

**City of Helena, MT
Downtown TIF District
Board Financial Report
As of 12/31/22**

Beginning Cash July 1, 2022		\$ 200,066
Revenue:		
Real Property Taxes		140,153
Personal Property Taxes		16,989
Penalty & Interest		90
Interest		1,108
Total Revenue		<u>\$ 158,339</u>
Expenditures:		
Contracted Services		-
Capital Outlay		-
Total Expenditures		<u>\$ -</u>
Ending Cash - December 31, 2022		\$ 358,406
Less:		
Project Commitments		96,473
10% Reserve for Affordable Housing*		50,675
Cash Available		<u><u>\$ 211,258</u></u>

*** Resolution 20630 Passed 11/20/20*

**City of Helena, MT
Downtown TIF District
Board Financial Report
Project Listing
As of 12/31/2022**

Project #	FY	Description	Budget	Actual	Balance	Notes
TF1901	2021	Hill Park Theatre	19,391	18,642	749	Paid to Eagle Electric, SOD Works & Tabert Construction
TF1902	2021	BID Trees & Planters	30,000	16,400	13,600	Paid to Helena BID - Trees from Chadwicks
Total - FY 2021			\$ 19,391	\$ 18,642	\$ 749	
TF1902	2021	BID Trees & Planters	13,600	13,600	-	Paid to Helena BID - Trees from Chadwicks
TF1093	2022	Placer Comm	77,800	77,800	-	Paid on 8/26/21& 6/27/22 to Placer Commercial LLC
TF1904	2022	Consistory Shrine	25,000	24,999	(0)	Paid on 3/29/22 to Consistory Shrine Temple Assoc
TF1905	2022	Dowling Architects	72,075	72,075	-	Paid on 8/11/21 to Dowling Architects
TF1906	2022	Seeley Building	50,667	50,667	-	Paid 1/20/2022 to Seeley Bldg Inc.
TF2901	2022	Rodney Laundry	18,500	18,500	-	Paid on 3/11/22 to Rodney Street Laundry
TF2903	2022	American Real Est. Holdings, LLC	35,133	-	35,133	Accessibility Improvements on Penwell Bldg.
TF2904	2022	B&B Market	16,350	16,350	-	Paid on 4/8/22 - to B&B Market
TF2905	2022	Union Market Properties	28,340	-	28,340	Water and Sidewalk infrastructure Improvements
TF2906	2022	317 Cruse Avenue Partnership, LLC	33,000	-	33,000	Landscaping & Pedestrian Infrastructure
Total - FY 2022			\$ 370,465	\$ 273,991	\$ 96,473	
Total - FY 2023			\$ -	\$ -	\$ -	



City of Helena
Downtown Urban Renewal District
TAX INCREMENT FINANCING APPLICATION FORM
Community Development Department
Phone (406) 447-8490 Fax (406) 447-8460
citycommunitydevelopment@helenamt.gov

IMPORTANT: APPLICANTS MAY REQUEST UP TO FIFTY PERCENT MATCH (50%) FUNDING FOR PROJECTS EXCEEDING \$10,000 OR UP TO TWENTY-FIVE PERCENT MATCH (25%) FOR PROJECTS EQUAL TO OR LESS THAN \$10,000. COSTS TO BE PAID WITH DOWNTOWN URBAN RENEWAL DISTRICT FUNDS MAY NOT BE INCURRED BY THE APPLICANT PRIOR TO FUNDING APPROVAL AND THE SATISFACTION OF ANY CONDITIONS OF SUCH APPROVAL.

CITY STAFF RESERVE THE RIGHT TO RETURN MATERIALS THAT ARE DEEMED INCOMPLETE OR LACK SUFFICIENT SUPPORTING DOCUMENTATION.

ANYONE SEEKING TIF ASSISTANCE FROM THE CITY OF HELENA MUST SUBMIT A WRITTEN APPLICATION FOR EACH TIF-ASSISTED PROJECT. THE FOLLOWING PROCEDURE HAS BEEN DEVELOPED TO EXPEDITE THE REVIEW OF TIF FUNDING REQUESTS.

1. Initial Contact: Contact the City of Helena Community Development Department, 316 N. Park Avenue, Room 445, Helena, MT 59623, (406) 447-8490, citycommunitydevelopment@helenamt.gov, to discuss the project and determine eligibility for TIF assistance.
2. Prepare a Written Application: The Applicant must prepare a written application for each funding request. The City of Helena staff will assist the applicant with any questions in the preparation of the application. The application should address the questions posed in the Project Narrative section.
3. Staff Review: Upon submittal of all necessary information, City staff will review the merits of the project and the need for funding. At any point in the review process, the staff or Board may request more information of the Applicant or solicit comment on the project from other public agencies. Items included in personal financial statements will not be subject to public review or presentation to or comment by other agencies.
4. Board Review and Approval: The DURD TIF Advisory Board will review the project and staff recommendations, and then recommend the funding request or any part thereof, and any special terms of TIF assistance to the City Commission.
5. Development Agreement: The City of Helena and the Applicant must execute a legally binding contract, which establishes the terms and conditions of the TIF assistance.

CHECKLIST ITEMS

- Project Description
- Project Renderings (where applicable)
- Application Form (pages 4-6)
- Project Financing Worksheet (page 7)
- Project Narrative Section (page 9)



APPLICATION PRIORITY AREAS FOR TIF ASSISTANCE

TIF Applications will be assessed based on the merits of individual projects in relation to the goals and objectives of the Plan, and the project priority areas set by the DURD TIF Advisory Board, which are as follows:

1. Infrastructure Improvement Program: Consideration will be given for projects that identify and prioritize upgrades to water, sewer, stormwater drainage infrastructure, and vehicular and pedestrian/bike transportation improvements as well as increasing fiber optic capability.
The City's 148-year old Fire Tower is an important component of the City's historic infrastructure. Its structural stability that has suffered over time due to weatherization, incorrect previous reinforcements and arson. Rehabilitating this structure will provide some important upgrades for its long-term viability well into the future. The project also includes trail identification signs for pedestrian use.
2. Site Redevelopment & Public Space Activation Program: Consideration will be given for redevelopment of underutilized or underperforming properties, adaptive reuse of existing structures, demolition activities, or improvements to property aesthetics through enhanced lighting, landscaping, public art, or other creative means to better activates public-facing spaces.
New trail identification signs at the Fire Tower's access points from Cruse Avenue, Miller Street and possibly the Tower Hill Apartments parking lot will better activate this public-facing space.
3. DURD Housing Program: Consideration will be given for projects that create or retain affordable housing opportunities. N/A
4. Façade Improvement Program: Consideration will be given for façade improvement projects that promote historic preservation and/or promote designs in keeping with the character of the district.
The rehabilitation of the Fire Tower, with its included components, could loosely be interpreted to be façade improvements. Rehabilitating the historic and iconic Fire Tower, long the City's symbol, will promote historic preservation for the community. The use of historically correct materials will also keep with the district's historic character.
5. Marketing/Branding Project Program: Consideration will be given for projects establishing a marketing and/or branding plan with a wayfinding component and an implementation strategy for the Downtown Urban Renewal District.
Installation of way-finding trail signage for the Fire Tower is included with this project.
6. Cruse Avenue Redevelopment Program: Consideration will be given for projects that study and implement activities addressing parcel surveying, the future surplus of city-owned property, and infrastructure planning for the Cruse Avenue right-of-way to pave the way for redevelopment activities. N/A



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APPLICATION PRIORITY AREAS FOR TIF ASSISTANCE

7. Rodney Street Commercial Center Program: Consideration will be given for projects that reinvigorate the Rodney Street Commercial Center through gateway signage, infrastructural connectivity, and public art improvements. N/A



