

RESOLUTION # 26-2015
A RESOLUTION APPROVING PROPERTY TAX BENEFITS
FOR REMODELING, RECONSTRUCTION OR EXPANSION OF
THE BUILDING LOCATED AT 502, 506, and 508 WEST MAIN STREET

WHEREAS, Fergus County has received an application to approve property tax benefits for the premises located at 502, 506, and 508 W. Main Street and related property located in the City of Lewistown and more specifically described as follows:

NAME OF APPLICANT

LEWISTOWN PROPERTY FOR WHICH BENEFIT COVERS

Nicole Wines (Wines Rental LLC)

Tract 1: A tract of land situated in Lot 2 in Block G6 of the Original Townsite of Lewistown, Fergus County, Montana, fronting 30 feet on Main Street and extending back 90 feet to the alley in said Block G-6, lying parallel with the side lines of said Lot 2, more particularly described as follows: from the most Easterly corner of Block G-6 of the Original Townsite of Lewistown, Fergus County, Montana, run South 45° West, parallel with Main Street 60 feet five inches for a point of beginning; thence North 45° West 90 feet; thence South 45° East 90 feet; thence North 45° East 30 feet to the point of beginning;

Tract 2: A tract of land situated in Lots 1 and 2 in Block G-6 of the Original Townsite of Lewistown, Fergus County, Montana, more particularly described as follows: from the most Easterly corner of Block G-6 of the Original Townsite of Lewistown, Fergus County, Montana, run thence South 45° West along the Northwest sideline of Main Street 25 feet five inches to the place of beginning; thence North 45° West 90 feet; thence South 45° West 35 feet; thence South 45° East 90 feet; thence North 45° East 35 feet to the place of beginning. It being intended to convey a tract of land 90 feet in length by 35 feet in width within Lots 1 and 2 of Block G-6 of the Original Townsite of Lewistown, Fergus County, Montana.

Tract 3: A tract of land being the Easterly 25.5 feet by 90 feet of Lot 1 of Block G-6 of the Original Townsite of Lewistown, Fergus County, Montana, according to the map or plat thereof on file of record in the office of the Clerk and Recorder of Fergus County, Montana. (The 25.5 feet fronting Main Street"

WHEREAS, THE State of Montana has developed a form or application for requesting the tax benefits described in § 15-24-1501 M.C.A. and Fergus County has been presented with a completed application by the above-listed applicant, and Fergus County takes notice that the City of Lewistown has previously approved the application, and;

WHEREAS, the application references § 15-24-1501 M.C.A. which states that remodeling, reconstruction or expansion of buildings or structures which increases the taxable value by at least 2.5% as determined by the Department of Revenue or its agents,

may receive tax benefits, limited to the increase in taxable value caused by such remodeling, reconstruction or expansion of buildings or structures, and;

WHEREAS, § 15-24-1501 M.C.A. provides for the percentages and period that apply to applications for such tax benefits as follows:

BENEFIT SCHEDULE:

Construction Period	0%
First year following construction	20%
Second year following construction	40%
Third year following construction	60%
Fourth year following construction	80%
Fifth year following construction	100%
Following years	100%

WHEREAS, THE Board of Commissioners has considered and decided to approve the request;

NOW, THEREFORE, BE IT RESOLVED, that the tax benefits requested by the above-described applicant for the property listed are hereby approved to the extent allowed by § 15-24-1501 M.C.A., provided that:

- A. If property taxes become delinquent for the property at any time hereafter, all such future benefits affecting that piece of property shall be rescinded.
- B. Approval herein is subject to approval by the Montana Department of Revenue.
- C. If the remodeling, reconstruction or expansion of any below-described properties does not increase the taxable value of the property by at least 2.5% as determined by the Department of Revenue, the property shall not receive any tax benefits hereunder.
- D. The Department of Revenue shall determine at which year in the Benefit Schedule the applicant shall be placed in order to receive the proper period tax benefit requirements, and;

BE IT FURTHER RESOLVED, that a certified copy of this resolution be mailed to the Department of Revenue.

PASSED AND APPROVED this 10th day of September, 2015.

