

**Draft dated 8/12/2019  
RESOLUTION NUMBER**

**A resolution levying annual assessments on the hotels located in the Tourism Business Improvement District of the City of Missoula for fiscal year 2020 in the amount of \$2 per occupied room night in accordance with 7-12-1132 MCA.**

**WHEREAS**, pursuant to 7-12-1101, et seq., MCA, the City of Missoula is authorized to create tourism business improvement districts (BID); and

**WHEREAS**, on October 25, 2010, the Missoula City Council adopted resolution [7576](#) creating a tourism business improvement for a period of ten years; and

**WHEREAS**, on March 25, 2013, the Missoula City Council adopted resolution [7766](#) changing the assessment from \$1 to \$2 per occupied room night for properties in the district; and

**WHEREAS**, on May 13, 2019, the Missoula City council adopted resolution [8338](#) expanding the tourism business improvement district and renewing it for ten years; and

**WHEREAS**, the Mayor with the advice and consent of the City Council has appointed a Board of Trustees in accordance with 7-12-1121, MCA; and

**WHEREAS**, in accordance with 7-12-1132, MCA, the TBID Board has submitted a work plan and budget for fiscal year 2020; and

**WHEREAS**, pursuant to section 7-12-1143 MCA, the annual work plan and budget includes funding for adequate liability coverage insuring the district, the Board, and the City of Missoula against legal liability for personal injury and property damage in an amount sufficient to cover the City of Missoula's statutory liability limits as stated in Sect. 2-9-108(1), MCA.

**WHEREAS**, in accordance with 7-12-1132, the City Council has held a public hearing on the TBID work plan and budget for fiscal year 2020, and has approved it on August 19, 2019.

**NOW THEREFORE BE IT RESOLVED**, the City Council determines that benefits derived by each lot or parcel in the tourism business improvement district are proportional and in accordance with 7-12-1132 (4) and 7-12-1133 (c) assessments will be based on individual occupancy or daily use in the amount of \$2 per occupied room night; and

**NOW THEREFORE BE IT RESOLVED**, the City Council of the City of Missoula hereby levies and assesses a \$2 per occupied room night on the hotels located and/or constructed within the TBID boundary (the City's incorporate limits) during fiscal year 2020. A "hotel" has over (7) units and is defined in 50-51-102 (6) MCA is any property which meet the following criteria and are located within the boundaries of the district:

- (a) a building or structure kept, used, maintained as, advertised as, or held out to the public to be a hotel, motel, inn, motor court, tourist court, or public lodging house; and
- (b) a place where sleeping accommodations are furnished for a fee to transient guests, with or without meals.

As of the date of this resolution the current City of Missoula corporate limits are shown in Exhibit A and the current list of hotel/motel properties is shown in Exhibit B. Properties meeting the definition of a "hotel" that are constructed and/or incorporated into the boundaries of the city limits after the effective date of this resolution (but not listed in Exhibits A or B) are subject to TBID assessments.

**BE IT FURTHER RESOLVED**, that it is intended that hotel properties located outside of the corporate limits of the City of Missoula are not subject to assessments. However, the owner(s) of these properties

may voluntarily contribute donations to the District to assist the District with its mission and goals. These donations shall be reported, invoiced, billed, collected and deposited in a manner similar to regular assessments.

**BE IT FURTHER RESOLVED**, that in accordance with §7-1-4124 (7) MCA, the Missoula TBID is authorized to solicit and accept contributions, bequests, donations, or grants of money, property, services, or other advantages as long as they are not contrary to the public interest.

**BE IT FURTHER RESOLVED**, that TBID and/or its authorized agent shall invoice and collect TBID assessments on behalf of the TBID on a quarterly basis. Assessments and collections shall be subject to the collection policy approved by Tourism Business District Board of Directors. Revenues collected shall be deposited into a fund designated for the TBID.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of August, 2019.