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APPLICATION PRIORITY AREAS FOR TIF ASSISTANCE

Applications will be evaluated based on the following measurable objectives for projects and programs (listed in no particular order of priority):

1. Increased Taxable Valuation: Implementation of the project should encourage and/or result in an increase in the URD's tax base.
2. Relationship of Public and Private Investment: The relationship of private investment to public investment of a project shall be significant enough ensure prudent investment of public funds within the urban renewal district.
3. Job Creation: Projects that create opportunities for new employment contribute to the economic vitality of the District and community in a variety of ways.
4. Investment Spin-off: Projects that have the potential for investment spin-off, yielding a positive impact on the District.
5. Cost-Benefit Analysis of the Investment/Expenditure: Analysis of how the request cost of the TIF funds compares with the benefits of the project to the District.
6. Health and Safety Concerns: The Project's impact, positive or negative, on the environment in terms of noise, dust, pollution, public safety, traffic congestion, pedestrian access, visual aesthetics, etc.
7. Historic Preservation: The Project's capacity to encourage the preservation and protection of the cultural and economic heritage and physical assets of the District.
8. Density, Infill, and Adaptive Reuse: Projects will be evaluated for their ability to encourage or result in infill and adaptive reuse of underutilized and vacant lots and properties, and to promote more compatible, complementary uses within the District.
9. Cost of Public Services: The Project's ability to improve public services, such as water, sewer, sidewalks, parking, improved traffic circulation, etc., to an area that is currently underserved.
10. Housing Component: Projects that promote all types of housing in the area in conformance with the Downtown Neighborhood Plan and the Downtown URD Plan.
11. Conformance with the goals and objectives of the Railroad URD Plan, 2019 City of Helena Growth Policy, and the Downtown Neighborhood Plan: The Project's ability to significantly further specific goals found in the current Urban Renewal Plan, Growth Policy, and consistency with other City plans and objectives.
12. Conformance with Requirements for TIF Fund Expenditures, per 7-15-4288, MCA: Projects must cover eligible project activities stated in Montana statutes and be approved by the City Commission to satisfy needs identified in the Railroad Urban Renewal District Plan.



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Project Name: City of Helena Fire Tower Restoration Date Submitted: _____

APPLICANT INFORMATION

Name (First & Last): City of Helena Contacts:
Pam Attardo (City-County HPO)
Craig Marr (City Parks Dept)

Address: 316 N. Park Ave.

City: Helena State: MT Zip Code: 59623

Email: pattardo@lccountymt.gov Phone: 406-447-8357
cmarr@helenamt.gov 406-447-8485

If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of: State of Montana

- A non-profit or charitable institution/corporation
- A partnership or corporate entity known as _____
- District Resident
- Local Government
- Other (explain) _____

PROJECT INFORMATION

Building Address: 111 S. Cruse Ave.

Legal Description: _____

PROPERTY OWNER INFORMATION

If the property is not owned by the Applicant, written permission from the owner must be included to carry out the project and lease or other materials.

Property Owner (First & Last): City of Helena

Address: 316 N. Park Ave.

City: Helena State: MT Zip Code: 59623

Phone: 406-447-8000 Cell: _____ Other: _____

Email: tburton@helenamt.gov



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PROJECT ARCHITECTURAL FIRM INFORMATION (WHERE APPLICABLE)

Company/Firm: N/A
 Point of Contact (First & Last): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Cell: _____ Other: _____
 Email: _____

PROJECT FINANCIAL LENDING INSTITUTION (WHERE APPLICABLE)

Company/Institution: N/A
 Point of Contact (First & Last): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Cell: _____ Other: _____
 Email: _____

PROJECT CONTRACTOR INFORMATION (WHERE APPLICABLE)

Company/Firm TBD by bid/RFP after full funding is obtained
 Point of Contact (First & Last): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Cell: _____ Other: _____
 Email: _____

DESCRIPTION OF PROJECT

In a separate attachment, please provide a full written description of your project. Please indicate if the items are existing or new construction.

Due to difficulties with attachments, the full written description is included here in addition to as an attachment.

RESPONSE: *This \$74,650 TIF portion of the total \$277,304.14 project will save Helena's historic and unique 1874 Fire Tower and provide for ongoing stewardship well into the future. This TIF application includes funding for equipment rental, materials and supplies for the Tower's structural base and the watchman's cabin and stairs plus trailheads signs to the Fire Tower. The City has previously invested*



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\$23,500 for several structural assessments to determine the Tower's condition plus an additional \$16,164.99 for the recommended solutions and planned drawings for a total of \$39,664.99.

The City Parks and Recreation Department has the organizational capacity and sufficient staff to complete large complex projects, has completed similar projects in the past and recognizes that historic preservation specialists are best qualified to rehab the Fire Tower with support from the Helena/Lewis and Clark County Heritage Tourism Council (HTC). The City/County HTC has successfully worked on historic rehabilitation of the Unionville School, East Helena Depot, and Silver City Cemetery.

Several grants have been applied for over the past year, unfortunately unsuccessfully: Montana State Historic Preservation Office - "Revitalizing Montana's Rural Heritage Projects"; National Trust for Historic Preservation Johanna Favrot grant; Department of Commerce - Montana Historic Preservation Grant program; Montana Department of Commerce Tourism grant. Only one grant was successful: \$10,000 from the Montana History Foundation.

The Fire Tower's condition has been declining since the last volunteer repair efforts in 1998 and an August 2017 arson event charred one of the oldest timbers. Stabilization of the iconic Fire Tower will repair an existing structure damaged by arson, weather and incorrect repairs over time.

This project, guided by leading wood scientists, will rehabilitate the Fire Tower as existing construction in accordance with the Secretary of Interior's Standards for Historic Preservation to save and restore a rare and endangered structure by: correcting unsafe connections and decay that have left the tower unstable; replacing missing timbers or those decayed beyond repair; removing two historically insensitive pressure-treated members and stairs and replacing with historically-appropriate materials; and rebuilding the pressure-treated lumber watchman's cabin with Douglas fir to match historic design and materials. The use of new materials could be interpreted as new construction on the existing structure.

Plans have been drawn to repair, stabilize and preserve the Helena Fire Tower according to the Secretary of the Interior's Standards. The project will span 4-5 weeks in 2023, with work performed by a crew of four historic preservation timber framers. A structural engineer with timber framing experience will evaluate the tower prior to work and timbers will be selected a few months prior to the work. A crew of 4 timber framers will dismantle the tower on-site and number the timbers for reassembly; this saves costs and maximizes retention of existing material to maintain the tower's authenticity. A temporary fence will replace the existing one during construction and a forklift, boom lift and crane will be rented.

The tower's 4 legs, which date to 1874, have significant decay at their bases; about 3' will be removed on each and scarf spliced with new timber, providing undamaged wood for new connections and restoring the tower's original geometry. All steel plates, etc. added to keep it from collapsing over the years will be removed and historic structural connections will be restored: wood mortise and tenon joints, housings/gains in receiving timbers; wood splints, bolts and structural washers and iron/steel drifts. Decay pockets within timbers will be repaired with dutchman inserts; timbers needing splice/scarf repairs will be addressed, and only 3 historic timbers will be replaced. Pressure treated lumber previously used for the stairs, watchman's cabin, decayed support timbers, and railing will be removed and replaced; missing members verified in historic photos will also be replaced. The 2011 bell platform will be reused and cracks/checks will not be filled per the Standards.



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The Watchman's cabin will be lifted off the Tower's structural base and repaired on the ground with historically appropriate materials with the help of Preserve Montana and dedicated experienced volunteers. This work can be done at the same time as the Tower's timbers. The cabin will then be reinstalled to continue its watch on top of the Fire Tower by Fall 2023.