BOARD OF COMMISSIONERS



Sandy Youngbauer, Presiding Officer

ABSENT

Carl Seilstad, Commissioner



Ross Butcher, Commissioner

ATTEST:



Rana J. Wichman, Clerk & Recorder

FRANK GREMAUX
DAVE BYERLY
First Ward Commissioners

DIANA HEWITT
PATTY TURK
Second Ward Commissioners

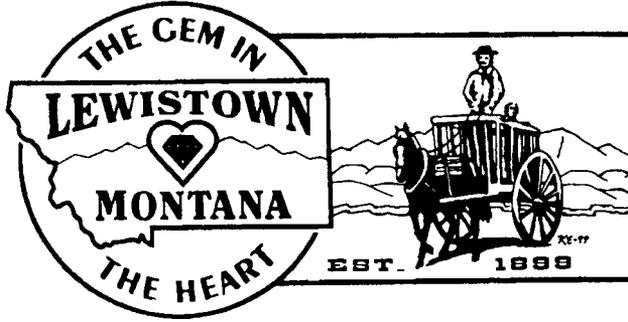
GAYLE DONEY
BETH PUTNAM
Third Ward Commissioners

RICK POSS
At-Large Commissioner

KEVIN MYHRE
City Manager

MONTE BOETTGER
City Attorney

CITY OF LEWISTOWN



305 Watson, Lewistown, Montana 59457
(406) 535-1760 Fax (406) 535-3323

JIM DANIELS
Park and Recreation Director

CORY BIRDWELL
Chief of Police

KEITH KUCERA
Fire Chief

HOLLY PHELPS
Director of Public Works

KELLYANNE TERRY
Library Director

DUANE FERDINAND
Planning Director

NIKKI BRUMMOND
Financial Officer

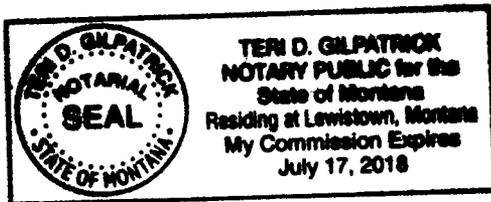
"The undersigned, as Custodian of Records for the City of Lewistown, Lewistown, MT, hereby certified that this document, when signed and dated, is a true and correct copy of the original document on file in the office of the Lewistown City Clerk."

Dated this 12th day of June, 2015

Nikki Brummond
Lewistown City Clerk
Custodian of Records

State of Montana
County of Fergus

Signed and sworn to before me on June 12, 2015 by Nikki Brummond

Notary Signature

RESOLUTION NUMBER 3877

A RESOLUTION APPROVING PROPERTY TAX
BENEFITS FOR REMODELING, RECONSTRUCTING,
OR EXPANSION OF COMMERCIAL PROPERTY
WITHIN THE CITY OF LEWISTOWN

WHEREAS, the City of Lewistown has received the following application
to approve property tax benefits for a certain property located in the city of
Lewistown:

NAME OF APPLICANT

Nicole Wines

LEWISTOWN PROPERTY FOR WHICH BENEFIT COVERS

Tract 1: A tract of land situated in Lot 2 in Block G-6 of the
Original Townsite of Lewistown, Fergus County, Montana,
fronting 30 feet on Main Street and extending back 90
feet to the alley in said Block G-6, lying parallel with the
side lines of said Lot 2, more particularly described as
follows: from the most Easterly corner of Block G-6 of the
Original Townsite of Lewistown, Fergus County, Montana,
run South 45° West, parallel with Main Street 60 feet five
inches for a point of beginning; thence North 45° West 90
feet; thence South 45° West 30 feet; thence South 45°
East 90 feet; thence North 45° East 30 feet to the point of
beginning.

Deed Reference: Book 183, page 521

Tract 2: A tract of land situated in Lots 1 and 2 in Block G-6 of
the Original Townsite of Lewistown, Fergus County,
Montana, more particularly described as follows: from
the most Easterly corner of Block G-6 of the Original
Townsite of Lewistown, Fergus County, Montana, run
thence South 45° West along the Northwest sideline of
Main Street 25 feet five inches to the place of beginning;
thence North 45° West 90 feet; thence South 45° West 35
feet; thence South 45° East 90 feet; thence North 45°

East 35 feet to the place of beginning. It being intended to convey a tract of land 90 feet in length by 35 feet in width within Lots 1 and 2 of Block G-6 of the Original Townsite of Lewistown, Fergus County, Montana.

Deed Reference: Book 183, page 246

Tract 3: A tract of land being the Easterly 25.5 feet by 90 feet of Lot 1 of Block G-6 of the Original Townsite of Lewistown, Fergus County, Montana, according to the map or plat thereof on file of record in the office of the Clerk and Recorder of Fergus County, Montana. (The 25.5 feet fronting Main Street)

Deed Reference: Book 153, page 265

WHEREAS, The State of Montana has developed an application form for requesting tax benefits described in Section 15-24-1502, MCA, and the City has been presented with a completed application by the above listed applicant, and;

WHEREAS, the application was made in reference to Section 15-24-1502, MCA, which states that remodeling, reconstruction or expansion which increases the taxable value by at least 5% as determined by the Montana Department of Revenue, may receive a property tax exemption limited to the increase in taxable value caused by such remodeling, reconstruction, or expansion of buildings or structures, and;

WHEREAS, in accordance with Section 15-24-1502 MCA further requirements are set forth to qualify for and implement the granting of tax benefits, and;

