and accommodation and food services	9,316	+/-1,731
Retail trade	8,920	+/-1,507
Professional, scientific, and management, and administrative and waste management services	6,669	+/-1,352
Transportation and warehousing, and utilities	4,711	+/-1,374
Manufacturing	4,098	+/-1,153
Finance and insurance, and real estate and rental and leasing	3,780	+/-1,149
Construction	3,612	+/-1,127
Other services, except public administration	3,161	+/-1,110
Public administration	3,046	+/-1,135
Agriculture, forestry, fishing and hunting, and mining	1,591	+/-784
Wholesale trade	1,182	+/-585
Information	1,146	+/-584

(United States Census, 2018)

Taxable Value of Missoula County

According to the Montana Association of Counties (MACo), the taxable value of all property within Missoula County has increased from \$161,743,087 in 2005 to \$245,835,816 for Fiscal Year 2020, an increase of 52% over the 15-year period. See Figure 6, below.

FIGURE 6. TAXABLE VALUE OF MISSOULA COUNTY 2005-2020



(Montana Association of Counties, 2020)

WYE TEDD Area Description

The WYE TEDD, comprised of 474.2 acres, is generally southwest of the intersection of US Highway 93N, US Highway 10W and North Broadway Street, east of Deschamps Lane and north of the Northern Pacific Railroad right-of-way, all located in Section 28, Township 14 North, Range 20 West, Principal Meridian Montana, Missoula County, Montana.

WYE TEDD Boundary Description

Beginning at the intersection of Deschamps Lane and US Highway 10W,
 Thence clockwise east southeasterly along US Highway 10W to the intersection with
 US Highway 93N/North Broadway Street,
 Thence south southeasterly along U.S. Highway 93N/10W/North Broadway Street
 to the intersection with the Northern Pacific Railroad right-of-way,
 Thence west southwesterly along the Northern Pacific Railroad right-of-way to the
 southern boundary of Section 28, Township 14 North, Range 20 West,
 Thence westerly along the southern boundary of Section 28, Township 14 North,
 Range 20 West to Deschamps Lane,
 Thence northerly along Deschamps Lane to the intersection of US Highway 10W and
 the point of beginning.

Including all adjacent rights-of-ways. Along with and subject to all easements of
 record or apparent on the ground. Containing 474.2 acres. End of description.

THE WYE TEDD Map

The map of the WYE Targeted Economic Development District is shown below, in Figure 7.

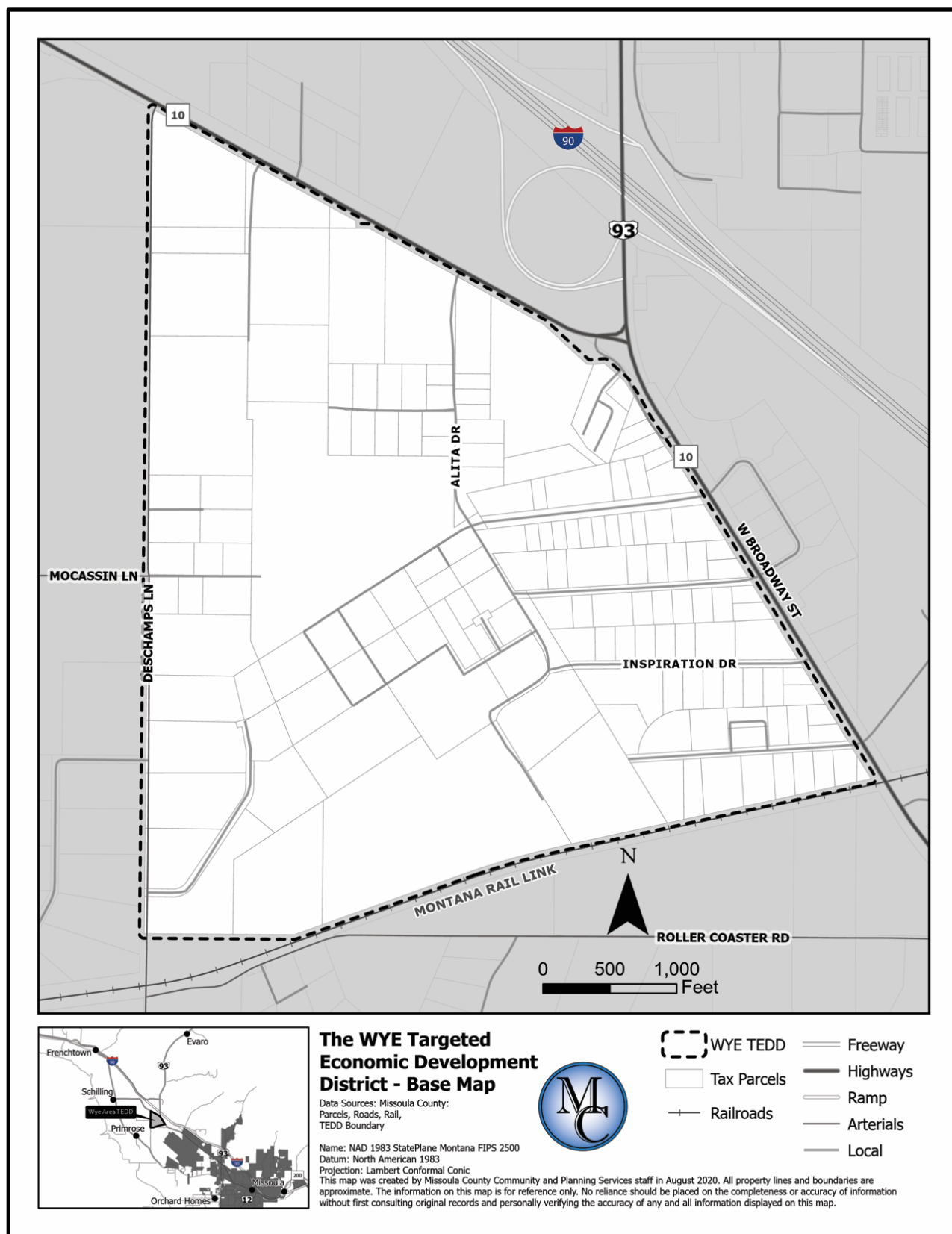


Figure 7. Missoula County The WYE Targeted Economic Development District (map)

Property Owner Names and Addresses

A list of parcels and properties within the district was obtained from the Montana Department of Revenue (DOR) cadastral records to help meet the requirements for mail notice and DOR recognition of the district. Identified centrally assessed properties are listed below. The compilation of all other parcels and properties can be found in Appendix B and includes identifying geocodes and the following information as appropriate.

- Owners' names and mailing addresses of all properties with geocodes in the district.
- Personal property within the district and the corresponding assessor codes
- Mobile homes/manufactured homes not attached to real property within the district and their assessor codes
- Businesses that lease property from tax exempt entities and pay a beneficial use tax

Mobile Homes Not Attached to Real Property

There are approximately 15 mobile homes located in the Missoula Village West Court on Ketchum Lane. The mobile home ownership data is listed in Appendix B1.

Centrally Assessed Property

There are approximately 1.08 miles of railroad right-of-way from US Hwy 10 to Deschamps Ln within the WYE TEDD. The following addresses were found for railroad(s) in Missoula County.

Montana Rail Link
Attn: Real Estate, Montana Rail Link Inc
Missoula, MT 59808-6624

Montana Rail Link
Attn Real Estate Department
Missoula, MT 59808-6624

Montana Rail Link Inc
Mail to PMD Washington Corp
Missoula, MT 59808-6630

Montana Rail Link Inc
Mail to PAD Washington Corp
Missoula, MT 59808-6630

Burlington Northern
Mail to BNSF Railway
Fort Worth, TX 76161-0089

Burlington Northern
Mail to Montana Rail Link
Missoula, MT 59808-6390

2447900
04232521302010000
S21, T14 N, R20 W, ACRES 10, IN SW1/4 SW1/4
Missoula Electric Coop
Accounting Department
1700 W Broadway St
Missoula, MT 59808-2016

No other centrally assessed properties within the Missoula County WYE TEDD have been identified.

This information is intended to help document notice requirements and assist the Montana Department of Revenue with recognition. The veracity of this information, obtained from the Montana Department of Revenue cadastral records, shall not affect, impair or nullify this plan or the adoption process for this Targeted Economic Development District.

Affected Taxing Jurisdictions

Missoula County sent letters to the affected taxing jurisdictions noticing them of the opportunity to meet and consult at the public hearing on the creation of the TEDD, held on October 22nd, 2020. Letters were sent to the following addresses:

Missoula Rural Fire District
Chris Newman, Chief
2521 South Ave West
Missoula, MT 59804

Frenchtown Rural Fire District
Joe Calnan, Fire Chief
16875 Marion St, Frenchtown MT 59834

Frenchtown School District #40
Les Meyer, Superintendent
17620 Frenchtown Frontage Rd
PO Box 117
Frenchtown, MT 59834

DeSmet School District #20
Matt Driessen, Principal
6355 Padre Lane
Missoula, MT 59808

Chapter 3. Infrastructure Analysis – Statement of Infrastructure Deficiencies and Area Eligibility

On August 13th, 2020 the Missoula Board of County Commissioners adopted a Resolution of Infrastructure Deficiency (Resolution #2020-084) designating the WYE area as infrastructure deficient. This action establishes the need for the creation of a TEDD with a TIF provision, and the rationale for investing public funds for economic development activities associated with the retention, expansion and recruitment of value-adding businesses. In meeting this requirement, the following infrastructure deficient conditions in the WYE area have been identified.

Transportation Infrastructure

Roads – Many of the internal subdivision road within the WYE area are unimproved and unable to accommodate heavy truck use associated with industrial development. Most of these roads are unpaved (see Air Quality section below), lack curb and gutter and suffer from poor drainage. (See Figure 8.)

Pedestrian Access – The area lacks sidewalks, multi-modal transportation corridors, and pedestrian controlled crossings.

Safety – The intersection of Deschamps Lane and U.S. Highway 10/West Broadway Street does not have a traffic control light, making increased use by new manufacturing and other industrial uses problematic. Furthermore, the intersections of the internal subdivision roads of Derby, Summit, Inspiration and Futurity Drives with U.S. Highways 93/10/West Broadway Street do not have traffic control lights.

Highways – U.S. Highways 93 and 10 are currently constructed to “urban” highway standards with traffic control devices at the intersections with West Broadway Street and Cartage Road. As the WYE area develops over time, this highway design may become inadequate. Design upgrades might include acceleration and/or deceleration lanes, additional traffic lanes, traffic control devices at strategic locations, pedestrian facilities, pedestrian crossing control devices, and/or lighting.



Figure 8. Along Derby Lane

Water/Wastewater Infrastructure

Water for users within the area is provided by wells. In addition, more recently developed properties are required to provide static cisterns for fire protection water. The City of Missoula’s water main is located about 1.5 miles southeast of this area. To support value-adding economic development both drinking water and the water supply for firefighting purposes may need to be addressed. As the area grows, a centralized water system may be desirable. A centralized system would have the potential to address both types of water supply needs.



Figure 9. Sewer access on Derby Drive

Historically, uses in this area are served by on-site septic systems; however, the soils in the area are problematic for these types of systems. The City of Missoula has extended pressurized and gravity sewer mains to many sections of the area (Figure 9). Not all properties with available City of Missoula sewer have extended service lines and/or connected to the sewer. The retention, expansion and recruitment of value-adding economic development in WYE area may require the expansion of the City of Missoula centralized sewer system and connecting service lines.

Drainage

The imperviousness of the clay soils in the area create drainage and runoff issues. There is some indication that this situation may not be able to be adequately addressed on-site by individual properties.

Fire Services

The WYE area is served by the Frenchtown and Missoula County Rural Fire Departments. Fire protection water is provided by static cisterns, and the Frenchtown RFD has had to haul water to the area. Firefighting would benefit from a conversion to pressurized cisterns and/or a centralized water system with fire hydrants. The Missoula RFD station is located at 6550 US Highway 10 West, about ½ mile southeast of this area. Business growth in the area will trigger the need for more inspection services, resulting in an increased workload for the fire departments.