Rehabilitation will set the Tower at a preservation baseline, introduce a capital investment program (CIP) for the next 65 years and establish a best practices maintenance regimen per the Anthony Report. The Fire Tower's timbers and other wood materials are organic so ongoing maintenance will be key to its future longevity. The HTC and the City will follow the 15-year investment cycle for structures from the Beaudette Report (p. 57): the largest investment is the structure's rehabilitation in 2023, then 15 years of minimal investment, followed by 15 years of moderate investment and then potentially significant capital investment in 30-50 years from this rehabilitation project when the cycle begins again.

A range of products will benefit the public including the publication of a written, illustrated maintenance and repair manuals and schedule for City Parks' staff, and photographic and video documentation provided by non-profit Helena Civic Television (HCTV). In addition to a rehabilitated historic structure safe from collapse, the Fire Tower will be preserved long into the future as a symbol intertwined with Helena's history, identity and sense of place for tourists to enjoy on the tour train and walking tours, in pictures, publications, social media and merchandise.

PROJECT RENDERINGS (IF APPLICABLE)

Submit design schematic and/or site and landscaping plans for project.

RESPONSE: No additional site or landscaping plans are proposed beyond the Fire Tower's rehabilitation.

The following reports and drawings are attached:

The Guardian of the Gulch Helena's Historic Fire Tower Historic Structure Assessment, May 12, 2017 by Montana Preservation Alliance and Beaudette Consulting Engineers, Inc.;

Wood Investigation of the Helena Fire Tower, September 21, 2019, by Anthony and Associates, Inc. and Porter and Associates;

Repair Plan for the Helena Fire Tower, Helena, MT, 2022 and *Fire Tower Repair Drawings* by Fire Tower Engineered Timber, Inc. and Porter & Associates;

Historic and current photos of the Fire Tower.



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TOTAL COST OF THE PROJECT

Please summarize. A full breakdown of costs is required on the *Project Cost Worksheet*.

Applicant funds: \$162,577.74; Other sources of funds: \$14,576.40; In-kind contributions: \$2,000.00;

Total project cost: \$278,789.14 (including previously paid for structural evaluations, reports & plans for \$39,664.99);

Eligible TIF costs excluding structural evaluation: \$237,639.15

PROPERTY OWNERSHIP

Do you own the property or are you currently purchasing it? Explain.

Owner since 1874 when it was originally built for \$100.00.

JOB CREATION

Will there be any new permanent or part time jobs as a result of this project excluding construction jobs associated with the development of the project? If so, how many?

Unknown – ancillary, intangible permanent or part-time jobs could be related to tourism.

PROJECT COMPLETION

What is the expected completion date of the project?

Fall 2023

PROPERTY TAXES

How much are the current annual property taxes including any improvements? Is the payment of taxes current?

N/A – *the City of Helena is a local government and is tax-exempt.*



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PROJECT COST & FINANCING SECTION

Summarize the project costs on the Project Cost Worksheet. Use general categories and include items that are in the assistance request. The total cost should include land costs and “soft costs” such as zoning processes, surveys, and permits to enable the DURD Advisory Board to evaluate the entire private investment. If in doubt about an item’s eligibility, include it. Staff will review the items and help determine eligibility. Briefly describe how the project will be financed and be sure to include equity and other investments into the project. If financing commitment is contingent on grants or URD TIF commitment to the project, has multiple sources, or other complex factors, provide that information.

NOTE: The TIF Program requests which include demolition/deconstruction activities, public sidewalks, streets, alleys and other right-of-way improvements; and/or work on utility main transmission lines totaling over \$25,000 are subject to Montana Prevailing Wage Rates and must include that in the itemized costs.

PROJECT COST WORKSHEET

Professional Services

1. <u>Timber frame labor</u>	<u>\$ 88,000.00</u>
2. <u>Watchman’s cabin, stairs and rails labor</u>	<u>\$ 12,960.00</u>
3. <u>In-kind donations: HCTV video documentation</u>	<u>\$ 2,000.00</u>
<i>Subtotal</i>	<u>\$ 105,582.00</u>

Construction/Rehabilitation Costs

1. <u>Materials and supplies – Tower base structural supports</u>	<u>\$ 26,500.00</u>
2. <u>Materials and supplies -- Watchman’s cabin, stairs and rails</u>	<u>\$ 3,990.00</u>
3. <u>Equipment rental</u>	<u>\$ 21,200.00</u>
4. <u>Air fare, local transportation, lodging, meals</u>	<u>\$ 35,680.00</u>
5. <u>3 trailhead signs</u>	<u>\$ 3,000.00</u>
<i>SUBTOTAL:</i>	<u>\$ 87,370.00</u>
6. <u>City Building permit fees</u>	<u>\$ 1,740.75</u>
<i>Subtotal</i>	<u>\$ 1,740.75</u>

Printing, Advertising, etc.

1. <u>Advertising – RFP/Bid solicitation</u>	<u>\$ 1,000.00</u>
<i>Subtotal</i>	<u>\$ 1,000.00</u>



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Other Miscellaneous Costs

- | | |
|---|--------------|
| 1. Contingency (20% based on materials, labor, equipment rental, travel) | \$ 38,266.00 |
| 2. Structural engineering evaluations and reports (\$23,500 plus \$14,679.99 previously paid Fire Tower expenses as part of total project development cost but not an allowable TIF cost) | \$ 39,664.99 |

Subtotal \$ 38,266.00

TOTAL PROJECT DEVELOPMENT COSTS

\$ 278,789.14

TOTAL TIF ELIGIBLE PROJECT DEVELOPMENT COSTS

\$ 237,639.15

PROJECT FINANCING WORKSHEET

Owner/Developer Investment

Total applicant investment in the project
(cash, City building permit, advertising &
in-kind staff time (City Parks Dept.)

\$ 186,077.74

Listing of Other Funding Sources & Amounts (Continue on separate sheet if needed)

- | | |
|--|--------------|
| 1. MT History Foundation | \$ 10,000.00 |
| 2. Helena Soroptimists | \$ 2,774.00 |
| 3. Lewis & Clark County, City-County Historic Preservation Officer | \$ 1,802.40 |

Request for Eligible items

*Labor, Materials & Supplies, Equipment Rental,
Trailhead Signs*

TOTAL TIF REQUEST

\$ 74,650.00

TOTAL PROJECT FINANCING

\$ 278,789.14



PROJECT NARRATIVES SECTION:

1. **Description of Project.** Provide a written description of the project, scope of work if a marketing plan or similar plan, number, and types of jobs to be created, etc.
 - a. Compliance with the Downtown URD Plan: Identify how your project supports the Downtown URD Plan and how the project benefits the neighborhood, URD, and community (See Attachment B for Goals and objectives of the Plan).

2019 Helena Downtown Urban Renewal Plan (DURP)

- **Invest in infrastructure needed for development**
Goal #4, item 9. “Retain and address needs of existing city-owned cultural and historic facilities to improve use and function.”
The Heritage Tourism Council (HTC) has consulted with City Parks regarding the Fire Tower, which is located within the DURP’s boundaries, since the arson event in 2016. That event resulted in analyses that identified the tower’s structural weaknesses. In December 2019, the HTC, after careful consideration of historic properties in need of rehabilitation, chose the Fire Tower as the best candidate and applied for two state and federal historic preservation grants on behalf of the City:
 - 1) a National Park Service grant in the amount of \$70,000 that made it to the second round of the process but was not funded because the application did not identify any cash match nor any funding for maintenance after rehabilitation; and
 - 2) an HB12 Montana Historic Preservation grant in the amount of \$25,000 which was ranked by the Department of Commerce as 12th out of 94 projects throughout the State, but was cut from funding by legislative committee in favor of lower-ranking projects in rural areas in 2021.*On behalf of the City, the HTC applied for and was successful in obtaining a \$10,000 grant from the Montana History Foundation in 2022 and \$2,774 in a private donation from Helena Soroptimists for the Fire Tower’s rehabilitation.*
- **Create a quality and unique experience**
 - **Make improvements to attract more businesses**
Goal #6, item 2. Capitalize on downtown’s historic assets¹ and unique history (Distinguish Helena downtown from other places in Helena and from other cities), and item 3. “Emphasize the unique and historic walking mall . . . ”
Since 1989, the HTC and its predecessor Historic Preservation Commission have promoted downtown and celebrated its unique history in the following ways:
 - 1) co-hosting guided historic downtown walking tours with LCCHS, c.2007, continuing through the present and beyond;
 - 2) organizing and hosting Helena History Fairs in downtown Helena, 2009-2015;
 - 3) republishing Helena Illustrated History book by Jean Baucus and Vivian Paladin, 2007; the Fire Tower is featured on 6 pages in this book;
 - 4) promoting downtown Helena as having one of few historically intact Main Streets in the West;

¹ The Downtown Urban Renewal Plan incorporates language from the Downtown Neighborhood plan (see p. 2 of this document.)