ATTEST:

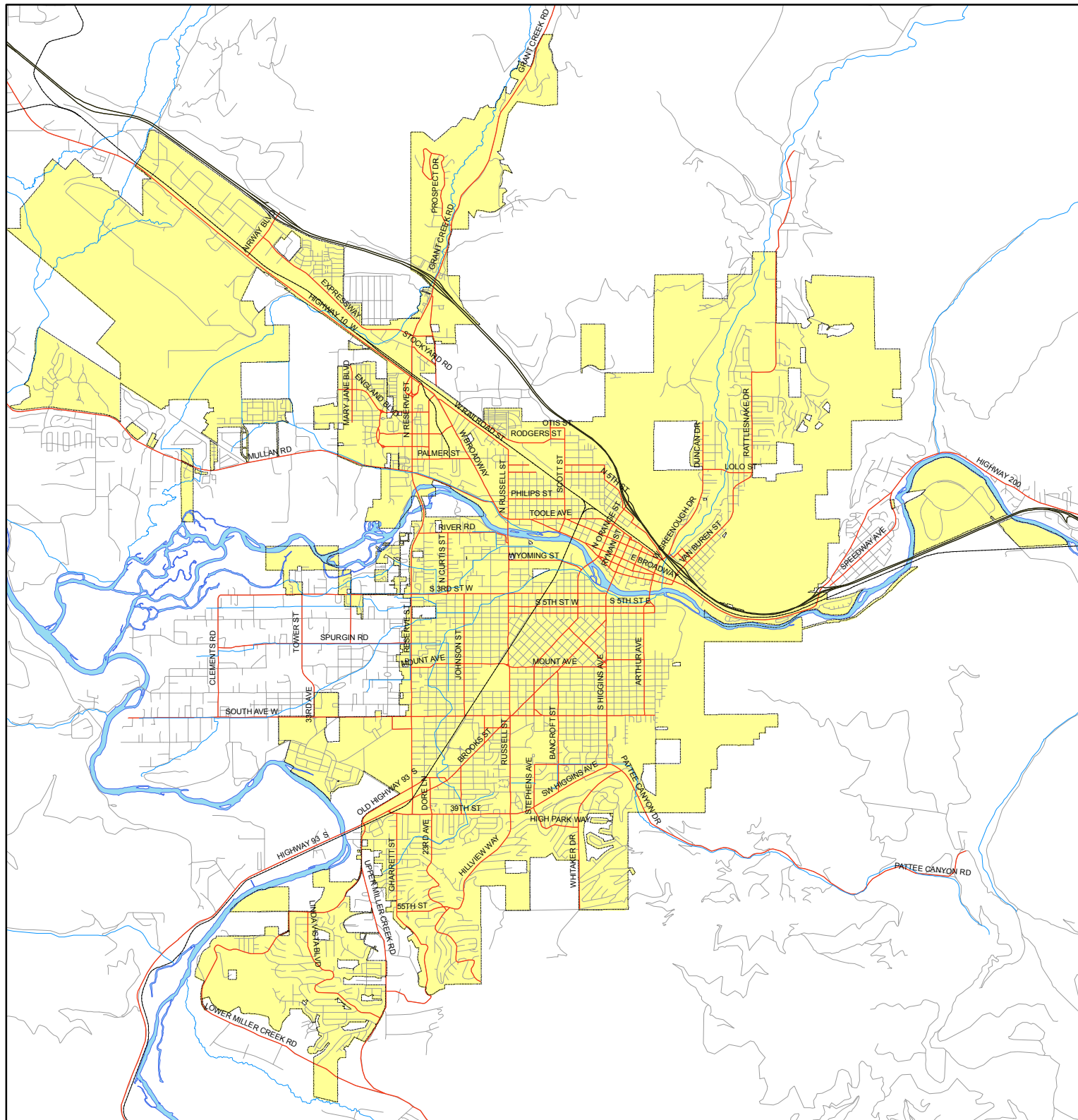
APPROVED:

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Martha L. Rehbein, CMC  
City Clerk