Air Quality

Dust from unpaved roads is a common seasonal concern in Missoula County. The best and longest lasting way to prevent dust emissions from roads is to pave the road. Current Missoula City-County regulations require all new roads and most driveways in the designated Air Stagnation Zone, which includes the WYE TEDD, be paved and require reasonable precautions be taken to control fugitive particulate emissions from any source or activity. This step reduces road dust emissions to protect health and meet air quality standards in the future.

Law Enforcement

The WYE area is served by the Missoula County Sheriff's Office, located in the City of Missoula. Services provided by the Sheriff's Office include patrols, detention, search and rescue, and E911 Emergency Dispatch, among others. In addition, traffic laws are enforced by the Montana Highway Patrol. E911 services are provided by Century Link.

Broadband

Internet connectivity in the area is uneven. Areas that are not served by fiber experience poor service. This area would be well served by connection to and expansion of fiber optic service.

General Improvements

Additional infrastructure and public service deficiencies will be identified and addressed over time. These might include, for example, public transportation services and cutting-edge communication infrastructure.

Eligibility for TEDD Designation

In addition to establishing infrastructure deficiencies, there are additional conditions that have to be met in order for an area to be eligible for TEDD designation. According to §7-15-4213 MCA, the local governing body must submit the Comprehensive Development Plan for the TEDD to the planning commission of the municipality for review and recommendations as to its conformity with the growth policy or parts of the growth policy for the development of the municipality as a whole if a growth policy has been adopted pursuant to Title 76, chapter 1. (State of Montana, 2019). In addition, the area must be zoned for uses by a local government under Title 76, chapter 2, part 2 or 3, in accordance with the area growth policy, as defined in Title 76, chapter 1 per §7-15-4279 MCA. (State of Montana, 2019)

The growth policy itself must include language in support of secondary, value-adding economic development. In addition, the Missoula Area Land Use Designation Map, which was effective on June 6th, 2019 must show industrial and commercial land use designated properties within the final TEDD boundary. These designations include “Industrial Center”, “Heavy Industrial Center” and/or “Commercial Center”.

Finally, the final TEDD boundary must include whole parcels. Given these requirements for TEDD designation, the area that was determined to be eligible for designation as a TEDD constitutes a subset of the entire area that was reviewed. The area reviewed for infrastructure deficiencies is outlined in the solid green line in Figure 10 below, while the “TEDD Ready” area is shown as a dashed line.

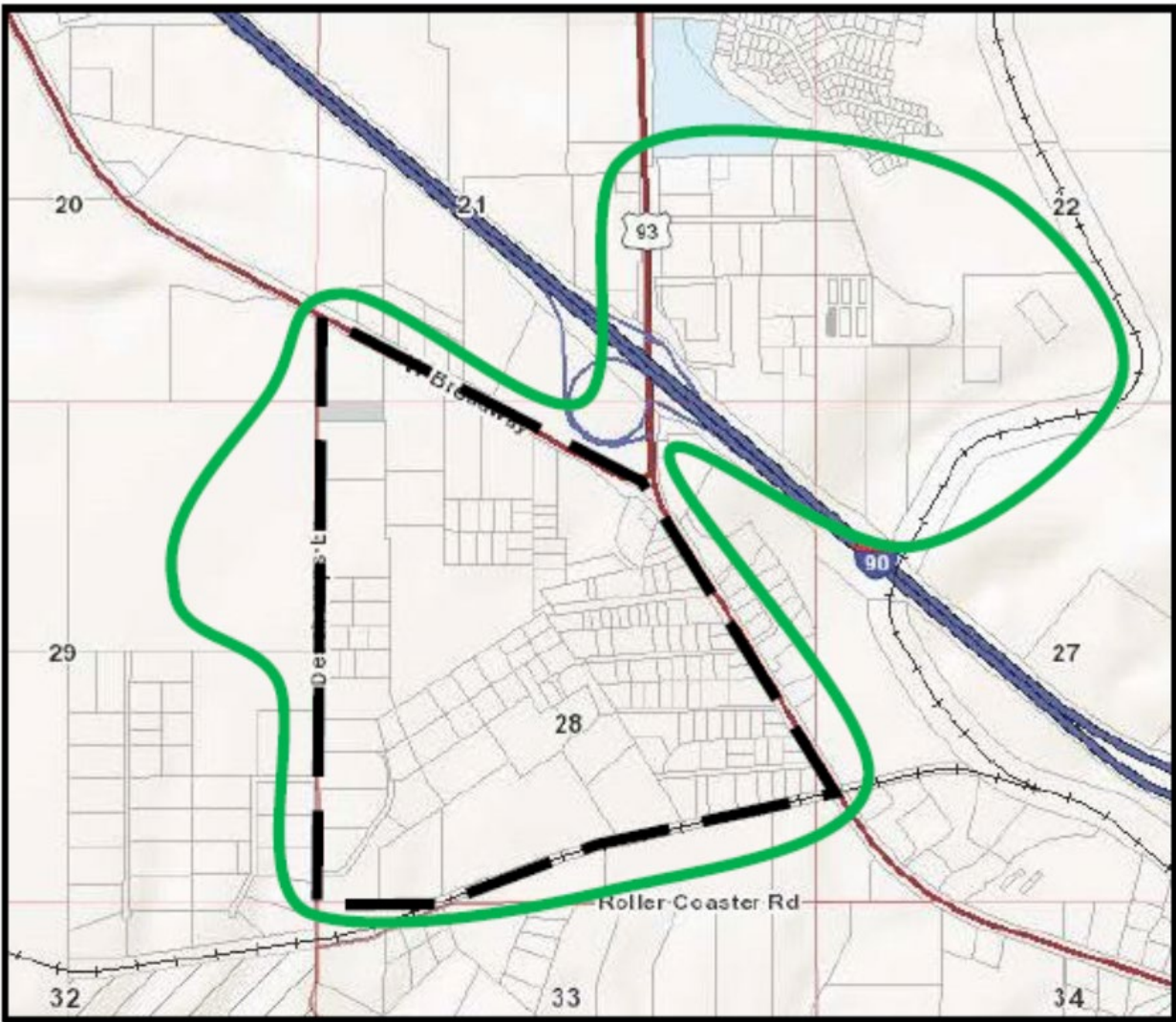


Figure 10. WYE Area Reviewed for Infrastructure Deficiencies (Noted in Green) and TEDD Eligible Area (Noted as a Dashed Line)

Conclusion

Based on the information presented in this *Statement of Infrastructure Deficiencies*, a finding can be made that the WYE area exhibits conditions that constitute impediments to the development of infrastructure-intensive, value-adding economic development in Missoula County. Further, the area noted within the dashed line in Figure 10, above, meets the land use criteria set forth in the statutes governing the creation of TEDDs, and is therefore eligible for inclusion in a Targeted Economic Development District.

Chapter 4. Planning Consistency and Zoning Accordance with the *Missoula County Growth Policy*

The Montana Urban Renewal statute requires the WYE TEDD comprehensive development plan to be in conformance with the *Missoula County Growth Policy* per §7-15-4213 MCA. In addition, the statute requires, per §7-15-4279 MCA, that a Targeted Economic Development District (TEDD) be zoned for uses by a local government under Title 76, chapter 2, part 2 or 3, in accordance with the area growth policy, as defined in §76-1-103, MCA. Therefore, in accordance with §7-15-4213, MCA and §7-15-4279 MCA, prior to its approval of the ordinance establishing a TEDD, the local governing body shall:

- Submit the Comprehensive Development Plan to the planning commission of the municipality for review and recommendations as to its conformity with the growth policy
- Request a review and recommendation as to whether the zoning within the TEDD is in accordance with the Growth Policy

On October 6, 2020, the Missoula City-County Planning Board found that the area of the WYE TEDD was zoned in accordance with the *Missoula County Growth Policy* per statutory requirements and reviewed the WYE TEDD Comprehensive Development Plan and found it to be in conformance with the *Missoula County Growth Policy* per statutory requirements.

The *Missoula County Growth Policy* was adopted July 13, 2016, by Resolution 2016-098 and amended June 6, 2019, by Resolution 2019-090.

The WYE TEDD Comprehensive Development Plan is an “area and issue” plan as defined in Chapter 4 of the *Missoula County Growth Policy*. Area and issue plans follow the guidance provided in Chapter 4 and are assessed for consistency with the growth policy using the goals and objectives provided in Chapter 2 of the *Missoula County Growth Policy*. Plans are not required to address all the goals and objectives, but they must not contradict those that apply.

The WYE TEDD Comprehensive Development Plan falls within the definition of the following two types of area plans:

- Commercial and/or industrial development area plan - Provides opportunities for commercial and/or industrial development designed to serve the local community and results in additional employment and a reliable tax base
- Public services and infrastructure area plan - Addresses how appropriate types of public services, infrastructure and transportation options will be provided, and sets goals and actions to achieve an appropriate level of service delivery

Missoula County Growth Policy

The *Missoula County Growth Policy* contains guiding principles, goals and objectives for how the county plans to address community challenges in the coming years. The following are applicable to preparing and implementing the WYE TEDD Comprehensive Development Plan:

- **Sustainability:** Local government should strive to make decisions that are environmentally sound, fiscally responsible, and supportive of healthy communities over the long term.
- **Economic development:** Economic measures should focus on long term economic development that is fiscally responsible and does not unduly compromise quality of life or the natural environment.
- **Public health and safety:** Missoula County will strive to protect public health, safety, and welfare in a fiscally responsible manner.
- **Balancing interests and minimizing regulation:** The public interests of promoting economic development, conserving natural resources, maintaining community character, protecting public health and safety, and supporting private property rights should be weighed and balanced in decision-making. The use of regulatory and voluntary measures will be evaluated with an effort to employ the minimum amount of regulation necessary to protect public interests.
- **Partnerships:** Efforts by non-governmental groups, private individuals, tribal government, and state and federal agencies to achieve community goals are as vital to community development as local governmental actions. Partnerships among these groups, individuals and local government are essential.
- **Infrastructure:** Investing in infrastructure, as part of implementing planning, is one of the most effective ways to build enduring communities.

Specific goals and objectives provided in Chapter 2 of the *Missoula County Growth Policy* are provided below followed by analysis demonstrating the WYE TEDD Comprehensive Development Plan's conformance with the growth policy.

- **Goal #5** - Promote economic development that creates opportunities throughout Missoula County including people living and working in rural communities and across wage levels
 - Objective 5.3 Facilitate well-designed commercial and industrial development that is located appropriately, served by necessary infrastructure, conducive to public health and the environment, and reduces buyer and developer financial and legal risks.
 - Objective 5.4 Facilitate the re-use of former industrial sites and previously developed, under-utilized parcels of land to revitalize blighted and infrastructure deficient areas and spur private investment.
- **Goal #6** - Embrace emerging economic trends and new technologies that will prepare Missoula County for the economy that will exist in 20 years
 - Objective 6.1 Support initiatives to expand digital communications and develop clean technologies throughout the county.
- **Goal #7** - Sustain and promote the land- and resource-based industries of agriculture, timber, restoration, and recreation that are part of the local economy and heritage.
 - Objective 7.2 Support local agriculture and businesses involved with wood products and encourage value-added operations.

- **Goal #9** - As part of planning, support the provision of infrastructure and services to and within rural communities
 - Objective 9.1 Support increased infrastructure capacity, services and amenities in and around existing communities where appropriate.

As discussed in Chapter 9 of the *Missoula County Growth Policy: Conditions, Trends, and Projections – Economic Development* (pages 95-97), one of the implementation actions is to work closely with economic development agencies to develop a targeted economic development plan. Goals 5, 6 and 7 in Chapter 2 of the *Growth Policy* describe Missoula County’s approach to address economic development challenges and opportunities.

The goals of the WYE TEDD as stated in the Comprehensive Development Plan and described in Chapter 5 are:

- GOAL 1.** Promote Economic Development in Support of the Retention, Expansion and Recruitment of Secondary Value-adding Industry
- GOAL 2.** Enhance Transportation Access
- GOAL 3.** Invest in Efficient Delivery of Public Infrastructure

Evaluation of the WYE TEDD Comprehensive Development Plan for conformance with Overall Principles and Goals of the Growth Policy:

1. In conformance with the *Missoula County Growth Policy*, the WYE TEDD Comprehensive Development Plan seeks to provide long term economic stability, and to use planning and the development of public infrastructure as tools for managed growth.
2. The WYE TEDD Comprehensive Development Plan does not suggest any revision to the *Missoula County Growth Policy*.