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5) obtaining funding proper rehabilitation of the Fire Tower on behalf of the City; after surveying all 50 U.S. State Historic Preservation Officers (SHPO), Helena's timber-framed Fire Tower located in an urban setting, is the only one of its kind in the U.S.; and
6) authoring "Nuggets from Helena" column in the Independent Record featuring historic downtown since 2018, continuing through the present and beyond; Fire Tower article by HTC member Mike Shields in 2019 is attached.
7) partnering with the Lewis and Clark County Historical Society with locating its History Center in downtown Helena, initially in 1989-1991 and then c.2008-2021.

- b. Local Zoning and Other Requirements: All projects assisted by Downtown URD TIF funds must, depending on the project location, comply with the City's Zoning Requirements, provide a brief narrative as to how the design successfully meets the requirements of City Zoning. Include any project schematic, site, and landscaping plans.
N/A - this project is for rehabilitation of an existing historic structure so no additional zoning requirements are applicable such as landscaping, parking, etc.
- c. Demolition/Deconstruction: If the project request includes removal of structures, it must be done in accordance with to the provisions of Helena City Code Title 3 Chapter 15. Provide a brief narrative on how the building will be removed and whether it is a structure within the city that is individually listed on the National Register of Historic Places, or a property located within the city's historic districts which is designated by the state historic preservation office (SHPO) as primary or contributing.
N/A- the Fire Tower will not be removed from the site and will be repaired on the subject property in accordance with the Secretary of Interior's Standards for Historic Preservation; will be done under the guidance of experienced historic preservation heavy timber framers, wood scientists and structural engineers. Therefore, the demolition ordinance is not applicable in this case.
- d. Dislocation: If existing tenants are to be dislocated as a result of the project, provide a separate narrative describing how they have been or will be appropriately relocated.
N/A - there are no tenants on the subject property.

2. **Logistical Considerations.** Provide a brief narrative describing the following:

- a. Project Feasibility: The Applicant's demonstration of financial readiness and ability to proceed.
The City has obtained a significant portion of the project's \$278,789.14 total funding requirement. This TIF application is to acquire the remaining portion of the project costs including labor, materials, equipment rental and trailhead signs.
- b. Applicant's Ability to Perform: The Applicant's capability to undertake the relative complexities of the project.
The project will be jointly undertaken by the Helena/Lewis and Clark County Heritage Tourism Office and the City Parks Department, both with experience in managing complex projects in a timely manner.



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- c. Timely Completion: The feasibility of completing the project according to the Applicant's proposed project schedule.
After the remaining portion of funding is obtained, the project will be let for RFP or bids - anticipated to be spring 2023 with completion by fall 2023. Although the Fire Tower's rehabilitation is a complex project, it is a straight-forward historic preservation project that can be completed by skilled professionals within the specified timeframe.
- d. Payment of Taxes: All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date, where applicable.
N/A - the City of Helena is a local government and is tax-exempt.



PROJECT NARRATIVES SECTION (CONTINUED):

3. **Economic & Community Development Potential:** Provide a brief narrative for the following. If not applicable, please note:

a. Tax generation: Describe how the project will increase the taxable valuation in the District.

The Fire Tower, as a City-owned structure located on City property, is exempt from property taxes and the proposed rehabilitation project will not change that tax status. However, rehabilitating the Fire Tower so it can continue as the City's highly visible seal, logos and symbol (as shown on this application form), on sewer covers and Fire Department patches, public art on traffic signal boxes and murals, City and tourism websites, and as a very significant landmark. Business owners may choose to locate in the portion of downtown that close to the Fire Tower, which may in turn encourage reuse of vacant spaces thereby increasing the district's taxable valuation.

b. Relationship of Public and Private Investment: Describe the relationship of private investment to public investment of a project and discuss how it is a prudent investment of public funds within the urban renewal district.

Significant public financial investment has been secured in this important rehabilitation project. A significant portion of the project's total cost has been provided by the City of Helena within its own budget plus additional private funding obtained from the Montana History Foundation and Helena Soroptimists. The HTC has written numerous grants on behalf of the City to rehabilitate the Fire Tower and has pursued fundraising for long-term maintenance. Preserve Montana has given significant assistance with their Historic Structure Assessment and helped locate qualified historic preservation professionals. As a City-owned property, acquiring the remaining \$74,650 of the total project cost with TIF would demonstrate a prudent investment for the Fire Tower's longevity, the district and for the businesses located there.

c. Job Creation: Are there any jobs created as a result of the project? Please describe.

Direct job creation will occur during the Fire Tower's rehabilitation. Indirect job creation may occur as downtown businesses become more viable and the overall district's identity is strengthened for the long-term. The Fire Tower's rehabilitation will allow this unique historic structure to continue to exist at this location to benefit tourists and residents by providing a sense of place.

d. Investment Spin-off: Describe any potential for investment spin-off having a positive impact on the District.

Helena's Fire Tower is truly unique as a national historic landmark; it is the only structure of its kind. It is presently a source of community pride and identity and included with many local business names, on numerous local artists' photographs, and souvenirs. This situation is expected to continue. Existing businesses may



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expand and new businesses may choose to locate in Helena's downtown which would have a positive impact.

- e. Cost-Benefit Analysis of the Investment/Expenditure: For projects that are \$10,000 or more, a cost-benefit analysis should be completed.

TIF funding is requested for less than an estimated 1/3 of the total project cost. Portions of this special structure are still original from its 1874 construction, making Helena's historic symbol priceless and irreplaceable. The best choice is to rehabilitate the Fire Tower (including the watchman's cabin) so that it's historically correct and can continue to proudly stand as the "guardian of the gulch" long into the future, armed with a useful maintenance guide. The intangible benefits for residents, business owners, and visitors being able to see and enjoy this iconic and nationally unique tower on the hill overlooking downtown are difficult to quantify.

Yet the potential loss of the Fire Tower if it were to fall down without stabilization would also be immeasurable. Letting the Fire Tower continue to languish by the weather and with arson damage is an undesirable alternative and will cost more the longer rehabilitation is delayed.

- f. Health and Safety Concerns: Describe the project's impact, positive or negative, on the environment in terms of noise, dust, pollution, public safety, traffic congestion, pedestrian access, visual aesthetics, etc.

The Fire Tower is currently structurally unsound due to age, weather exposure, shortening of timber connections over the years in addition to fire damage created by arson in 2016. As a result, public safety is a concern. Additionally, previous misguided attempts to fix the Fire Tower resulted in the use of some historically inappropriate materials which affects visual aesthetics. The proposed rehabilitation will stabilize the Fire Tower and restore it with historically correct materials, thereby protecting public safety and improving the visual aesthetics.