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John Engen  
Mayor

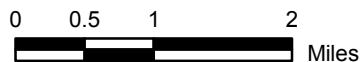


# CITY OF MISSOULA, MONTANA - CITY LIMITS MAP

City Limits as of:  
December 26, 2018



**34.8 Square Miles**  
**22,273 Acres**  
**970,210,769 Square Feet**



Printing Date: Wednesday, December 26, 2018  
File: CityMap\_8.5x11\_PDF.mxd  
Prepared By: GIS Services



**Exhibit B--List of TBID properties as of 8/12/2019**

<b>GEOCODE</b>	<b>HOTEL</b>	<b>TAX ID #</b>	<b>OWNER</b>	<b>LEGAL DESCRIPTION</b>
04220022230010000	Bel Air Motel	0000856207	BEL AIRE MOTEL	CP HIGGINS, S22, T13 N, R19 W, BLOCK E, Lot 11 - 17
04220005303020000	Best Western Grant Creek Inn	0003196702	GRANT CREEK INN LLC	TOWNE CENTER, S05, T13 N, R19 W
04220032321040000	Brooks Street Motor Inn	0001658203	LARSEN INVESTMENTS LLC	NORMAN ADDITION, S32, T13 N, R19 W, BLOCK 69, LOTS 10 & 11 & POR OF LOT 12 & FRAC OF LOTS 15 TO 17 & VAC CHARLOTT ST
04220032321150000	Brooks Street Motor Inn	0000160501	LARSEN INVESTMENTS LLC	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 69, FRAC OF LOTS 30 & 31 & VAC ALLEY ADJ
04220032333010000	Brooks Street Motor Inn	0006000671	LARSEN INVESTMENTS	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 64, Lot 15 - 24
04220032333050000	Brooks Street Motor Inn	0005832565	LARSEN INVESTMENTS LLC	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 64, Lot 25 - 27
04220032333150000	Brooks Street Motor Inn	0006000684	LARSEN INVESTMENTS LLC	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 64, Lot 28 - 30
04220032333180000	Brooks Street Motor Inn	0001213209	LARSEN INVESTMENTS	CARLINE ADDITION, S32, T13 N, R19 W, 31-38 & 5-6, BLK 64 & FRAC LOTS 1-4 & 6-8, ALL OF 9, BLK 69 & PT VAC ALLEY & PT VAC MC DONALD ST
04220032333370000	Brooks Street Motor Inn	0001213805	LARSEN INVESTMENTS LLC	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 64, Lot 7 - 14
04220032348130000	Brooks Street Motor Inn	0003778808	LARSEN INVESTMENTS LLC	CARLINE ADDITION, S32, T13 N, R19 W, BLOCK 59, Lot 31 - 34
04220022413010000	Campus Inn	0001773204	CAMPUS INN	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 17 & 18, Lot B, & C & E & PT OF VAC JACKSON ST
04220021217080000	Citi Lodge Value Stay Motel	0000779404	SUBRAYAN ALEX M	MCCORMICK ADDITION # 2, S21, T13 N, R19 W, BLOCK 5, FRAC LTS 13 THRU 24
04220022230030000	City Center Motel	0000336702	CCM LLC	CP HIGGINS, S22, T13 N, R19 W, BLOCK E, Lot 20, & E20' Of Lot 19