Missoula Area Land Use Element

The *Missoula Area Land Use Element*, which contains the Missoula Land Use Designation Map, is a long-range planning tool, guiding growth over a 20-year horizon. It is a visual and written description of the desired future character of land use in the community. While the land use element is a policy document, it contains a list of actions such as zoning amendments and infrastructure improvements as recommended implementation steps.

The Map is an important piece of the growth policy, used as the policy foundation for making decisions on land use issues. This Map was updated with the adoption of the *Missoula Area Land Use Element* on June 6, 2019. Land use designations and mapping are intended to reflect the desired future land use and development pattern for local communities and the county. The Land Use Designation Map provides an overarching guide for any regulations that address land use and/or development patterns such as zoning and subdivision regulations.

The Land Use Designations Map (Figure 11) illustrating the *Missoula County Growth Policy* land use designations for the TEDD area follows:

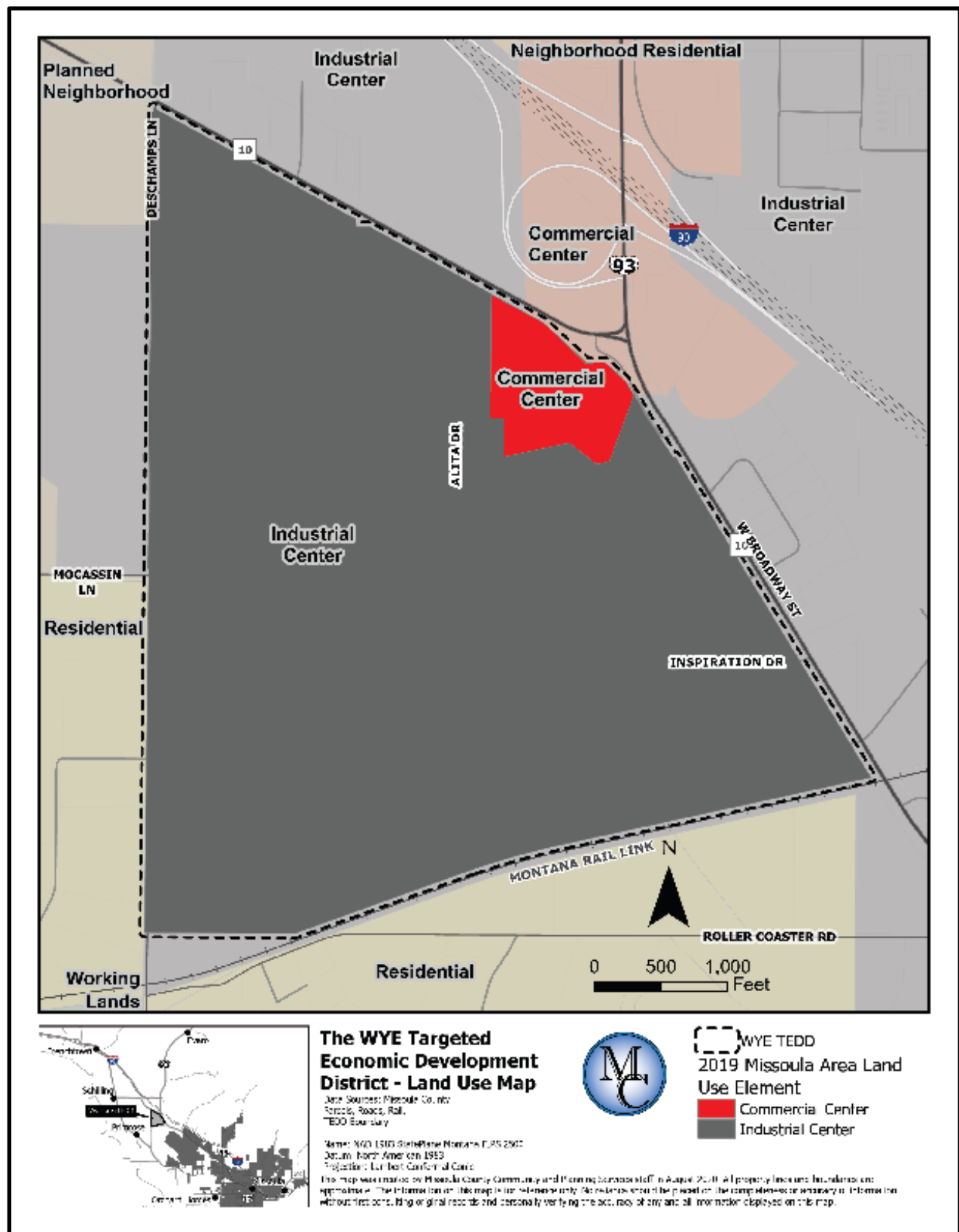


Figure 11: Missoula County Land Use Designations for WYE TEDD Area

The WYE TEDD area designated land uses of “Industrial Center” and “Commercial Center”. These land use designations are addressed in the following goals:

Industrial Center GOAL

- Contributes to the county’s economic base by providing places where people work, create, build, store, and distribute goods and services.

Land use is a mix of office, research, studios, manufacturing, warehousing, and distribution.

Commercial Center GOALS

- Provides opportunities for retail, service, and employment.
- Provides for a mix of primarily commercial and higher intensity residential choices in a well-connected, walkable pattern.

Planned land uses primarily consist of auto-oriented retail, lodging, offices, food service, and automobile service.

Existing land uses within the area of the WYE TEDD include a mix of manufacturing, warehousing, distribution, retail and a small cluster of residential.

The *Missoula Area Land Use Element* is also used to help guide development of public infrastructure, plan for delivery of local services, and signal to the private sector where certain kinds of development are preferred. The *Missoula Area Land Use Element* states that where appropriate, Missoula County must become proactive in planning for and developing infrastructure in order to successfully implement the Land Use Designation Map. It is imperative for Missoula County to utilize infrastructure already in place to ensure a better economic use of those prior investments.

Furthermore, it is imperative for Missoula County to work with public- and private-sector partners to identify strategies and develop the missing infrastructure pieces in underserved areas. Infrastructure improvements are large investments that require the county to carefully consider the fiscal impact and maintenance obligations over time. With sound planning and fiscal responsibility, infrastructure is a fundamental tool for implementing this plan. *The Missoula Area Land Use Element* provides a strong basis for the establishment of a TEDD, notably in the following statements of policy:

Plan for the Physical Framework Needed to Facilitate Unique Neighborhoods

Missoula County’s role is to enable the evolution of existing and emerging neighborhoods to capture their distinct identity and sense of place. The WYE is both an existing and emerging neighborhood, having higher levels of infrastructure and services than other locations in the county, enabling a greater variety of services.

Working with residents, the county’s role is to enable the growth and development of neighborhoods through the implementation of the Land Use Designation Map. In some neighborhoods, like the WYE, it could be transformational. In all cases, investment in infrastructure through a variety of sources, including private-public partnerships, will be necessary. The county

will need to ensure neighborhoods are well-connected with other parts of the community with roads, through non-motorized connections, and in some cases through transit.

Planning and Building infrastructure to proactively guide where and how growth occurs.

Inherent in this policy is the need to increase capacity for funding capital projects and ongoing maintenance. Potential infrastructure outcomes include:

- **The expansion or development of water service to the WYE**
The lack of public water at the WYE, both north and south of Interstate 90, is constraining the development potential of an area long planned for future growth. Extending existing water systems and/or developing new water systems are needed to address the constraints. Options for new or expanded water service exist and could be developed through a variety of alternatives that need greater analysis.
- **Improvements to the existing road network south of the WYE**
Roads such as Roller Coaster Road and Deschamps Lane need to be brought to a higher standard to accommodate future growth.

Potential infrastructure funding sources include the creation of districts that allow the use of Tax Increment Financing (TIF) to maximize opportunities for industrial areas. Many of the areas designated for industrial use lack “shovel-ready” sites due to infrastructure constraints. TIF can fund the infrastructure necessary to get lands “shovel-ready.” With the right infrastructure in place, the efficiency of the land use increases, bringing more industrial lands online. For example, the efficiency of industrial lands by the WYE could be improved through the extension of infrastructure financed by TIF districts.

Evaluation of the WYE TEDD Comprehensive Development Plan for conformance with *Missoula Area Land Use Element*:

1. In conformance with the *Missoula County Growth Policy*, the WYE TEDD Comprehensive Development Plan seeks to address infrastructure deficiencies that constitute a serious impediment to the promotion of secondary, value adding industrial activities. These infrastructure deficiencies are also identified in the *Missoula Area Land Use Element* as critical components for “Industrial Center” and “Commercial Center” land use designations.
2. The WYE TEDD Comprehensive Development Plan provides a plan for redevelopment of an existing “Industrial Center” and “Commercial Center” designated area to grow the economic base and attract new secondary value-adding industry.
3. The *Missoula Area Land Use Element* specifically identifies the Wye area as an optimal location for a targeted economic development district.
4. The WYE TEDD Comprehensive Development Plan does not suggest any revision to the *Missoula Area Land Use Element* or the existing land use designations, and instead will help implement the *Missoula Area Land Use Element*.

WYE TEDD Area Zoning in Accordance with the *Missoula County Growth Policy*

All of the area included within the WYE TEDD is zoned under the Missoula County Zoning Regulations, most recently adopted April 11, 2017, by Resolution #2017-039. The purposes of this regulation are:

1. Promote the public health, safety, morals, and general welfare;
2. Secure safety from fire, panic, and other dangers;
3. Prevent overcrowding of land and undue concentrations of population;
4. Prevent waste and inefficiency in land use;
5. Encourage innovations in residential development and renewal so that the needs of the community for housing may be met by greater variety, type, and design of dwellings;
6. Provide open space for travel, light, air, and recreation;
7. Provide adequate land and space for the development of residential, commercial, and industrial uses, and encourage such development in locations calculated to benefit the area at large with reasonable consideration to the character of the area and its peculiar suitability for particular uses;
8. Facilitate adequate provisions for transportation, water, sewage, schools, parks, and other public services;
9. Stabilize and conserve the value of buildings and land;
10. Avoid excessive expenditure of public funds for public services; and,
11. Promote and guide development consistent with the goals and objectives of the Missoula County Growth Policy and of the laws of the State of Montana.

The area of the WYE TEDD is zoned C-I1 Light Industry and C-C2 General Commercial. The map representing the County zoning districts for the WYE TEDD area follows (Figure 12):