The watchman's cabin has also been the subject of vandalism and needs repair. Parts of the historically-inaccurate siding has either fallen or is missing. Historic photos show that the cabin was altered and the door was moved from the east to the south side. The stairs and railings are also unstable and need to be replaced. Although the Fire Tower is not accessible to the general public due to liability and vandalism concerns, the Tower is illuminated during the Parade of Lights the day after Thanksgiving for the holiday season. TIF funding would improve safety for that seasonal lighting and allow the watchman's cabin to be rebuilt in its historically correct design since 1940. Including the watchman's cabin, stairs and railings as an integral part of the total project now will result in cost-savings since the large rental equipment (telescoping



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boom lift, forklift, crane and operator) will already be on the property to as part of the tower's structural supports' rehabilitation.

- g. Historic Preservation: Describe the project's ability to preserve and protect the cultural and economic heritage and physical assets of the district.

Helena's 148-year old Fire Tower is a unique historic timber-frame structure in an urban area that is not found in any other state. The Fire Tower is instrumental infrastructure that helped save Helena by providing a fire notification system through numerous devastating fires. It is a source of community identity and pride that has long been the City's official one-of-a-kind symbol, creates a sense of place and is a distinct component of the district's cultural and economic heritage.

The HPO will develop a maintenance manual for the Fire Tower with the help of the historic preservation specialists. The Parks Department will be able to use this manual for the historic Fire Tower's long-term maintenance that's consistent with historic preservation guidelines.

Rehabilitating the Fire Tower so it's structurally sound, safe and well-maintained will allow it to grandly stand on its bluff overlooking downtown Helena into the future, for its sesquicentennial in 2024 and continue long beyond that milestone, thereby protecting the physical aspects of the district.

- h. Density, Infill, and Adaptive Reuse: Describe if the project increases density in the DURD through infill and adaptive reuse of existing property(s).

N/A- the City parkland property is located in a Transitional District. Chapter 9 of the Helena Zoning Ordinance (Title 11) states this zoning district is intended "to provide for the protection and enhancement of historic and cultural resources; to establish minimum requirements and responsibilities for the installation of public improvements in support of redevelopment; and to encourage desirable site design for all development occurring in the districts.

These aspects are all essential for the development of a diverse, dynamic and desirable city environment."

The TR District identifies the uses that can occur on the property if water and sewer mains are installed to serve the property in addition to accessible street rights-of-way; these infrastructure improvements are not presently in place to serve the Fire Tower. The current use with the unoccupied Fire Tower as part of the City's park system on a hill accessible only on foot will continue and remain unchanged.

- i. Cost of Public Services: Describe how the projects will improve public services such as water, sewer, sidewalks parking, improved traffic circulation, etc., to an area currently underserved.



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The Fire Tower is currently accessed by an unmarked trail that connects to Cruse Ave. to the west, Miller Street to the east and informal access from the Tower Hill Apartments parking lot to the north. Although local residents may know how to reach the Fire Tower, visitors may not. Trail identification (way-finding) signs that can include trail etiquette at these locations are included to increase the public benefit of this project.

- j. Housing Component: Describe any housing components to the project. One of the main goals of the Downtown Neighborhood Plan and the Downtown URD Plan is to promote all types of housing in the area.

N/A - no housing is proposed on the City parkland.

- k. Conformance with Requirements for TIF Fund Expenditures, per 7-15-4288, MCA: Projects must cover eligible project activities stated in Montana state statutes (See Attachment A).

This project conforms to the requirements of 7-15-4288 MCA for:

- improvement of public improvements or infrastructure for publicly-owned structures.

ATTACHMENT A: ELIGIBLE ACTIVITIES

As specified by state law, TIF may be used to finance redevelopment activities including the following (from 7-15-4288, M.C.A.):

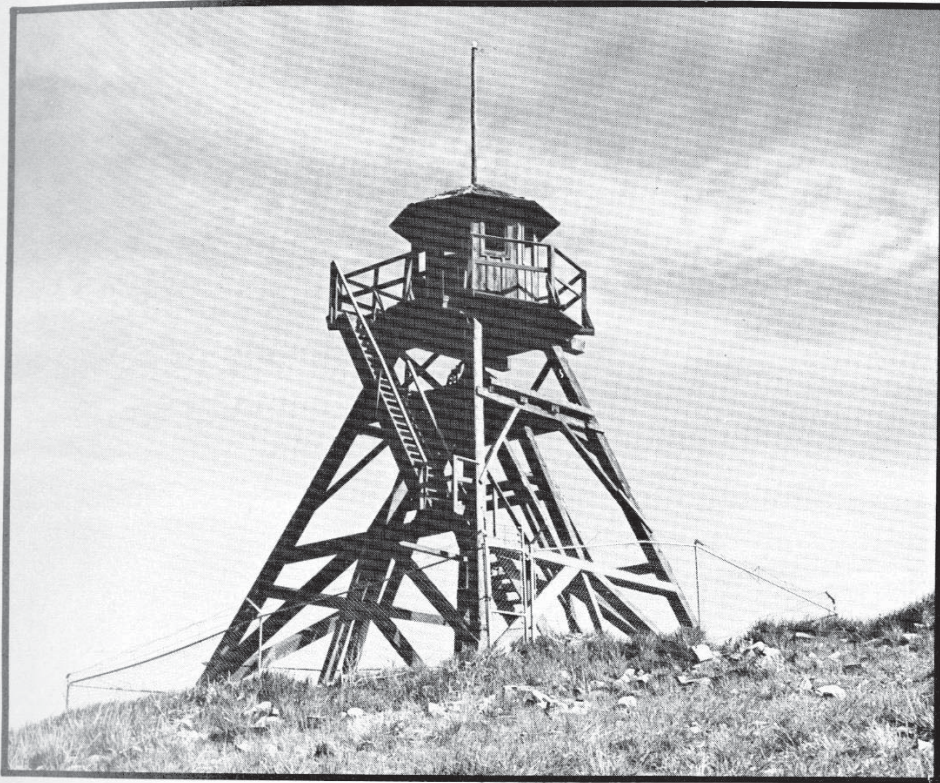
1. Land acquisition, including acquisition of infrastructure-deficient areas and assemblage of land for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself at fair value.
2. Demolition and removal of structures.
3. Relocation of occupants.
4. The acquisition, construction, and improvement of public improvements or infrastructure, including streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunications lines, rail lines, rail spurs, bridges, publicly owned buildings, and any public improvements, and items of personal property to be used in connection with improvements for which the foregoing costs may be incurred.
5. Costs incurred in the exercise of urban renewal powers (found in 7-15-4233, MCA), including urban renewal projects as authorized by the City Commission.
6. Acquisition of infrastructure-deficient areas or portions of areas;
7. Administrative costs associated with the management of the urban renewal area or targeted economic development district;
8. Assemblage of land for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the local government itself at its fair value;
9. The compilation and analysis of pertinent information required to adequately determine the needs of the urban renewal area or targeted economic development district;
10. The connection of the urban renewal area or targeted economic development district to existing infrastructure outside the area or district;
11. The provision of direct assistance to secondary value-adding industries to assist in meeting their infrastructure and land needs within the area or district; and
12. The acquisition, construction, or improvement of facilities or equipment for reducing, preventing, abating, or eliminating pollution.