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04220005202010000	C'Mon Inn	0003384907	MISSCO LLC	COMMERCE CENTER, S05, T13 N, R19 W, Lot 1, 36024 SQUARE FEET
04220005202020000	C'Mon Inn	0003385005	MISSCO LLC	COMMERCE CENTER, S05, T13 N, R19 W, Lot 2
04220022406240000	Comfort Inn	0003282306	CLARK FORK HOTEL INVESTORS LLC	S22, T13 N, R19 W, C.O.S. 4403, PARCEL 1 & 2
04220006101160000	Courtyard by Marriot	2012090400	PASEO INVESTMENTS D LLC	SUMMIT HOTEL ADDITION, S06, T13 N, R19 W, Lot 1, ACRES 2.22
04220022407010000	Doubletree Hotel	0002334073	EDGEWATER PARTNERS LLC	S22, T13 N, R19 W, C.O.S. 6565, PARCEL TRACT 1, ACRES 5.59
04220022411010000	Doubletree Hotel-- Parking Lot	0002334155	EDGEWATER PARTNERS LLC	S22, T13 N, R19 W, C.O.S. 6565, PARCEL TRACT 2, ACRES 1.18
04220005301040000	Econo Lodge (Formerly Best Inn)	0005816627	MOTEL PARTNERS I LIMITED PARTNERSHIP	S05, T13 N, R19 W, ACRES 1.668, TR A2 IN W1/2 SW1/4
04220031430200000	FairBridge Inn & Suites	0005854056	RMH8 LLC AN IDAHO LIMITED LIABILITY COMPANY	RUSSELL BRYAN # 2, S31, T13 N, R19 W, Lot 2
04220031430260000	FairBridge Inn & Suites	0005854069	RMH8 LLC AN IDAHO LIMITED LIABILITY COMPANY	RUSSELL BRYAN # 2, S31, T13 N, R19 W, Lot 3
04220005301130000	Hampton Inn	0005844191	WARREN MISSOULA LLC	NORTHGATE BUSINESS CENTER, S05, T13 N, R19 W, Lot 4
04220008203140000	Hilton Garden Inn	0005830532	WESTERN HOSPITALITY GROUP LP	MISSOULA HILTON, S08, T13 N, R19 W, Lot 1, 284808 SQUARE FEET
04220007101110000	Holiday Inn Express	0004584494	GRANT CREEK LLC	STAYBRIDGE, S07, T13 N, R19 W, Lot 1, 35864 SQUARE FEET
04220007101120000	Holiday Inn Express Additional	0004584494	GRANT CREEK LLC	STAYBRIDGE, S07, T13 N, R19 W, Lot 2, 39792 SQUARE FEET

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04220022207010000	Holiday Inn Missoula Downtown	0000025606	EL DORADO HOSPITALITY LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 17 - 22, 146503 SQUARE FEET, & BLOCK 9 Lots 1-22
04220022207110000	Holiday Inn Missoula Downtown	2011083104	EL DORADO HOSPITALITY LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 16A, 3425 SQUARE FEET, OF LOTS 12 -16
04220022207090000	Holiday Inn Missoula Downtown	2011083103	EL DORADO HOSPITALITY LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 15A, 3425 SQUARE FEET, OF LOTS 12 -16
04220022207070000	Holiday Inn Missoula Downtown	2011083102	EL DORADO HOSPITALITY LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 14A, 3425 SQUARE FEET, OF LOTS 12 -16
04220022207050000	Holiday Inn Missoula Downtown	2011083101	EL DORADO HOSPITALITY LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 6, Lot 13A, 6850 SQUARE FEET, OF LOTS 12 -16
04220005301010000	La Quinta Inn	0001776537	MALBCO HOLDINGS LLC	PHILLIPS ADDITION # 1 - BLK 1 LOT 1, S05, T13 N, R19 W, Lot 1-B-1, 5664 SQUARE FEET, OF LOTS 1A1 AND 1B1
04220005202040000	Motel 6	0003385207	BCW LLC	COMMERCE CENTER - PHASE II, S05, T13 N, R19 W, Lot 4A
04220022412020000	Motel 6	0000954502	LAXMI HOSPITALITY LLC	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK W, Lot 13 - 16, 19166 SQUARE FEET, & S10' OF 17 COS 5947
04220022412070000	Motel 6	0001111800	LAXMI HOSPITALITY LLC	MCWHIRK ADD, S22, T13 N, R19 W, BLOCK 00W, Lot 005, MCWHIRK MC WHIRK-LOTS 5 THRU 7 BLK W
04220022414030000	Motel 6	0004289599	BUDGET INN	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 19, Lot 4A
04220022414050000	Motel 6	0004289497	BUDGET INN	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 19, Lot 5A
04220022414040000	Motel 6	0000580005	BUDGET INN	MCWHIRK ADDITION, S22, T13 N, R19 W, BLOCK 19, Lot 6 - 10, AMENDED & 1/2 VAC JACKSON STREET ADJ