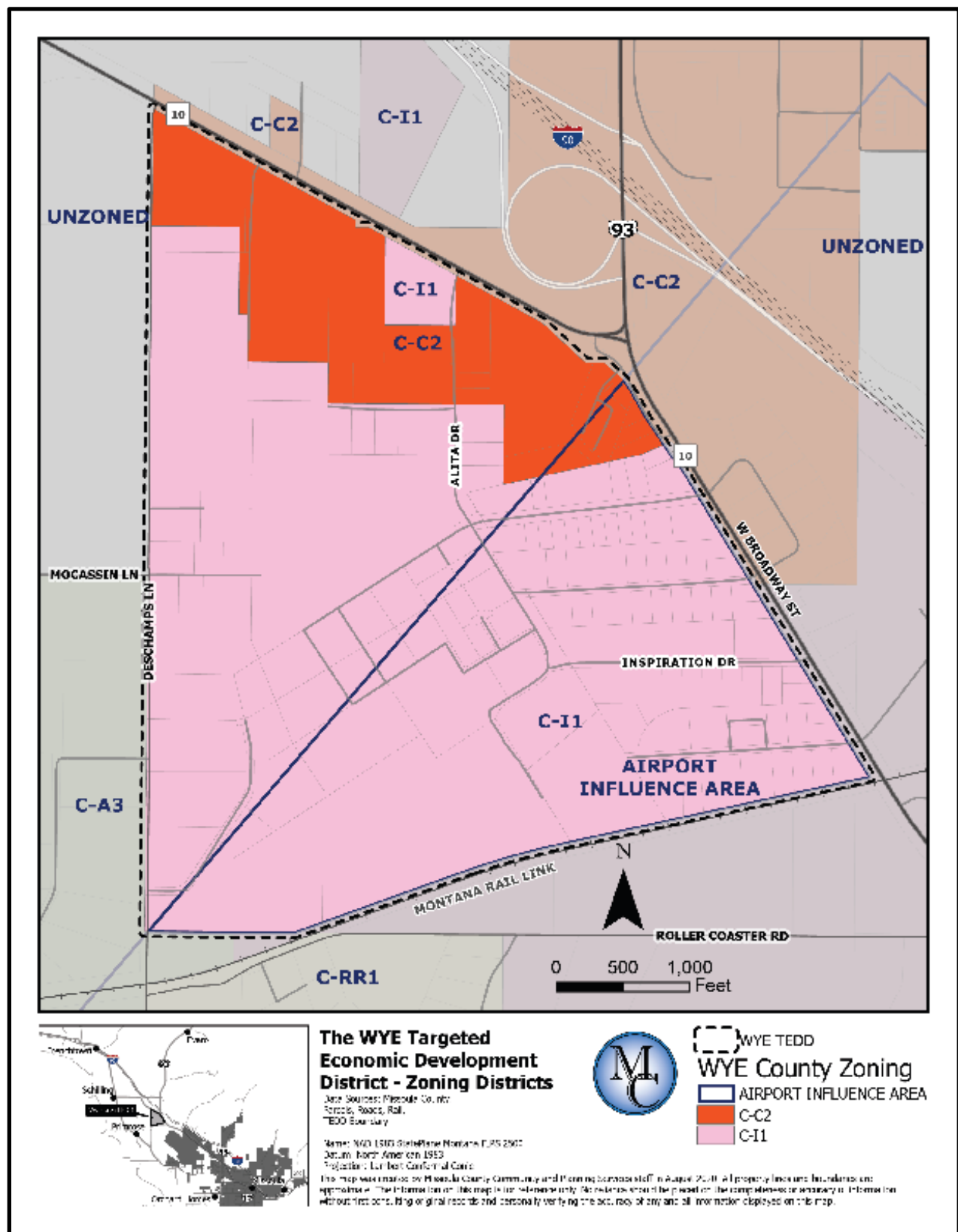


Figure 12: Missoula County Zoning Districts of the WYE TEDD Area

The C-I1, Light Industry, zone is intended to accommodate light manufacturing, processing, fabrication, repairing, and assembly of products or materials, warehousing and storage, transportation facilities, and commercial uses with large land requirements.

The intent of C-C2, General Commercial, zone is to provide for the conduct of retail trades and services that are inherently automotive and highway oriented and for commercial uses of low intensity which may require large areas of land.

Industry or Industrial is defined as the manufacture, storage, extraction, fabrication, processing, reduction, destruction, conversion, or wholesaling of any article, substance or commodity or any treatment thereof in such a manner as to change the form, character, or appearance thereof.

Evaluation of the WYE TEDD Comprehensive Development Plan for Accordance of Zoning with the *Missoula County Growth Policy*:

1. The WYE TEDD Comprehensive Development Plan supports the purpose of the Missoula County Zoning Regulation.
2. The WYE TEDD Comprehensive Development Plan supports “industry” as defined by the Zoning Regulations.
3. The area of the WYE TEDD Comprehensive Development Plan that is zoned C-I1, Light Industry, has a *Missoula Area Land Use Element* designation of “Industrial Center”.
4. The area of the WYE TEDD Comprehensive Development Plan that is zoned C-C2, General Commercial, has a *Missoula Area Land Use Element* designation of “Commercial Center”.
5. The WYE TEDD Comprehensive Development Plan does not suggest any revision to the *Missoula County Growth Policy*, *Missoula Area Land Use Element*, existing land use designations or zoning classifications.

Conclusion

Based on these findings and as documented in the Missoula City-County Planning Board’s resolution of recommendation and the minutes of October 6th, 2020:

- ✓ Area and issue plans follow the guidance provided in Chapter 4 and are assessed for consistency with the growth policy using the goals and objectives provided in Chapter 2 of the *Missoula County Growth Policy*. Plans are not required to address all the goals and objectives, but they must not contradict those that apply.
- ✓ An evaluation of conformance and accordance must consider the *Missoula County Growth Policy* document as a whole and a combination of all factors included in the entire *Missoula County Growth Policy* such as relevant principles, goals, objectives, land use designations, and implementation as described above.

- ✓ The WYE TEDD Comprehensive Development Plan follows the guidance provided in Chapter 4 of the *Missoula County Growth Policy*.
- ✓ The WYE TEDD Comprehensive Development Plan addresses the goals and objectives described in this chapter above, and it does not contradict those that apply.
- ✓ The WYE TEDD Comprehensive Development Plan is consistency with the growth policy using the goals and objectives provided in Chapter 2 of the *Missoula County Growth Policy*.
- ✓ The WYE TEDD Comprehensive Development Plan does not suggest any revision to the *Missoula County Growth Policy*, *Missoula Area Land Use Element*, existing land use designations or zoning classifications.
- ✓ The WYE TEDD Comprehensive Development Plan can be described as being in conformance with the *Missoula County Growth Policy* pursuant to §7-15-4213 MCA.
- ✓ The zoning within the area of the WYE TEDD can be described as zoned for use in accordance with the *Missoula County Growth Policy* demonstrating adherence to §7-15-4206, 4208, and 4209 MCA.

Conclusions of Law:

1. The *WYE TEDD Comprehensive Development Plan* has been evaluated against the relevant goals, policies and objectives of the *Missoula County Growth Policy*, and the *WYE TEDD Comprehensive Development Plan* is in conformance with the *Missoula County Growth Policy*.
2. The zoning in the area of the *WYE TEDD Comprehensive Development Plan* has been evaluated against land use designations of the *Missoula Area Land Use Element*, and the zoning in the area of the *WYE TEDD Comprehensive Development Plan* is in accordance with the *Missoula County Growth Policy*.

Chapter 5. Goals and Strategies of the WYE TEDD

As stated above, Missoula County, Montana is interested in fostering the retention, expansion and development of secondary, value-adding industries within its jurisdiction. The creation of the TEDD will help the County to realize its vision, which states, in part that:

“Missoula County residents have access to good jobs in new and emerging industries, high quality services, and a variety of affordable housing choices for a diverse citizenry. Natural resources, including public lands, rivers, lakes, streams, wildlife, mountains, clean air and agriculture will continue to flourish, support an active lifestyle, and create opportunities for economic prosperity.” (Missoula County)

The Growth Policy also recognizes the roles that transportation and manufacturing play in the livelihoods of Missoula County’s residents:

“Missoula County has always been fortunate to enjoy access to the larger region that ushered in new waves of economic development. First the railroad was constructed through the area in mid to late 19th century, followed later by Interstate 90. Now the very same alignment that accommodated these two transportation facilities provides the route for a major backbone of the digital highway between the Midwest and the West Coast. In the transitioning economy, the manufacturing sector continues to be strong while the University provides new opportunities with a steady stream of graduates. Opportunities in restoration, renewable energy, re-development and re-use of older commercial sites, and positioning the county to capitalize on recreational opportunities and a high quality of life have great promise.” (Missoula County)

This WYE TEDD Comprehensive Development Plan provides a framework for activities that will be undertaken by a variety of public and private entities. It suggests a variety of strategies that may be employed by the local government, in response to those infrastructure deficiencies set forth in Chapter 3 to encourage investment in the district. The WYE will promote economic development, improve area employment opportunities and expand the community’s tax base. With establishment of the TEDD, Missoula County is directing its resources to rectify infrastructure deficiencies and promote economic development that will help sustain and improve the county’s quality of life.

Goals

Following are the goals of this Comprehensive Development Plan and associated strategies. These goals support the overall purpose and intent of the WYE TEDD as presented in Chapter 1.

Goals of the WYE TEDD Comprehensive Development Plan

GOAL 1. Promote Economic Development in Support of the Retention, Expansion and Recruitment of Secondary Value-adding Industry

Rationale: Retention and Expansion of value-adding commerce including manufacturing strengthens the community, opens investment opportunities, enables livable wage jobs and supports the sound growth of the community.

GOAL 2. Enhance Transportation Access

Rationale: This area is adjacent to three highways and a rail right-of-way, and in close proximity to the Missoula International Airport. Improving access of these facilities would further interstate commerce.

GOAL 3. Invest in Efficient Delivery of Public Infrastructure

Rationale: Infrastructure is the backbone of the community. Private development typically requires a corresponding public investment in infrastructure. Capital improvements will help achieve economic vitality and support the delivery of public services.

Strategies

Achieving the TEDD goals will depend on a strategic approach that includes both well-designed projects and significant capital investment. The actions outlined below provide a set of basic approaches, which are key to sustainable economic development and address infrastructure deficiencies that constitute a serious impediment to the retention, expansion and recruitment of infrastructure-intensive, secondary value-adding commerce in the County.

The following strategies are intended to provide a framework for decision-making and are intentionally general in nature:

GOAL 1. Promote Economic Development in Support of the Retention, Expansion and Recruitment of Secondary Value-adding Industry.

1.1. Planning

1.1.1. Support area and issue specific planning such as:

1.1.1.1. Targeted marketing to:

1.1.1.1.1. Further the production of secondary, value-adding commodities that can be exported outside the state.

1.1.1.1.2. Support technology-based businesses that, through the employment of knowledge or labor, add value to a product, process, or export service resulting in the creation of new wealth.

1.1.1.1.3. Facilitate the opportunity for a diversified economic base of multiple independent secondary value-adding businesses.

1.1.1.2. Sustainable approaches or technology advances

1.1.1.3. Complementary and interdependent activities and commerce

1.1.1.4. Linkages to other sectors to take advantage of associated job

training programs, research and development, and technology transfer

1.1.2. Further public-private partnerships such as:

1.1.2.1. Participants in potentially symbiotic commerce and/or activities

- 1.1.2.2. Landowners and railroads
- 1.1.2.3. Local, regional, state and federal entities
- 1.1.2.4. Landowners and post-secondary education providers
- 1.1.3. Examine the usefulness of incentive programs such as:
 - 1.1.3.1. Targeted commerce recruitment
 - 1.1.3.2. Workforce training
- 1.2. Implementation
 - 1.2.1. Establish incentive programs determined to be useful

GOAL 2. Enhance Transportation Access

- 2.1. Planning
 - 2.1.1. Support area and issue specific planning such as:
 - 2.1.1.1. Transloading facilities
 - 2.1.1.2. Rail spurs
 - 2.1.1.3. Public transit
 - 2.1.1.4. Port authority applicability
 - 2.1.2. Develop public-private partnerships such as:
 - 2.1.2.1. Landowners and railroads
 - 2.1.2.2. Local, regional, state and federal entities
- 2.2. Implementation
 - 2.2.1. Invest in transportation proximity projects determined to be of benefit to the community
 - 2.2.2. Promote investment in the interface between commerce and transportation access such as rail spurs and transloading facilities

GOAL 3. Invest in Efficient Delivery of Public Infrastructure

- 3.1. Planning
 - 3.1.1. Support area and issue specific planning such as:
 - 3.1.1.1. Capital Improvements
 - 3.1.1.2. Transportation
 - 3.1.1.3. Emergency Services
 - 3.1.1.4. Communication Technology
 - 3.1.1.5. Regional Stormwater
 - 3.1.1.6. Community Water System
 - 3.1.2. Develop public-private partnerships such as:
 - 3.1.2.1. Landowners, Missoula County and emergency service providers
 - 3.1.2.2. Local, regional, state and federal entities
 - 3.1.2.3. Public, quasi-public and private infrastructure providers
- 3.2. Implementation
 - 3.2.1. Invest in public infrastructure projects supporting secondary value-adding commerce
 - 3.2.2. Invest in implementation of county capital improvement plans
 - 3.2.3. Invest in life safety and hazard mitigation
 - 3.2.4. Leverage public and private funds for public infrastructure

- 3.2.5. Employ economies of scale and sustainability to enhance efficiency and reduce individual costs of installing and extending public infrastructure
- 3.2.6. Support the extension and expansion of technological advances
- 3.2.7. Invest in access to alternative energy sources

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Chapter 6. Targeted Economic Development Activities

Secondary, value-adding industries

Missoula County will work with other public entities and private enterprises to establish an industrial and economic development framework to target and recruit secondary, value-adding industries. This effort will be multifaceted and will include investments in public infrastructure and industry retention and recruitment. Industries that could be targeted for development or expansion within the WYE TEDD are presented in Figure 13, by North American Industry Classification System (NAICS) code. (NAICS, 2019)