ATTACHMENT B: GOALS OF THE DOWNTOWN URD

- **Add to downtown vibrancy with a mix of uses**
 - Provide a range of housing for a range on incomes
 - Attract new business types that support residential uses
 - Encourage new business startups
 - Conduct feasibility, market, and other studies
 - Encourage ground floor active use
 - Add to improve urban landscaping with public art, trees, and planting
- **Upgrade Underperforming properties**
 - Develop vacant lots and encourage upgrades to under-performing property gaps
 - Encourage the update and adaptive re-use of buildings for 21st century needs, such as open interiors, improvements to broadband, and for safety and market competitiveness
 - Encourage redevelopment of parking facilities that create gaps in downtown ground-floor retail by allowing for non-parking uses on floor level and parking on other stories
 - Facilitate façade improvements
 - Inventory city properties with potential for higher use and develop criteria for disposition
 - Provide for demolition and site preparation as needed to upgrade properties
- **Invest in infrastructure needed for development**
 - Improve transportation infrastructure for better function and safety for vehicles, pedestrians and bicycles and include street scape features to improve aesthetics, safety, and quality for non-motorists
 - Rectify issues of parcels along and within streets that were not properly surveyed
 - Address improvement needed for fire suppression water flow requirements for higher densities; improve fire engine access and prioritize replacement of older segments of pipe for water and sewer
 - Facilitate storm drainage, and continue to address capacity issues and alternative detention features
 - Expand Fiber capability
 - Invest in capital improvements needed for parks and open spaces
 - Manage parking for optimal efficiency and unitization
 - Retain and address needs of existing city-owned cultural and historic facilities
- **Improve Transit, Pedestrian and Bike Connections**
 - Improve pedestrian and bike facilities
 - Develop a comprehensive bike network
 - Improve vehicle circulation and access to increase retail viability
 - Improve gateways and wayfinding
 - Increase transit options
 - Improve pedestrian connections from parking facilities to destination
- **Create a quality and unique experience**
 - Make improvements to attract more businesses
 - Encourage ground-floor transparency
 - Capitalize on downtown's historic assets

ATTACHMENT B: GOALS OF THE DOWNTOWN URD (CONTINUED)

- **Stimulate Vibrancy with a Mix of Uses (Rodney Street Goal)**
 - Retain the neighborhood character allowing for mixed uses, a variety of residential types, and a central commercial area
 - Keep the area primarily residential with a range of housing types intermixed with offices and government uses
 - Increase residential capacity
 - Retain the Rodney Street Commercial Center as the primary area for retail, with the potential for housing and offices in the upper floors
- **Reinvigorate the Rodney Street Commercial Center (Rodney Street Goal)**
 - Retain and build the Neighborhood Center as the center for retail, commercial and social gathering
 - Improve Rodney Street functionality, infrastructure and aesthetic between 6th and Broadway
 - Create gateways with wayfinding at both ends of the commercial center
 - Create better linkages between the courthouse complex, Myrna Loy center, and Rodney Street
 - Incorporate public art that differentiates the area from Downtown tonto a fun and funky interactive way
 - Monitor parking demand and identify potential for temporary uses or longer term uses



Gold on the Gulch
by Jean Baucus

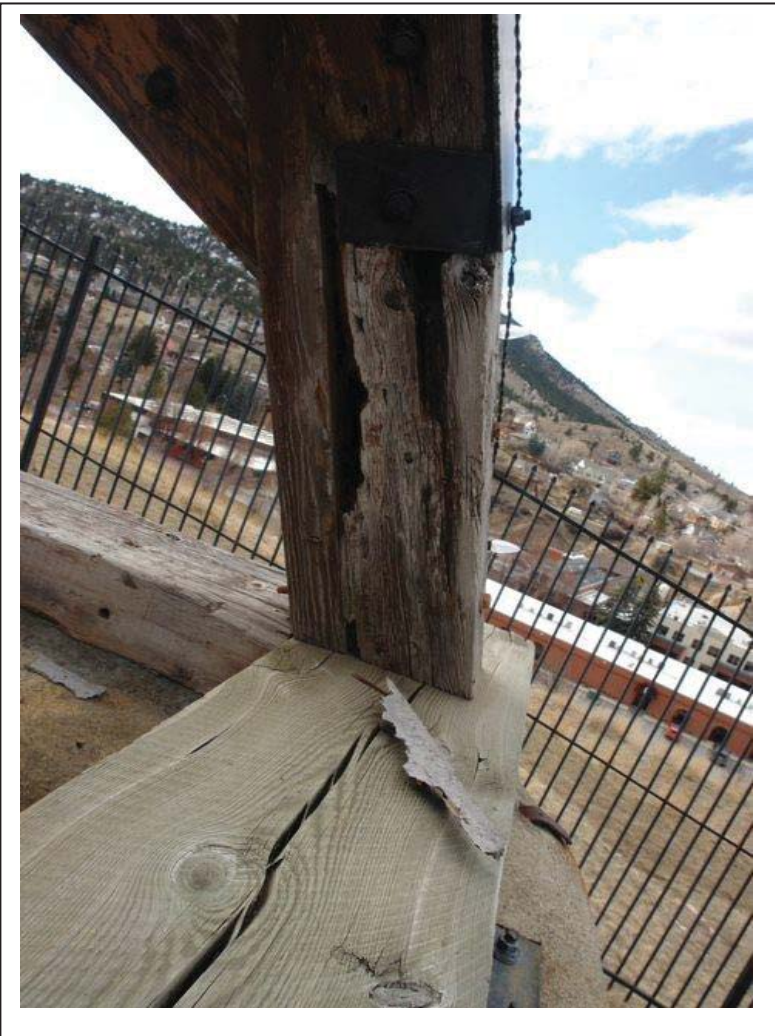
PLATE NO. 12 — THE FIRE TOWER, EMBLEM OF HELENA



Fire Tower east elevation, 12-25 1938,
MHS Photo



Fire Tower
west
elevation,
1890, MHS
Photo



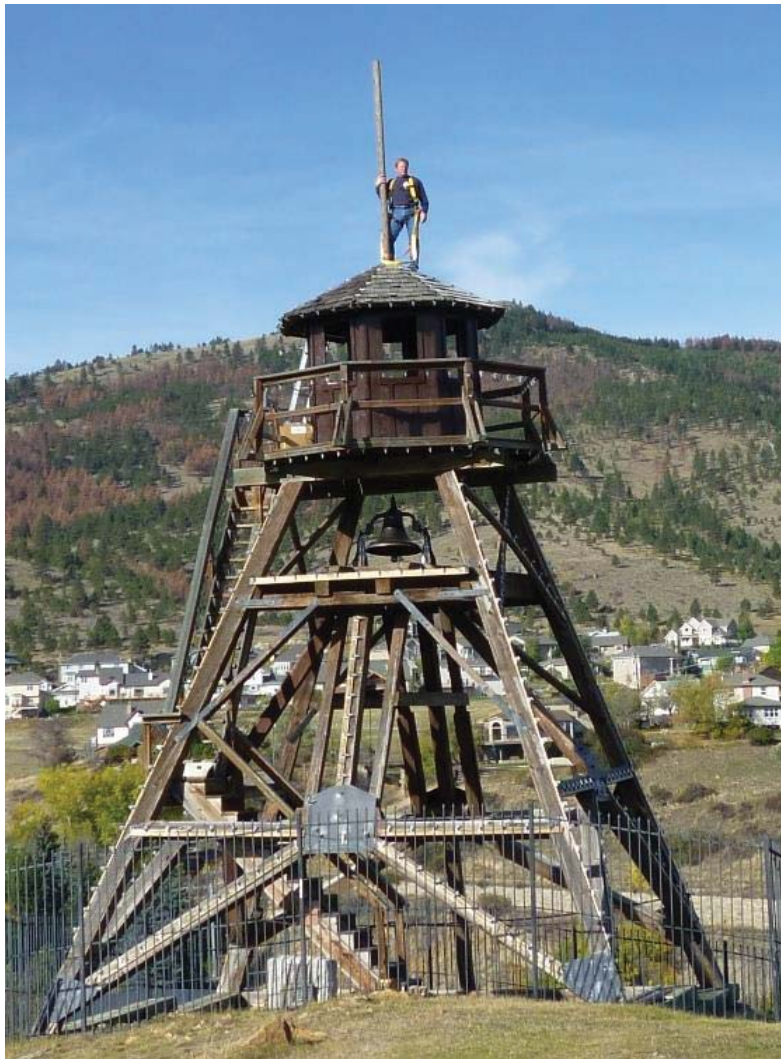
NW leg looking west



SW leg and bracing charred by arson in 2017



NW and NE legs with historically incorrect bracing, looking west



Helena's Guardian of the Gulch

1-4-2: CITY SEAL DESCRIPTION:

The seal of the city shall be in circular form with the words "City Of Helena, Montana", on the outer circle, and in the interior and center of said circle, the words "Lewis & Clark Co. 1881", with the figure of the city fire tower in the center thereof. Said seal shall be used in all cases in which, by the laws and customs of nations, it is necessary to use a seal by a municipal corporation. (Ord. 2905, 2-26-2001)

1-4-3: FACSIMILE:

The facsimile of said seal is shown below:



30 Hudson Valley Estates to Visit | Skid Steer Attachments | Fire Department

helenamt.gov/government/departments/fire-department

Pay Online | Service Request | Employment | Contact Us | How Do I?