WHEREAS, Resolutions 3135 and 3639 previously adopted by the City of Lewistown sets forth further requirements and policies in order to qualify for these tax benefits, and;

WHEREAS, Section 15-24-1502 MCA allows for a tax exemption during the construction period, not to exceed 12 months, and for up to 5 years following completion of construction. In addition to the tax exemption described above, a property tax reduction may be granted for up to 5 years following the exemption period in accordance with the following benefit schedule:

First year following exemption period	20 %
Second year following exemption period	40 %
Third year following exemption period	60 %
Fourth year following exemption period	80 %
Fifth year following exemption period	100 %
Following years	100 %

WHEREAS, the Lewistown City Commission has considered the application presented and desires to approve the request, subject however to modifications as provided by Resolution 3634.

NOW, THEREFORE, BE IT RESOLVED, that the tax benefits requested by the above-described applicant for the property described are hereby partially approved in accordance with MCA Section 15-24-1502 and Resolution 3634 as follows:

1. A tax exemption is granted during the period of construction, not to exceed one year.
2. A tax exemption is granted for a three year period following the construction period.
3. After the running of the exemption periods, a property tax reduction will be granted for 4 years as follows:

First year following exemption period	20 %
Second year following exemption period	40 %
Third year following exemption period	60 %
Fourth year following exemption period	80 %
Fifth year following exemption period	100 %
Following years	100 %

BE IT FURTHER RESOLVED, that:

A. If property taxes become delinquent for such property at any time hereafter, all such future tax benefits affecting that piece of property shall be rescinded.

B. The approval herein is subject to approval by the Montana Department of Revenue.

C. If the remodeling, reconstruction, or expansion of any above described properties does not increase the taxable value of that property by 5% as determined by the Department of Revenue, that property shall not receive any tax benefits hereunder.

D. The Fergus County Appraiser shall determine at which year in the Benefit Schedule the applicant shall be placed in order to receive the proper period of tax benefit requirements, and

BE IT FURTHER RESOLVED, that a certified copy of this resolution shall be mailed to the Montana Department of Revenue.

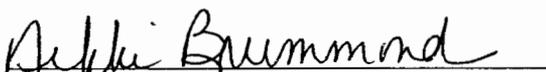
PASSED AND APPROVED this 18 day of May, 2015.

APPROVED:



FRANK GREMAUX
VICE CHAIRMAN OF THE COMMISSION

ATTEST:



NIKKI BRUMMOND, CITY CLERK



Application for Tax Exemption and Reduction for the Remodeling, Reconstruction or Expansion of Existing Commercial Buildings or Structures

This application must be submitted to the appropriate local governing body or bodies by the property owner of record or his agent. The decision of the local governing body or bodies must be mailed to the Department of Revenue before April 1 of the tax year for which the benefits are sought.

I, Nicole Wines (Wines Rental LLC) whose mailing address is
Name of Applicant - Please Print
PO Box 91 PRAY MT 59065
Please Print

do hereby make application for tax exemption and reduction for the remodeling, reconstruction or expansion of existing commercial building(s) or structure(s), in accordance with 15-24-1502, MCA, on the following described lands. (Please attach an additional page if the legal description does not fit within this space). Legal Description: Attached

I submit the following information in support of this application:

Date that the remodeling, reconstruction or expansion will start 3/3/15
Date that the remodeling, reconstruction, or expansion will be completed 6/30/15
Date that the earliest building permit was received 2/2/15
(The construction period for a specific project may not exceed 12 months.)
Estimated cost of the remodeling, reconstruction or expansion \$ 50,000.00

- ◆ Please supply a brief description and diagram of the remodeling, reconstruction or expansion. If additional space is required, please attach additional pages.
- ◆ The commercial building or structures has not been used in a business for 40 months.
- ◆ Property taxes on the building or structures are delinquent yes no.

Under penalty for perjury, I hereby certify the facts herein stated are true. I further acknowledge by my signature that I have reviewed the information on the reverse side of this form and understand its meaning.

Nicole Wines Date 2/27/15 Year 2015
Signature of Property Owner or Agent
Date _____ Year _____
Signature of Property Owner or Agent

For County Government Purposes Only

Application received by county governing body on _____ year _____. This application for exemption and reduction for remodeling, reconstruction or expansion of existing commercial buildings or structures is hereby:

_____ Approved _____ Disapproved

By _____, Chairman-County Commission on _____, year _____

For City Government Purposes Only

Application received by city governing body on April 6, year 2015. This application for exemption and reduction for remodeling, reconstruction or expansion of existing commercial buildings or structures is hereby:

Approved _____ Disapproved

By [Signature], Authorized Agent of City Government on MAY 18th, year 2015

For Department of Revenue Purposes Only

Application received by Department of Revenue governing body on Mar 6 year 2015
The remodeling, reconstruction or expansion of the existing commercial building or structure increases the taxable value of that structure or building by at least 5% yes no.