<i>Figure 13. Potential/Existing Industries – WYE TEDD</i>	
NAICS CODE	INDUSTRY
31-33	<p>Manufacturing</p> <p>The Manufacturing sector comprises establishments engaged in the mechanical, physical, or chemical transformation of materials, substances, or components into new products. The assembling of component parts of manufactured products is considered manufacturing, except in cases where the activity is appropriately classified in Sector 23, Construction.</p> <p>Establishments in the Manufacturing sector are often described as plants, factories, or mills and characteristically use power-driven machines and material handling equipment. However, establishments that transform materials or substances into new products by hand or in the worker's home and those engaged in selling to the general public products made on the same premises from which they are sold, such as bakeries, candy stores, and custom tailors, may also be included in this sector. Manufacturing establishments may process materials or may contract with other establishments to process their materials for them. Both types of establishments are included in manufacturing.</p>
327213	<p>Transportation and Warehousing</p> <p>The Transportation and Warehousing sector includes industries providing transportation of passengers and cargo, warehousing and storage for goods, scenic and sightseeing transportation, and support activities related to modes of transportation. Establishments in these industries use transportation equipment or transportation related facilities as a productive asset. The type of equipment depends on the mode of transportation. The modes of transportation are air, rail, water, road, and pipeline.</p> <p>The Transportation and Warehousing sector distinguishes three basic types of activities: subsectors for each mode of transportation, a subsector for warehousing and storage, and a subsector for establishments providing support activities for transportation. In addition, there are subsectors for establishments that provide passenger transportation for scenic and sightseeing purposes, postal services, and courier services.</p>

Figure 13. Potential/Existing Industries – WYE TEDD	
NAICS CODE	INDUSTRY
	<p>A separate subsector for support activities is established in the sector because, first, support activities for transportation are inherently multimodal, such as freight transportation arrangement, or have multimodal aspects. Secondly, there are production process similarities among the support activity industries.</p> <p>One of the support activities identified in the Support Activities for Transportation subsector is the routine repair and maintenance of transportation equipment (e.g., aircraft at an airport, railroad rolling stock at a railroad terminal, or ships at a harbor or port facility). Such establishments do not perform complete overhauling or rebuilding of transportation equipment (i.e., periodic restoration of transportation equipment to original design specifications) or transportation equipment conversion (i.e., major modification to systems). An establishment that primarily performs factory (or shipyard) overhauls, rebuilding, or conversions of aircraft, railroad rolling stock, or ships is classified in Subsector 336, Transportation Equipment Manufacturing, according to the type of equipment.</p> <p>Many of the establishments in this sector often operate on networks, with physical facilities, labor forces, and equipment spread over an extensive geographic area.</p> <p>Warehousing establishments in this sector are distinguished from merchant wholesaling in that the warehouse establishments do not sell the goods.</p> <p>Excluded from this sector are establishments primarily engaged in providing travel agent services that support transportation and other establishments, such as hotels, businesses, and government agencies. These establishments are classified in Sector 56, Administrative and Support and Waste Management and Remediation Services. Also, establishments primarily engaged in providing rental and leasing of transportation equipment without operator are classified in Subsector 532, Rental and Leasing Services.</p>

Further research and analysis will be required to determine which of these value-adding industries can be retained, expanded and/or recruited based on market conditions and the WYE TEDD's unique position in the marketplace. Issues such as energy costs related to operations and transportation, distance from markets and overall industry trends, as well as infrastructure requirements will help determine industries to be targeted.

Capital Improvements Planning and Implementation

Missoula County will undertake the necessary planning required to more specifically identify the infrastructure required to support the development of targeted secondary, value-adding industries. This planning effort will address necessary capital improvements and the associated costs. Infrastructure design and development could include roads, water and sewer systems, storm drains, utilities, street lighting, communication infrastructure such as cell towers and additional fiber cable, pedestrian ways and buildings.

Industry Retention and Recruitment

Once the District is established, local staff and resources and/or consultant services could be used to assist in the development of business plans, market studies and general research to retain, expand and recruit secondary, value-adding industries to the TEDD. As the District starts generating TIF revenue, these funds may be directed to these activities as well.

Partnerships

The implementation of the WYE TEDD program will require cooperation between the public and private sectors. Missoula County, in order to encourage private enterprise, shall afford maximum opportunity consistent with the sound needs of the community as a whole, to the development of the TEDD by private enterprise. Property and business owners should acknowledge the advantage of the investment within the TEDD of property tax dollars generated within the District and make corresponding private investments to further economic activity.

Financing

Tax Increment Financing (TIF)

Once targeted secondary value-adding industries and required capital improvements have been more clearly identified, the next step will be to develop the mechanisms to implement the overall TEDD program. Private development will generate the new property taxes (TIF dollars) necessary to finance public infrastructure development, which supports secondary value-adding economic activities. Therefore, enterprise development and public investments must occur hand in hand. In some cases, the construction of public infrastructure will be financed through a combination of TIF and other private, local, state and federal funding sources.

TIF revenues may only be used for infrastructure projects as allowed under §7-15-4288, MCA for the development of secondary value-adding industries as defined in §7-15-4279, MCA. If both value adding and non-value adding enterprises would benefit from TIF investments in infrastructure, the amount of TIF revenues invested may only be in proportion to the resulting benefit to value-adding businesses.

TIF can be used to service the debt for a TIF bond. Tax increment revenues would be pledged to pay bond principal and interest annually. The size and term of the bond would depend on tax increment revenues available from private sector taxpayers within the TEDD. While Montana law provides that urban renewal districts utilizing a tax increment financing provision may only be authorized for 15 years, the time period may be extended to coincide with the term of a tax increment bond, but no longer than an additional 25 years.

It may be necessary for the private taxpayer(s) to enter into an agreement with Missoula County to assure, for the term of the bond, the annual payment of all property taxes due or an equivalent amount if the taxpayer no longer holds property in the district. The amount of tax increment realized each year must exceed the amount of the bond payment to be made each year, and initially by as much as two times the annual bond payment to enable the County to establish and maintain an adequate reserve of tax increment funds in an amount determined at the time of the bond issuance.

- A project for which tax increment will be used for bond payments must be a specifically approved TEDD project and, in keeping with the goals of the District to support secondary, value-adding economic development. It must be authorized, by the County Commission through the resolution or ordinance, as required by bond counsel procedure.
- Annual Tax Increment Appropriations – The County may finance smaller public infrastructure improvements from its annual tax increment receipts by appropriation. Funds available each year would be determined by the size of the annual increment and any prior commitments (such as bond debt service requirements and administrative costs).
- Tax Increment Financing Revolving Loans – The Montana urban renewal statutes provide for the establishment of loan programs, whereby TIF funds may be loaned for the construction of private infrastructure or other activities in support of the goals of the urban renewal or targeted economic development district. As principal and interest payments are made, the funds may be loaned again, even after the TIF provision terminates. The County may establish a revolving loan program, based on the availability of TIF funds as well as other financial resources.
- Other Debt Financing – The County may borrow funds from commercial lending institutions or loan funds to the district in order to finance public infrastructure improvements. Annual tax increment revenues will pay principal and interest on the loan.

Other Local Debt Financing Mechanisms

County governments can make use of various kinds of debt financing to fund programs and projects. These include general obligation bonds, rural special improvement district bonds, sewer and water district bonds and revenue bonds. Debt financing enables local governments to finance major infrastructure projects using future revenue from special assessments, user fees, and other forms of revenue.

General Obligation Bonds

Under §7-7-2201, MCA, the board of county commissioners of a county may issue, negotiate, and sell coupon bonds on the credit of the county, as more specifically provided in this part, for any of the following purposes:

- 1) acquiring land for sites and grounds for a public building or buildings of any kind within the county and under its control, which the county has lawful authority to acquire or erect, control, and maintain except that if the bonds are sold to fund a multicounty jail facility, funds may be used in the county in which the multicounty jail facility is located;
- (2) acquiring land for any other public use or activity within the county, under its control and authorized by law;
- (3) (a) constructing, erecting, or acquiring by purchase necessary public buildings within the county, under its control and authorized by law;
(b) making additions to and repairing buildings; and
(c) furnishing and equipping the buildings except that if the bonds are sold to fund a multicounty jail facility, funds may be used in the county in which the multicounty jail facility is located;
- (4) building, purchasing, constructing, and maintaining devices intended to protect the safety of the public from open ditches carrying irrigation or other water;

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

Rural Special Improvement Districts

Under §7-12-2102, MCA, a board of county commissioners may order and create special improvement districts outside of the limits of incorporated towns and cities for the purpose of building, constructing, or acquiring by purchase one or more of the improvements of the kind described in §7-12-4102, MCA, in or for the benefit of the special improvement district. The board of county commissioners may also order and create a special improvement district upon the receipt of a petition to create a special improvement district that contains the consent of all of the owners of property to be included in the district.

Improvements can include:

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

- The purchase, installation, maintenance, and management of alternative energy production facilities

To defray the cost of construction, acquiring and/or maintaining any of the improvements provided for in this part, including incidental expenses, the board of county commissioners shall assess the entire cost of the improvements against benefited lots, tracts, or parcels of land in the district, based upon the benefits received, and shall adopt one or any combination of methods of assessment for each improvement made or acquired for the benefit of the district.

All costs and expenses incurred in any improvement district in the acquisition, construction, or maintenance of any improvement specified in this part or incurred in the issuance of bonds or warrants of the district, including incidental expenses, shall be paid for by special improvement district bonds or warrants. Rural special improvement assessments may be collected for a term, not to exceed 30 years. If federal loans are available, the term may not exceed 40 years.

County Water and/or Sewer Districts

Under §7-13-2101, MCA, a county water and/or sewer district may be organized and managed. A petition, which may consist of any number of separate instruments, must be presented at a regular meeting of the board of county commissioners of the county in which the proposed district is located, signed by at least 10% of the qualified electors of the territory included in the proposed district.

A district that is incorporated as provided in this part may “construct, purchase, lease, or otherwise acquire and operate and maintain water rights, waterworks, sanitary sewer works, storm sewer works, canals, conduits, reservoirs, lands, and rights useful or necessary to store, conserve, supply, produce, convey, or drain water or sewage for purposes beneficial to the district. Beneficial purposes include but are not limited to flood prevention, flood control, irrigation, drainage, municipal and industrial water supplies, domestic water supplies, wildlife, recreation, pollution abatement, livestock water supply, and other similar purposes.”

A County Water and/or Sewer District incorporated as provided in this part has various powers related to a district’s finances, including to:

- “accept funds and property or other assistance, financial or otherwise, from federal, state, and other public or private sources for the purposes of aiding the construction or maintenance of water or sewer development projects;
- cooperate and contract with the state or federal government or any department or agency of the state or federal government in furnishing assurances for and meeting local cooperation requirements of any project involving control, conservation, and use of water;
- borrow money and incur indebtedness and issue bonds or other evidence of indebtedness and refund or retire any indebtedness or lien that may exist against the district or property of the district;
- cause taxes to be levied in the manner provided for in part 23 and this part for the purpose of paying any obligation of the district and to accomplish the

purposes of part 23 and this part in the manner provided in part 23 and this part;

- levy special assessments against property located in the district and benefited by any of its improvements, ..., and pledge the collections of the special assessments in whole or in part, with any other revenue of the district, to the payment of bonds issued pursuant to part 23; and
- enter into covenants and agreements as to the establishment and maintenance of reasonable rates and charges for the use of its systems or improvements or any part of the systems or improvements as required, in the judgment of the board of directors, for the favorable sale of bonds issued pursuant to part 23, including, without limitation, a covenant to establish and maintain rates and charges sufficient, with the collection of any special assessments, to pay debt service and operating, maintenance, and replacement costs of the system or improvement and fund necessary reserves or a covenant to establish and maintain rates and charges sufficient, with the collection of any special assessments, to pay operating and maintenance costs of the system or improvement, fund necessary reserves for the system or improvement, and pay debt service on bonds and to provide additional funds necessary for the purposes of the system or improvement or to provide assurance to the holders of bonds as to the sufficiency of the revenue.”

The payment of the assessment to defray the cost of constructing any improvement may be spread over a term, not to exceed 40 years.