City of Helena

HOME GOVERNMENT COMMUNITY BUSINESS SERVICES

City Commission Departments Ordinances & Resolutions City Code Municipal Court Be Heard Helena Transparency Citizens' Council

Lighted Fire Tower on City Website

City of Helena Fire Dept

Mission Statement

We, the members of the Helena Fire Department, proudly continue our tradition as Guardians of the Gulch, by professionally providing a quality, effective, skillful, safe and caring service to protect our community whenever and wherever needed.

Fire Department

- Divisions of Fire Department
- Fire Prevention, Investigation & Safety
- History
- Personnel & Apparatus
- Resources

App Store | Google Play

Bill Pay | Parks Viewer | Utility Map

Public Engagement | City Calendar | City Commission

Home | Messages | Requests | Account | More

Notifications, Service Requests
Bill Pay, and More!

My Helena App

Click Here

Fire Tower on City of Helena Website



City of Helena Flag



City of Helena sewer cover

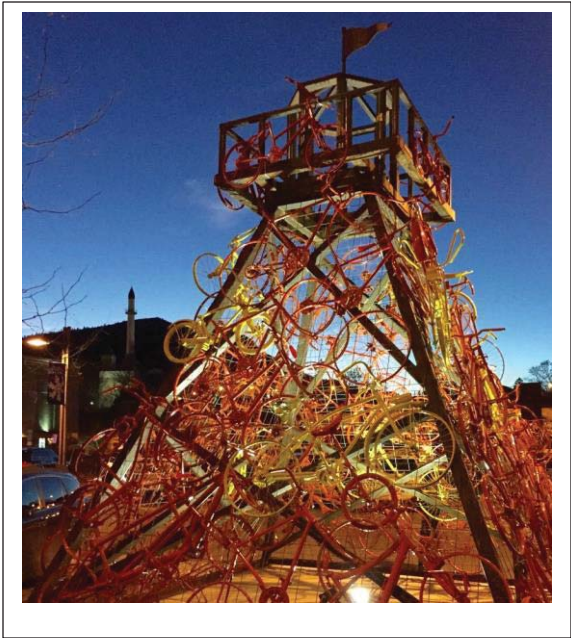


Parking sign with Fire Tower at top

FIRE TOWER IN PUBLIC ART



Fire Tower public art on 3 City traffic signal boxes



Bicycle Fire Tower by Robert Harrison



Bandshell mural at Memorial Park



Fire Tower on Sesquicentennial Mural

HELENA'S FIRE TOWER IN LOCAL BUSINESS NAMES



Fire Tower Therapy

Counselor, MS, LCPC

[Fire Tower Apartments Helena, MT](https://www.rentable.co)

<https://www.rentable.co> › Helena

8 S. Park Ave. Helena, MT



HELENA'S FIRE TOWER ON LOCAL MERCHANDISE



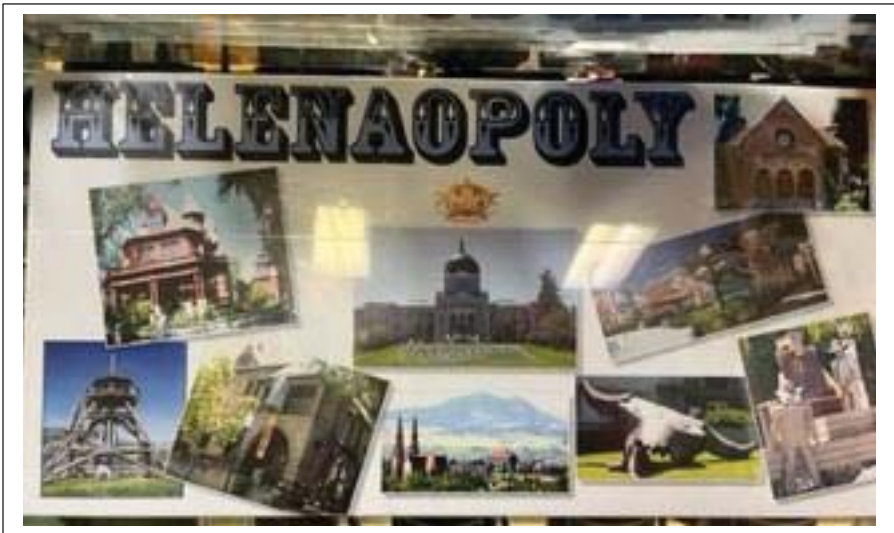
Fire Tower ornaments



Fire Tower shotglass



Fire Tower Guardian of the Gulch on t-shirt



Fire Tower on Heleneapoly game box

REPAIR PLAN FOR THE HELENA FIRE TOWER, HELENA, MT, 2022



prepared for

City of Helena
Department of Parks & Recreation
316 North Park Avenue
Helena, MT 59623

by

Joe Miller & Dick Schmidt
Fire Tower Engineered Timber, Inc.
Keweenaw Peninsula, MI / Laramie, WY

Mike Cotroneo & Doug Porter
Porter & Associates
Burlington, VT

September 2022

INTRODUCTION

Helena's Historic Fire Tower, listed on the National Register of Historic Places, was constructed of timber in 1874 (at a cost to the city of \$100) to replace an earlier structure used to alert city residents to fire danger. The fire tower was reinforced to carry a heavier bell in 1886, and by the late 19th century, was configured much as it is today. To address issues of wood decay and the impacts of a recent fire, a wood assessment was completed by Ron Anthony and Doug Porter in 2019 (*Wood Investigation of the Helena Fire Tower, Helena, Montana*. 2019). The assessment included determination of the species, grade, and condition of individual wood members, along with strategies for their repair.

To assist with the planning for the repair of the fire tower, the authors of this report conducted a site visit in July 2022 to (1) gather data on the connections for conducting a structural analysis and completing the repair design, and (2) prepare a list of timbers to be purchased based on the design. Both are needed to arrive at an accurate estimate of costs and material requirements for making repairs.

This report includes the summary results of a structural analysis completed by Dick Schmidt of Fire Tower Engineered Timber, recommendations for repair of each of the existing members requiring intervention based on the results of the structural analysis, and a list of the timber needed to make these repairs.

The structural analysis was focused on determining the minimum number of members needed to carry required loads (in order to maximize the retention of historic elements), and to identify options for strengthening or reconfiguring connections altered in earlier repairs, most of them dating from the latter half of the 20th century. The pressure-treated sills installed in repairs completed in the 1990s are not necessary for carrying required loads, and the structural assessment includes a recommendation that they be removed. Sills appear in some of the historic images of the tower, however, and the deteriorated sill timber on the west may be a relatively early member. We have proposed a repair, in the event that stewards wish to save that member.