This application for tax exemption and reduction for the remodeling, reconstruction, or expansion of existing commercial buildings or structures is hereby _____ Approved _____ Disapproved

If approved, the appropriate tax benefits will be granted for the _____ tax year.

_____, County Appraiser on _____, year _____

POSTMARK
MAR 06 2015
DOR - PAD

RECEIVED
MAR 06 2015

PROPERTY ASSESSMENT
DIVISION

RECEIVED
MAR 16 2015

DEPT. OF REVENUE
LIVINGSTON, MONTANA

MAR 20 2015

RECEIVED
APR - 6 2015
CITY of Livingston
BY [Signature]

Tract 1:

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Deed Reference: Book 183, page 521

Tract 2

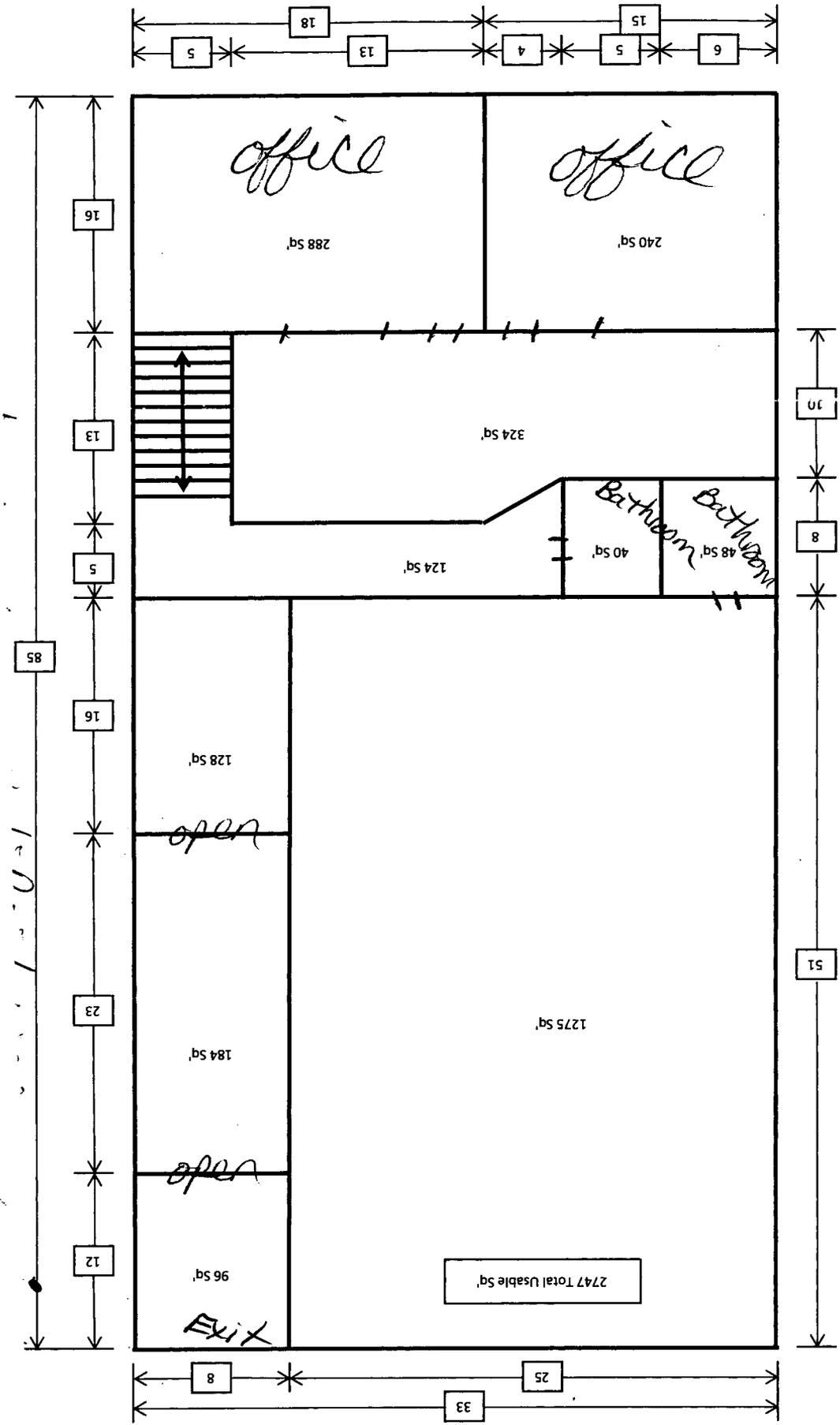
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Deed Reference: Book 153, page 265



SALON

Remove Red
Add Blue lines
Make Bathroom
Handicap
assemb