Revenue Bonds

Under §7-7-2501, MCA, a county may issue county revenue bonds to finance any project or activity enumerated in chapter 16, part 21, of this title or in Title 75, chapter 10, part 1. Tax Increment Financing bonds are considered revenue bonds, but other types of revenue may be directed to debt service as well.

State and Federal Funding Resources

In addition, the County may pursue other state and federal funding sources. The availability of funds is dependent on a number of factors that include:

- The number of applicants in any particular funding cycle
- The priorities set forth by funding entities, reflecting state and federal policy
- The actual dollars available for particular types of projects and programs
- The ability of the local community to provide matching funds

Financing strategies for addressing individual projects will likely include combining various funding sources. Additional program information is available through various federal agencies and the Montana Departments of Commerce, Transportation, Environmental Quality, Natural Resources and Conservation, and the Governor’s Office.

Chapter 7. Program Administration

Missoula County will be responsible for managing the WYE TEDD program. All decisions regarding budgeting, program design and related actions will be made ultimately by the Board of County Commissioners. The Commissioners may make use of a TEDD advisory committee and/or contractor(s) at its discretion. A TEDD advisory committee might include five to seven interested persons, such as TEDD property owners, economic development/finance professionals, value-adding business representatives, and Missoula County staff. A County Commissioner may also serve as a non-voting member of the committee.

Each year the Commission (in conjunction with County staff and/or a TEDD advisory committee, if established) will adopt an annual TEDD budget and work plan for the following fiscal year (July 1st to June 30th). Each annual work plan will include the following elements:

- Anticipated Increment Revenue for the Year
- Project Priorities and Associated/Projected Costs
- Financing Strategies Anticipated
 - Direct Increment Revenue
 - Debt Financing including Tax Increment Revenue Bonds
 - Other Sources of Funding
- Administrative Budget including staff and consulting services (as appropriate).

Once the work plan and the associated budget are adopted, The County (in conjunction with County staff and/or a TEDD advisory committee, if established) will be responsible for:

- Developing financing strategies
- Working with property owners and private enterprises to identify public infrastructure projects for the future
- Setting project priorities
- Following all local government procurement rules with respect to:
 - Preparing bid and proposal requests
 - Reviewing proposals from engineers, contractors and other vendors
- Monitoring projects
- Conducting market analyses, engineering studies and project feasibility analyses
- Providing technical assistance
- Preparing the draft annual report as described below

In accordance with §7-15-4237, MCA, the County shall prepare an annual report of its activities for the preceding fiscal year, no later than September 30th. The report must describe how expenditures comply with the approved comprehensive development plan for the district.

TEDD Program Eligibility

Missoula County will use tax increment financing in conjunction with other funding mechanisms to support the development of secondary value-adding industry within the WYE TEDD.

In order to eligible to receive assistance, projects must:

1. Be located in the TEDD or provide connectivity, and
2. Support “secondary value-adding industries”, defined as those industries that use mechanical or chemical processes to transform materials or substances into new products capable of being exported, or those that, through the employment of knowledge or labor, add value to a product, process, or export service resulting in the creation of new wealth, per §7-15-4279, MCA.

Additional required and suggested criteria to be used in further evaluating eligible infrastructure projects includes the following:

1. Required Criteria
 - a. Consistency with adopted plans – the project must be consistent with County planning documents, including the Missoula County Growth Policy and the WYE TEDD Comprehensive Development Plan. Projects should reflect the vision, goals and objectives set forth in the County’s guiding documents.
 - b. Compliance with adopted regulations – Projects must meet the requirements of all adopted regulations
2. Suggested Criteria
 - a. Job Creation – Developments will be evaluated based upon the number of direct jobs created. Advantage will be given to developments where the wages and benefits for the jobs meet or exceed the current average Per Capita Personal Income in Missoula County.
 - b. Taxable Valuation – In most cases, private enterprises who contribute more to the community’s tax base will be eligible for greater assistance.
 - c. Leverage-Ratios – Tax increment funds will be used to construct infrastructure in support of secondary value adding economic development. Those investments of tax increment financing which result in a larger infusion of private or other public capital will generally be viewed more favorably, compared to those which result in smaller infusion of private or other public capital.
 - d. Readiness –The development of the WYE TEDD will occur as resources become available and opportunities present themselves. In some cases, public projects will occur in support of private investment that would otherwise not occur without that corresponding investment in infrastructure. Private enterprises who have secured public approvals and/or project funding have demonstrated a level of readiness. Program initiatives or funding opportunities may help bring certain TEDD projects forward.
 - e. Health and safety concerns – Projects that address urgent conditions that endanger the “health, safety....and welfare” of the people of Missoula County and support the purposes of the TEDD may be given greater consideration.

- f. Sustainability, one-time infusion of funds versus on-going need for funding – Projects that feature sustainable funding strategies will generally be ranked higher than those that require on-going funding.
- g. Opportunity to use one-time or innovative funding – A project or program that enables the County to take advantage of a one-time opportunity or innovative funding strategy may be given greater consideration.
- h. Critical infrastructure – Projects that address a critical infrastructure need and support the purposes of the TEDD may be given greater consideration
- i. Linkages – Project/programs that expanding linkages to other sectors such as education may be given greater consideration

Each project will be analyzed individually to determine the amount of financial assistance available based upon the factors stated above. Final decisions are made by the Board of County Commissioners.

How the Criteria are Used

The extent to which these criteria are applied will depend on the specific project or program being considered. They are intended to provide a decision-making framework to set priorities. In most cases, only some of the criteria would apply for a specific project or program. For instance, some projects might rank higher with respect to job creation, while others may result in greater private investment. Through the process of preparing annual work plans, the County may assign more specificity to some or all the criteria, based on changing priorities.

Given the wide range of potential activities, the criteria will be particularly effective in evaluating similar project proposals, such as multiple proposals to install public infrastructure. The criteria can also be used to develop more specific guidelines for financing programs, such as a revolving loan program established under this plan.

The criteria become particularly important as recommendations are made to the Board of County Commissioners regarding the funding of projects and programs during the budget approval process. Demonstrating how each proposed activity meets the criteria will assist the Commissioners in evaluating its appropriateness with respect to the goals and objectives of the WYE TEDD Comprehensive Development Plan as well as of the County overall.

Funding Mechanisms

Eligible infrastructure projects selected for funding may receive funding through any of the following mechanisms:

- Direct investments in public infrastructure
- Participation in private infrastructure development through the use of tax increment financing loans
- Assistance in the preparation of grant and loan applications for additional funding from other sources as described above.
- Technical Support

Chapter 8. Plan Amendments

The plan provides flexibility to accommodate a variety of approaches. However, changes over time may necessitate more formal amendments to the Comprehensive Development Plan. If required, amendments will be made by ordinance and will be subject to the same review and hearing process as the original plan. Changes to the district boundary will require certification by the Montana Department of Revenue with respect to tax increment financing.

DRAFT

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Appendix A. Public Input

Meeting with Affected Taxing Jurisdictions
Proposed WYE Intersection TEDD with a TIF Provision
July 22nd, 2020 – 11:00 a.m. – Microsoft Teams Meeting

Participants:

Chris Newman, Missoula Rural Fire Department
Joe Calnan, Frenchtown Rural Fire Department
Les Meyer, Frenchtown School District
Matt Driessen, DeSmet School District
Dori Brownlow, Missoula County
Janet Cornish, CDS of Montana, Project Consultant

Dori and Janet presented information about the proposed TEDD including a map of the area being reviewed for infrastructure deficiencies and the portion of this area which is “TEDD Ready”.

Infrastructure Deficiencies Noted:

- Chris reported that currently the proposed TEDD area is served by static cisterns for water, which are not as effective as pressurized systems.
- Joe noted that the Frenchtown RFD has to haul water to the area.
- Chris noted that the roads within the “TEDD Ready” area are adequate for fire trucks. The existing roads are all at least 20 feet wide, which is adequate. While pavement would improve the roads, their current unpaved status does not provide an impediment to service. Roads must be able to carry loads of at least 50,000 pounds.
- E-911 services are provided by Century Link. However, as Les and Joe noted, connectivity in the area is uneven. Areas that are not served by fiber experience poor service.
- The Missoula RFD station is located at 6550 US Highway 10 West, about ½ mile from the TEDD.

Concerns over TEDD designation:

- While the Chris and Joe understand that when a TIF provision sunsets, there will be more property tax revenue for services, there is a concern that the City of Missoula will annex the TEDD area and this revenue will go to the City rather than to the fire districts that have been serving this area. Dori noted that the City and County are considering a non-annexation agreement. Chris and Joe suggested that the period covering the non-annexation agreement be the same length as the TIF provision, at least 15 years.
- Business growth in the area will trigger the need for more services, resulting in an increased workload for the fire departments. This is particularly true of inspection demand.

- Currently the Missoula RFD levies approximately 140 mills and the Frenchtown RFD levies approximately 68 mills. For every million dollars of new appraised value in the district, approximately \$4,200 of the associated tax increment would be derived from these levies.
- Matt noted that restrictions on residential development, imposed by existing zoning regulations and land-use designations put the DeSmet school in danger of keeping adequate enrollment. While the TEDD/TIF designation does not alter this, it does make it more difficult to promote residential development adjacent to the industrial area.

Public Comment Received by Missoula County Special Projects Staff

“Regarding the proposed TEDD district at the WYE, I am in strong support of implementing the said district as I believe it will bring crucial infrastructure to the area and in turn have a positive impact on the local community and economy. As a developer and lot owner in the area, one hurdle regarding a deficiency of water nearly crushed our development project. A large expense regarding a fire suppression cistern system nearly made our project no longer financially feasible. Many lot owners in the area have dealt with this exact issue, and some ended up not being as fortunate as us. Fortunately, we worked together with Missoula Rural Fire District to implement a group cistern system in our subdivision for fire suppression purposes. Without the coordination and help of others in the area to install a group system, the company we are bringing into the local economy would have not been able to occupy the site; it is essential deficiencies like this that will become less relevant in the future with a plan such as the TEDD to negate these (essential) deficiencies that are currently in the area. Residential and Commercial development projects in the past have been shut down due to this exact issue. Growth and expansion in rural areas is essential to the people and families of our local community and economy. Specifically speaking, I have had informal discussions with engineers at Territorial Landworks INC. (IMEG), and in the past there have in fact been numerous developments stopped in their tracks due to the lack of infrastructure in the area, in particular, water deficiencies. Having proper (essential) infrastructure for growth in place will truly benefit not only the discussed area, but the greater local community and economy of Missoula. I believe the proposed TEDD district is a great plan to deliver the discussed essential infrastructure needs to help growth in the area that will in turn have a positive impact on the greater Missoula area.”

“I am in favor of the TEDD.”

“I’m all for it.”

“All for it as well.”

“Sounds great to me.”

“I’m for it.”

“Sounds like a good funding option.”