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04220021131010000	Mountain Valley Inn	0002458003	WIRTH FAMILY HOLDINGS LLC	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 17, Lot 13 - 19
04220005202030000	My Place	0003385101	RRR MISSOULA LLC	COMMERCE CENTER - PHASE III, S05, T13 N, R19 W, Lot 2A, ACRES 1.57, OF LOTS 1 & 2
04220005301170000	Quality Inn	0001787803	SUBRAYAN INVESTMENTS LLC	SUMMIT HOTEL ADDITION, S05, T13 N, R19 W, Lot 2, ACRES 0.99
04220021128010000	Red Lion Inn	0001864500	RASM PROPERTIES LLC	WJ MCCORMICKS ADDITION, S21, T13 N, R19 W, BLOCK 49, Lot 1 - 20, POR OF VACA BLANCHE ST & ADJ ALLEY
04220022218010000	Residence Inn at the Mercantile	0000025404	MERCANTILE INVESTORS LLC	MISSOULA ORIGINAL TOWNSITE, S22, T13 N, R19 W, BLOCK 2, Lot 11 - 21, COS 3443 PARCEL A
04220005301090000	Ruby's Inn	0005844173	ERCK INCORPORATED	RUBY ERCK ADDITION, S05, T13 N, R19 W, Lot 3A, ACRES 1.95, NORTHGATE BUISNESS CENTER-LOT 3
04220032311370000	Sleep Inn	0003295903	GRANITE PEAK HOSPITALITY INC	DORE LANE ADDITION, S32, T13 N, R19 W, Lot 1
04220021219070000	Sleepy Inn Motel	0002138404	SUBRAYAN ALEX M	MCCORMICK ADDITION # 2, S21, T13 N, R19 W, BLOCK 9, Lot 11 - 18, E 8' OF 19
04220007101020000	Staybridge Suites	0005844913	ENCE PROPERTIES dba STAYBRIDGE SUITES	STAYBRIDGE, S07, T13 N, R19 W, Lot 3, 96039 SQUARE FEET
04219901102040000	Stone Creek Lodge	0003474903	CENTER FIELD PROPERTIES LLC	MISSOULA DEVELOPMENT PARK - PHASE 2, S01, T13 N, R20 W, BLOCK 9, Lot 3A & 4A, 153974 SQUARE FEET
04219901102050000	Stone Creek Lodge	0003475001	CENTER FIELD PROPERTIES LLC	MISSOULA DEVELOPMENT PARK PH2 002, S01, T13 N, R20 W, BLOCK 009, Lot 4A, 36369 SQUARE FEET, LOTS 3A & 4A
04220005301150000	Super 8 Motel	0005844208	PUNJAB LLC	NORTHGATE BUSINESS CENTER, S05, T13 N, R19 W, Lot 5

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04220031430100000	Super 8 Motel	0000344963	S&G 3901 LLC	NP 93 ADDITION, S31, T13 N, R19 W, PARCELS A & B POR TRACTS 3 & 4 2.543AC
04220017201030000	Broadway Inn and Conference Center	0000306207	TRIPLE M PROPERTY MANAGEMENT LLC	S17, T13 N, R19 W, C.O.S. 5628, PARCEL A, IN SE4
04220022406020000	Thunderbird Motel	0001952300	THUNDERBIRD MOTEL	S22, T13 N, R19 W, C.O.S. 4621, PARCEL 2, NE4 SE4 25,447 SQ FT
04220008202110000	TownePlace Suites	0003809306	JK MISSOULA LLC	NORTH RESERVE BUSINESS CENTER, S08, T13 N, R19 W, Lot 6B, 95170 SQUARE FEET, PHASE 3B
04220005302030000	Travelers Inn	0005831970	TETON ACCEPTANCE LLC	ROWDY'S CABIN TRAVELERS INN MOTEL ADDITION, S05, T13 N, R19 W, Lot B
04219901102140000	Wingate Inn	0003475905	MISSOULA VENTURES LLC	MISSOULA DEVELOPMENT PARK - PHASE 2, S01, T13 N, R20 W, BLOCK 11, Lot 1