Appendix B1 – Mobile Home Ownership Data

Taxpayer Id: 90414980
4 Rent LLC
Bobbie McClain Twite
PO Box 16203
Missoula, MT 598086203

Taxpayer Id: 90429407
4 Rent LLC
Twite Marcus Danial
PO Box 16203
Missoula, MT 598086203

Taxpayer Id: 90431084
4 Rent LLC
Bobbie McClain Twite
PO Box 16203
Missoula, MT 598086203

Taxpayer Id: 90152400
Baker Devin
22800 Wallace Creek Rd
Clinton, MT 598259646

Taxpayer Id: 90071510
Beaird James
Long Victoria
9604 Ketchum Ln
Missoula, MT 598088724

Taxpayer Id: 90022140
Foster Curtis E
PO Box 913
Frenchtown, MT 598340913

Taxpayer Id: 90341300
Hampeys Shawna
9632 Ketchum Ln
Missoula, MT 598088724

Taxpayer Id: 90216660
Kenny, Devin
9560 Ketchum Ln
Missoula, MT 598088725

Taxpayer Id: 90293650
Liddle Sheila Bracken
19815 Conifer Dr
Huson, MT 598469683

Taxpayer Id: 90132750
McBride Mark
PO Box 3641
Missoula, MT 598063641

Taxpayer Id: 90154800
Mullins Nathan
PO Box 8616
Missoula, MT 598078616

Taxpayer Id: 916104
MVE Rentals LLC
Missoula Montana Trailers West
PO Box 99
Milltown, MT 598510099

Taxpayer Id: 90052355
PM Rentals LLC
PO Box 8616
Missoula, MT 598078616

Taxpayer Id: 90146660
Ray Lanica
12195 Bugle Ln
Missoula, MT 598089788

Taxpayer Id: 90386550
Weaver Mary
9596 Ketchum Ln
Missoula, MT 598088725

Appendix B2 – Parcel Ownership Data

taxid	geocode	fullname	address1	address2	city	state	zip	namereorder
6001224	04232527302010000	JBK LLC	23682 WILD HORSE SHORES LN		DAYTON	MT	59914-9725	JBK LLC
1990902	04232528402080000	AKB INVESTMENTS LLP	8571 RUNNING W RD		MISSOULA	MT	59808-5357	AKB INVESTMENTS LLP
1836403	04232528402070000	AKB INVESTMENTS LLP	8571 RUNNING W RD		MISSOULA	MT	59808-5357	AKB INVESTMENTS LLP
1836307	04232528402060000	AKB INVESTMENTS LLP	8571 RUNNING W RD		MISSOULA	MT	59808-5357	AKB INVESTMENTS LLP
1836205	04232528402050000	LEMEZA IVAN	PO BOX 2541		MISSOULA	MT	59806-2541	IVAN LEMEZA
1836103	04232528402040000	DIFORT PAVEL	441 SPEEDWAY AVE		MISSOULA	MT	59802-5475	PAVEL DIFORT
1836001	04232528402030000	DIFORT PAVEL	441 SPEEDWAY AVE		MISSOULA	MT	59802-5475	PAVEL DIFORT
1871903	04232528402020000	JBK LLC	23682 WILD HORSE SHORES LN		DAYTON	MT	59914-9725	JBK LLC
1871807	04232528402010000	JBK LLC	23682 WILD HORSE SHORES LN		DAYTON	MT	59914-9725	JBK LLC
2034309	04232528403080000	SCHWANS SALES ENTERPRISES INC	SCHWANS SHARED SERVICES LLC	PO BOX 35	MARSHALL	MN	56258-0035	SCHWANS SALES ENTERPRISES INC
2202504	04232528403070000	7295 HWY 10 W-EAST LOT LLC	6680 US HIGHWAY 10 W		MISSOULA	MT	59808-9011	7295 HWY 10 W-EAST LOT LLC
1198900	04232528403060000	CHINIKAYLO STEPAN P & OLGA V	21520 KESA LN		FLORENCE	MT	59833-6158	CHINIKAYLO STEPAN P & OLGA V
661957	04232528403050000	LS LANDHOLDINGS LLC	6575 US HIGHWAY 10 W		MISSOULA	MT	59808-9086	LS LANDHOLDINGS LLC
230507	04232528403020000	SEC CONTRUCTION LLC	9424 FUTURITY DR		MISSOULA	MT	59808-9427	SEC CONTRUCTION LLC
2015003	04232528403010000	JRP INVESTMENTS LLC	9440 FUTURITY DR		MISSOULA	MT	59808-9427	JRP INVESTMENTS LLC
1861908	04232528301030000	PACIFIC HIDE & FUR DEPOT	ATTN: ACCT 1623801 BR 805	PO BOX 1549	GREAT FALLS	MT	59403-1549	PACIFIC HIDE & FUR DEPOT
5847871	04232528404110000	GUIBERSON EMILY A WILTZEN TRUSTEE	455 BADGER RUN DR		DILLON	MT	59725-6533	GUIBERSON EMILY A WILTZEN TRUSTEE
1198400	04232528404020000	7295 HWY 10 W WEST LOT LLC	6680 US HIGHWAY 10 W		MISSOULA	MT	59808-9011	7295 HWY 10 W WEST LOT LLC
1198506	04232528404010000	DAN RUSSELL FAMILY LLP	PO BOX 99		MILLTOWN	MT	59851-0099	DAN RUSSELL FAMILY LLP
1868806	04232528404030000	LS LANDHOLDINGS LLC	6575 US HIGHWAY 10 W		MISSOULA	MT	59808-9086	LS LANDHOLDINGS LLC
1187605	04232528404040000	LS LANDHOLDINGS LLC	6575 US HIGHWAY 10 W		MISSOULA	MT	59808-9086	LS LANDHOLDINGS LLC

1187701	04232528404050000	HANSON DENNIS L	10660 WALDO WILLIAMS RD	MISSOULA	MT	59808- 9771	DENNIS L HANSON
1868306	04232528404060000	NUFRONTIER LLC	PO BOX 16295	MISSOULA	MT	59808- 6295	NUFRONTIER LLC
1868402	04232528404070000	NUFRONTIER LLC	PO BOX 16295	MISSOULA	MT	59808- 6295	NUFRONTIER LLC
3341103	04232528202220000	GARRYMORE LLC	4810 HWY 93 S	MISSOULA	MT	59804- 9722	GARRYMORE LLC
1612403	04232528404080000	YUHAS DAVID R	PO BOX 1179	FLORENCE	MT	59833- 1179	DAVID R YUHAS
3190104	04232528301050000	PACIFIC HIDE & FUR DEPOT	ATTN: ACCT 1623801 BR 805	GREAT FALLS	MT	59403- 1549	PACIFIC HIDE & FUR DEPOT
1197504	04232528404090000	YUHAS DAVID R	PO BOX 1179	FLORENCE	MT	59833- 1179	DAVID R YUHAS
3447404	04232528203060000	VALLEY ELECTRICAL CONTRACTING INC	2820 LATIMER ST STE A	MISSOULA	MT	59808- 1652	VALLEY ELECTRICAL CONTRACTING INC
1868200	04232528405090000	BIDLAKE STEVEN V	9300 INSPIRATION DR	MISSOULA	MT	59808- 8434	STEVEN V BIDLAKE
1868002	04232528405070000	MBROWN HOLDINGS LLC	9400 INSPIRATION DR	MISSOULA	MT	59808- 5400	MBROWN HOLDINGS LLC
1035201	04232528405060000	BROWN BROTHERS LLC	9400 INSPIRATION DR	MISSOULA	MT	59808- 5400	BROWN BROTHERS LLC
1035105	04232528405050000	BROWN BROTHERS LLC	9400 INSPIRATION DR	MISSOULA	MT	59808- 5400	BROWN BROTHERS LLC
1869202	04232528405040000	JEROME DRILLING CO INC	PO BOX 17020	MISSOULA	MT	59808- 7020	JEROME DRILLING CO INC
1869108	04232528405030000	TAMARACK ENVIROMENTAL LLC	PO BOX 1154	FRENCHTOWN	MT	59834- 1154	TAMARACK ENVIROMENTAL LLC
5823600	04232528405020000	GRASSLAND ENTERPRISES LLC	2631 GRASSLAND DR	MISSOULA	MT	59808- 5835	GRASSLAND ENTERPRISES LLC
2443402	04232528405010000	HANSON GUY M	7655 US HIGHWAY 10 W	MISSOULA	MT	59808- 9087	GUY M HANSON
3202700	04232528202160000	LOLO PEAK HOLDINGS LLC	2903 W CENTRAL AVE	MISSOULA	MT	59804- 5117	LOLO PEAK HOLDINGS LLC
3447106	04232528203030000	CHINIKAYLO FEDOR	10052 GARRYMORE LN	MISSOULA	MT	59808- 8492	FEDOR CHINIKAYLO
3447606	04232528203080000	NORTH PARK TRANSPORTATION COMPANY	5150 COLUMBINE ST	DENVER	CO	80216- 2305	NORTH PARK TRANSPORTATION COMPANY
851550	04232528406020000	BIDLAKE STEVEN V & BETTY D	9300 INSPIRATION DR	MISSOULA	MT	59808- 8434	BIDLAKE STEVEN V & BETTY D
3447000	04232528203020000	GARBER CARRIE L	1700 TOPAZ DR	MISSOULA	MT	59808- 1236	CARRIE L GARBER
3447308	04232528203050000	SUNRISE MOUNTAIN LLC	15900 LEMAZION PL	FRENCHTOWN	MT	59834- 9573	SUNRISE MOUNTAIN LLC
2443306	04232528406110000	HANSON GUY M	7655 US HIGHWAY 10 W	MISSOULA	MT	59808- 9087	GUY M HANSON

2443200	04232528406100000	HANSON GUY M	7655 US HIGHWAY 10 W	MISSOULA	MT	59808- 9087	GUY M HANSON
810705	04232528406080000	HAFFNER PATRICK	PO BOX 749	FRENCHTOWN	MT	59834- 0749	PATRICK HAFFNER
1867602	04232528406070000	HAFFNER PAT	PO BOX 749	FRENCHTOWN	MT	59834- 0749	PAT HAFFNER
1867506	04232528406060000	NASH DONALD E	PO BOX 16141	MISSOULA	MT	59808- 6141	DONALD E NASH
1867400	04232528406050000	LDDP LLC	104 APPLE HOUSE LN	MISSOULA	MT	59802- 3300	LDDP LLC
91805	04232528406040000	LDDP LLC	104 APPLE HOUSE LN	MISSOULA	MT	59802- 3300	LDDP LLC
1872107	04232528406030000	BIDLAKE STEVEN V & BETTY D	9300 INSPIRATION DR	MISSOULA	MT	59808- 8434	BIDLAKE STEVEN V & BETTY D
1868700	04232528406010000	BIDLAKE STEVEN V & BETTY D	9300 INSPIRATION DR	MISSOULA	MT	59808- 8434	BIDLAKE STEVEN V & BETTY D
3447202	04232528203040000	SVOBODA GEORGE R	PO BOX 777	FRENCHTOWN	MT	59834- 0777	GEORGE R SVOBODA
2453503	04232528407110000	MUY MAHOA	7655 US HIGHWAY 10 W	MISSOULA	MT	59808- 9087	MAHOA MUY
4328349	04232528202280000	BELL-MONT A MONTANA INC PROPERTIES CORPORATION	1101 11TH STREET	SIDNEY	MT	59270	BELL-MONT A MONTANA INC PROPERTIES CORPORATION
3446902	04232528203010000	BELL-MONT PROPERTIES INC	1101 11TH ST SW	SIDNEY	MT	59270- 5225	BELL-MONT PROPERTIES INC
4318129	04232528204320000	GRAHAM JOSHUA D	PO BOX 3765	MISSOULA	MT	59806- 3765	JOSHUA D GRAHAM
4318033	04232528204300000	JACOBSON HOLDINGS LLC	PO BOX 238	LOLO	MT	59847- 0238	JACOBSON HOLDINGS LLC
4317937	04232528204280000	SCHAEFFER MATTHEW W	60 MILLER DR	LIVINGSTON	MT	59047	MATTHEW W SCHAEFFER
1470609	04232528407010000	HANSON GUY	10424 MULLAN RD	MISSOULA	MT	59808- 9478	GUY HANSON
1869702	04232528407020000	TDE LLC	PO BOX 16715	MISSOULA	MT	59808- 6715	TDE LLC
1661951	04232528407050000	MARVIN WILSON LLC	PO BOX 339	FLORENCE	MT	59833- 0339	MARVIN WILSON LLC
13309	04232528407060000	ALBERT GALE R	2807 CARLA JO LN	MISSOULA	MT	59803- 2921	GALE R ALBERT
13203	04232528407070000	ALBERT GALE R	2807 CARLA JO LN	MISSOULA	MT	59803- 2921	GALE R ALBERT
1855658	04232528407080000	TRENCHLESS SOLUTIONS INC	PO BOX 18064	MISSOULA	MT	59808- 8064	TRENCHLESS SOLUTIONS INC
845957	04232528407090000	HANSON GUY M	7655 US HIGHWAY 10 W	MISSOULA	MT	59808- 9087	GUY M HANSON
2453407	04232528407100000	MUY MAHOA	7655 US HIGHWAY 10 W	MISSOULA	MT	59808- 9087	MAHOA MUY
4328549	04232528202300000	APAK LLC	13990 HELLGATE LN	CLINTON	MT	59825- 9719	APAK LLC

3388405	04232528202260000	BELL-MONT INC A MONTANA CORPORATION STR8UP LLC	1101 11TH STREET	SIDNEY	MT	59270	BELL-MONT INC A MONTANA CORPORATION STR8UP LLC
4317831	04232528204260000		314 ARLINGTON DR	FLORENCE	MT	59833-6907	
4317735	04232528204240000	BAUER BUCK BRIDGE LLC	2512 GLEN DR	MISSOULA	MT	59804-6244	BAUER BUCK BRIDGE LLC
1470407	04232528408120000	ROCKY POINT PROPERTY HOLDING LLC	202 GLENEAGLES VIEW				ROCKY POINT PROPERTY HOLDING LLC
1345209	04232528408110000	ROCKY POINT PROPERTY HOLDING LLC	202 GLENEAGLES VIEW				ROCKY POINT PROPERTY HOLDING LLC
4317629	04232528204220000	MCCORD DAVID R	PO BOX 3795	MISSOULA	MT	59806-3795	DAVID R MCCORD
1783805	04232528408100000	ANDERSON SHANE	9769 DERBY DR	MISSOULA	MT	59808-9422	SHANE ANDERSON
4328443	04232528202290000	ROTOR LLC	PO BOX 17677	MISSOULA	MT	59808-7677	ROTOR LLC
1090509	04232528408090000	JOHNSON PHILIP W & LINDA D	13003 W SKYVIEW DR	SUN CITY	AZ	85375-5055	JOHNSON PHILIP W & LINDA D
105703	04232528408080000	SKREBEYKO MIKHAIL	2111 NORTH AVE W	MISSOULA	MT	59801-5357	MIKHAIL SKREBEYKO
1870209	04232528408070000	WILSON HOLDINGS MT LLC	9730 DERBY DR	MISSOULA	MT	59808-9422	WILSON HOLDINGS MT LLC
1870103	04232528408060000	WILSON HOLDINGS MT LLC	9730 DERBY DR	MISSOULA	MT	59808-9422	WILSON HOLDINGS MT LLC
699509	04232528408050000	BABAK IGOR	8560 PHEASANT DR	MISSOULA	MT	59808-1011	IGOR BABAK
263200	04232528408040000	BABAK IGOR	8560 PHEASANT DR	MISSOULA	MT	59808-1011	IGOR BABAK
570055	04232528408030000	JOHNSON PHILIP W & LINDA D	13003 W SKYVIEW DR	SUN CITY WEST	AZ	85375-5055	JOHNSON PHILIP W & LINDA D
64008	04232528408010000	B T O INC	7655 US HIGHWAY 10 W	MISSOULA	MT	59808-9087	B T O INC
3597304	04232528204180000	MURRAY DAVID C	27045 NINE MILE RD	HUSON	MT	59846-9626	DAVID C MURRAY
3597208	04232528204160000	MURRAY DAVID C	27045 NINE MILE RD	HUSON	MT	59846-9626	DAVID C MURRAY
1869606	04232528409010000	NELSON BROTHERS LLC	224 N HIGGINS AVE	MISSOULA	MT	59802-4435	NELSON BROTHERS LLC
1872001	04232528409030000	WILSON HOLDINGS MT LLC	9730 DERBY DR	MISSOULA	MT	59808-9422	WILSON HOLDINGS MT LLC
1869904	04232528409060000	WILSON HOLDINGS MT LLC	9730 DERBY DR	MISSOULA	MT	59808-9422	WILSON HOLDINGS MT LLC
1868604	04232528410040000	JOHNSON PHILLIP W & LINDA D	13003 W SKYVIEW DR	SUN CITY	AZ	85375-5055	JOHNSON PHILLIP W & LINDA D
931360	04232528410010000	CJ HUNTER LLC	PO BOX 17732	MISSOULA	MT	59808-7732	CJ HUNTER LLC

5860431	04232528202030000	REED RUSS K	6025 ROWAN RD		FLORENCE	MT	59833-5925	RUSS K REED
931355	04232528410020000	CJ HUNTER LLC	PO BOX 17732		MISSOULA	MT	59808-7732	CJ HUNTER LLC
3597102	04232528204140000	ELK SUMMIT LLC	PO BOX 18024		MISSOULA	MT	59808-8024	ELK SUMMIT LLC
3597006	04232528204120000	CJ HUNTER LLC	PO BOX 17732		MISSOULA	MT	59808-7732	CJ HUNTER LLC
2257201	04232528410050000	MUY MAHOA	7655 US HIGHWAY 10 W		MISSOULA	MT	59808-9087	MAHOA MUY
3250807	04232528202060000	WILSON HOLDINGS MT LLC	9730 DERBY DR		MISSOULA	MT	59808-9422	WILSON HOLDINGS MT LLC
3538508	04232528202230000	ALITA LLC	4316 NORTH AVE W		MISSOULA	MT	59804-5036	ALITA LLC
2257105	04232528410060000	MUY MAHOA	7655 US HIGHWAY 10 W		MISSOULA	MT	59808-9087	MAHOA MUY
2257009	04232528410070000	MUY MAHOA	7655 US HIGHWAY 10 W		MISSOULA	MT	59808-9087	MAHOA MUY
3538604	04232528202210000	ALITA LLC	4316 NORTH AVE W		MISSOULA	MT	59804-5036	ALITA LLC
2256603	04232528410080000	MUY MAHOA	7655 US HIGHWAY 10 W		MISSOULA	MT	59808-9087	MAHOA MUY
62408	04232528202090000	LA FLESC K C	MAIL TO MARVINS BAR	7995 LN	LAFLESC	MISSOULA	59808-5526	LA FLESC K C
916104	04232528202070000	MVE RENTALS LLC	PO BOX 99		MILLTOWN	MT	59851-0099	MVE RENTALS LLC
3341305	04232528204100000	C & D BAUER PROPERTIES LLC	9287 MILLER CREEK RD		MISSOULA	MT	59803-9765	C & D BAUER PROPERTIES LLC
3073801	04232528204050000	EDWARDS HOWARD D	8320B DESCHAMPS LN		MISSOULA	MT	59808-9409	HOWARD D EDWARDS
5887300	04232528202020000	MVP HOLDINGS LLC	PO BOX 17980		MISSOULA	MT	59808-7980	MVP HOLDINGS LLC
3340707	04232528202200000	TREADWAY INVESTMENT CO LLC	2125 S CONSTITUTION BLVD		WEST VALLEY CITY	UT	84119-1219	TREADWAY INVESTMENT CO LLC
5870907	04232528204010000	MISSOULA COUNTY	C/O HEALTH DEPT JUNK VEH YARD	301 WEST ALDER	MISSOULA	MT	59802	MISSOULA COUNTY
3016201	04232521302050000	TREADWAY INVESTMENT CO LLC	2125 S CONSTITUTION BLVD		WEST VALLEY CITY	UT	84119-1219	TREADWAY INVESTMENT CO LLC
2447900	04232521302010000	MISSOULA ELECTRIC COOP	MAIL TO ACCOUNTING DEPARTMENT	1700 BROADWAY ST	MISSOULA	MT	59808-2016	ELECTRIC COOP MISSOULA
417214010	04232528202500000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N		MISSOULA	MT	59808-9272	JACK LONG ENTERPRISES INC
5860444	04232528202050000	FLYING FRESE ENTERPRISES LLC	157 BOBCAT LN		ALBERTON	MT	59820-9628	FLYING FRESE ENTERPRISES LLC
3068806	04232528202040000	LOVES TRAVEL STOPS & COUNTRY STORES INC	MAIL TO: RYAN LLC	15 W 6TH ST STE 2400	TULSA	OK	74119-5417	LOVES TRAVEL STOPS & COUNTRY STORES INC
417214001	04232528202410000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N		MISSOULA	MT	59808-9272	JACK LONG ENTERPRISES INC

417214015	04232528202550000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214006	04232528202460000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214014	04232528202540000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214005	04232528202450000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214004	04232528202440000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214003	04232528202430000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214002	04232528202420000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214013	04232528202530000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214011	04232528202510000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214012	04232528202520000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214007	04232528202470000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214008	04232528202480000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
417214009	04232528202490000	JACK LONG ENTERPRISES INC	10745 US HIGHWAY 93 N	MISSOULA	MT	59808- 9272	JACK LONG ENTERPRISES INC
1470503	04232528408130000	RGB INVESTMENTS LLC	PO BOX 5834	HELENA	MT	59604- 5834	RGB INVESTMENTS LLC
708421	04232528403030000	TRAIN BRIDGE LLC	4316 NORTH AVE W	MISSOULA	MT	59804- 5036	TRAIN BRIDGE LLC
708436	04232528403040000	TRAIN BRIDGE LLC	4316 NORTH AVE W	MISSOULA	MT	59804- 5036	TRAIN BRIDGE LLC
418323001	04232528202255001	APAK LLC	13990 HELLGATE LN	CLINTON	MT	59825- 9719	APAK LLC
3447500	04232528203070000	FRASER JOSEPH L	10947 SIXTY SIX LN	MISSOULA	MT	59808- 9768	JOSEPH L FRASER
418277002	04232528204210000	FRASER JOSEPH L	10947 SIXTY SIX LN	MISSOULA	MT	59808- 9768	JOSEPH L FRASER
419009001	04232528204205001	COLLINS THOMAS F JR	9905 INSPIRATION DR	MISSOULA	MT	59808- 8509	COLLINS THOMAS F JR
419009007	04232528204205007	BOEHNKE LUKE A	518 W ALDER ST APT 1	MISSOULA	MT	59802- 4037	LUKE A BOEHNKE
419009006	04232528204205006	FRASER JOSEPH L	10947 SIXTY SIX LN	MISSOULA	MT	59808- 9768	JOSEPH L FRASER
419009005	04232528204205005	FRASER JOSEPH L	10947 SIXTY SIX LN	MISSOULA	MT	59808- 9768	JOSEPH L FRASER
419009004	04232528204205004	FRASER JOSEPH L	10947 SIXTY SIX LN	MISSOULA	MT	59808- 9768	JOSEPH L FRASER

419009003	04232528204205003	FONTAINE DEAN	PO BOX 16113	MISSOULA	MT	59808-6113	DEAN FONTAINE	
419009008	04232528204205008	CHINIKAYLO FEDOR	10052 GARY MOORE LANE	MISSOULA	MT	59808	FEDOR CHINIKAYLO	
419009002	04232528204205002	ALM PROPERTIES LLC	PO BOX 17402	MISSOULA	MT	59808-7402	ALM PROPERTIES LLC	
418323002	04232528202255002	GWM SPECIALITIES LLC	1500 CRESTHAVEN DR	MISSOULA	MT	59808-1122	GWM SPECIALITIES LLC	
418323004	04232528202255004	LOLO PEAK HOLDINGS LLC	2903 W CENTRAL AVE	MISSOULA	MT	59804-5117	LOLO PEAK HOLDINGS LLC	
418323003	04232528202255003	MILESTONE INVESTMENTS MONTANA LLC	26769 W HIGHWAY 53	HAUSER	ID	83854-5507	MILESTONE INVESTMENTS MONTANA LLC	
418323005	04232528202255005	APAK LLC	13990 HELLGATE LN	CLINTON	MT	59825-9719	APAK LLC	
3282200	04232528204205000	FRASER JOSEPH L	10947 SIXTY SIX LN	MISSOULA	MT	59808-9768	JOSEPH L FRASER	
3388309	04232528202255000	APAK LLC	13990 HELLGATE LN	CLINTON	MT	59825-9719	APAK LLC	
419163001	04232528301070000	COLLINS THOMAS F JR	9905 INSPIRATION DR	MISSOULA	MT	59808-8509	COLLINS THOMAS F JR	
3418305	04232528202270000	MISSOULA LINCOLN STREET LLC	10708 E KNOX AVE	SPOKANE VALLEY	WA	99206-4131	MISSOULA LINCOLN STREET LLC	
1578500	04232528301010000	COLLINS THOMAS F JR	9905 INSPIRATION DR	MISSOULA	MT	59808-8509	COLLINS THOMAS F JR	
2256709	04232528203090000	WILSON HOLDINGS MT LLC	3769 E EVERGREEN ST	SPRINGFIELD	MO	65803-5720	WILSON HOLDINGS MT LLC	
4627253	04232528203100000	I-STATE MISSOULA LLC	%INTERSTATE COMPANIES	2901 E 78TH ST	MINNEAPOLIS	MN	55425-1501	I-STATE MISSOULA LLC
4627147	04232528203120000	I-STATE MISSOULA LLC	%INTERSTATE COMPANIES	2901 E 78TH ST	MINNEAPOLIS	MN	55425-1501	I-STATE MISSOULA LLC