Repair recommendations are focused on recovering adequate structural capacity, while maximizing the retention of historic material. The primary repair strategies include a) scarfing new material into historic members to replace decayed material and recover original length, b) dutchman repair of decayed wood at connection locations to recover lost capacity, c) installation of hidden metallic fasteners (product name: Timberlinx) at several of the column-girt and column-brace connections, and d) the use of threaded fasteners to replace steel straps and gussets.

The timber list includes material for making the repairs enumerated in the repair recommendations, with replacement timber keyed to existing elements using member numbers appearing in assessment schematics (originally part of a 2016 report by BCE Structural, they retain condition information, gusset/hardware locations, and some member

sizes from that report; not all of the information is current. The schematics are reproduced here solely as a key to element numbering and are not for construction). It is assumed that: all of the material will be Douglas-fir (*Pseudotsuga menziesii*), except for material to be used in the repair of N6 and S6, which should be western yellow pine (*Pinus sp.*); the material will have a moisture content of 12-15% at the time of installation, and; the material will have a grade of Select Structural (existing material is a mixture of Select Structural and No. 1; the higher quality material will result in longer-lasting repairs). The timber list does not include lumber or timber for cribbing and shoring, which is likely to vary between contractors.

STRUCTURAL ANALYSIS AND GENERAL RECOMMENDATIONS

Structural Analysis

A computer-based structural analysis model of the fire tower was constructed using structure dimensions and member sizes specified in Anthony & Porter (2019)¹. Loads on the analysis model consisted of the self-weight of the timber members, a 1000-lb bell, ground snow load of 30 psf, lateral pressures from 90 mph service-level wind and seismic load per the local Helena building code. The objective of the analysis was to determine the minimum number of members and their minimum sizes required to safely carry the applied loads. This analysis approach is intended to provide maximum flexibility in terms of repair or replacement of members in the existing structure. For instance, damage or decay may reduce the effective cross-section size of a member. But if the remaining cross section equals or exceeds the minimum required size, then that member need not be replaced. In addition, the fire tower frame contains a certain amount of redundancy – members that are not needed to maintain its strength and stability. Redundant members with damage or decay may be retained in the repaired frame without concern for their structural capacity. Their only function will be to maintain the historic configuration of the frame. Of course, the decision to retain decayed members must include consideration of their potential for continued decay, which might impact other members as well.

The structural analysis was performed under the assumption that all members are graded as #1 Douglas-fir, a slightly conservative assumption, since Anthony & Porter (2019) includes some members graded as Select Structural.

Results of the structural analysis are given in Table 1. The minimum member sizes, measured as breadth x depth in inches, are actual sizes, not nominal. Members not listed in the table, such as the 2x lumber cross bracing in the North and South elevations, are not needed in the frame, but they should be reinstalled after repair or replacement for historical continuity.

¹ Anthony, R. & D. Porter (2019) Wood Investigation of the Helena Fire Tower, Helena Montana, 21 September.

Table 1 -- Minimum Member Sizes *		
Member Labels **	Description	Minimum Size (actual)
L1, L2, L3, L4	Main Leg	9x9
N3, N4, S3, S4, E1, E2, W3, W4	Lower diagonal brace	4x4
N5, S5, E3, W5	Lower connecting girt	6x8
J1, J4	Upper side joist	4x4
J2, J3	Bell joist	6x6
E4, E6, W6, W8	Bell-joist strut	4x4
E9, W11	Bell-joist girt	6x6
- none -	Tension rod	1" diameter
* Minimum member size is based on assumed use of #1 Douglas-fir timber		
** Member labels are taken from Anthony & Porter report, 21 Sept 2019		

General Recommendations

Based on on-site examination of the fire tower and results of the structural analysis, the following recommendations are offered.

1. Remove the pressure-treated heavy timber sills on the North and South elevations, as well as the decayed timber sill on the West elevation.
2. Install individual piers under the main legs in the North-East and South-East legs.
3. Provide a 1"-thick standoff moisture barrier (impermeable plate) between the bottom of each leg and its supporting pier. Secure the legs to the (existing and new) piers with steel rod connectors (e.g. Timberlinx HDA095 or Simpson Strong-Tie CPT88Z).
4. Retain the steel tie rods at the base of the structure, but close the hooked ends by welding in steel bars. A closed loop is needed to restrain the outward thrust on the main legs.
5. Secure the steel tie rods to the outside corners of the legs using lengths of vertically oriented angles lying along the outer edge of the leg, rather than the bent straps currently in place.
6. Remove all other steel plates and straps. Replace those connectors with traditional carpenter-style joinery or metallic fasteners hidden within the timber members.
7. Remove all epoxy used to fill checks and other voids in the timbers. For checks and voids that will not drain rainwater, insert dutchmen blocks to close the openings.
8. Install a lightning-protection system.

Repair Recommendations

The Helena Fire Tower was constructed in 1874, and is almost certainly one of the last surviving timber-framed towers in the U.S. constructed for the purpose of detecting fires in urban settings. Several ad hoc repair campaigns have resulted in replacement of damaged members, alteration of original connections, and the shortening of braces to remove decayed ends. To maximize retention of historic material, repair strategies include scarfing new material into corner posts to replace decayed bases, scarfing one new end on most braces to make up lost length and provide good wood at connection locations, and creating connections based on historic examples and required capacity.

In what follows, repair recommendations are offered for deteriorated members on the north, east, south, and west elevations, using the element numbering that appears on schematics included in this report. Only those elements requiring repair appear in the recommendations for each elevation. These recommendations are accompanied by a list of the timber needed to make these repairs.

North elevation

L4: To repair this corner post, scarf 6' section at base (to replace deteriorated wood), repair deterioration at connection locations using dutchman inserts.

N3: Scarf 5' section at lower end, install Timberlinx connector at upper connection, bolted connection (with housing in corner post) at lower end; add straining member between N3 and N4.

N4: Scarf 6' section at lower end, install Timberlinx connector at upper connection, bolted connection (with housing in corner post) at lower end; add straining member between N3 and N4.

N5: Remove bolted straps.

N6: Scarf at top to recover lost length; remove bolster.

N7, N8: Replace with 3 x 6 braces, fastened with screws.

East elevation

L3: Explore extent of deterioration at connection locations; repair, if possible, or replace in kind if repair is infeasible.

E1: Scarf 6' section at lower end, install Timberlinx connector at upper connection, bolted connection (with housing in corner post) at lower end; add straining member between E1 and E2.

E2: Add Timberlinx connectors, top and bottom ends.

E3: Add bolsters at corner posts.

E4-6: No repair necessary. Replace existing brackets at upper connections with structural screws.

E7, E8: House in corner posts; add Timberlinx connectors at each end.

E9: Explore extent of deterioration at connection locations; repair, if possible, or replace in kind if repair is infeasible. Consider adding bolsters to posts

South elevation

L2: Replace in kind

S3: Scarf 5' section at lower end, install Timberlinx connector at upper connection, bolted connection at lower end; add straining member between S3 and S4.

S4: Explore extent of deterioration at connection locations; scarf section at lower end, install Timberlinx connector at upper connection, bolted connection at lower end. Replace in kind if repair is infeasible. Add straining member between S3 and S4.

S5: No repair necessary. Add Timberlinx connectors.

S6: Scarf new wood at upper end to recover original length; remove bolster.

S7, S8: Replace with 3 x 6 braces, fastened with screws.

Belfry-level rim joist: No repair necessary: replace steel brackets with screws.

West elevation

L1: Explore extent of deterioration at connection locations; repair, if possible, or replace in kind if repair is infeasible.

W2: No repair necessary.

W3, W4: Scarf new material at lower ends (replacing decayed or damaged wood), install Timberlinx connectors at upper connections, bolted connection (with housings in corner posts) at lower ends; add straining member between W3 and W4.

W5: Replace in kind

W6, W8: Scarf in new wood to replace damaged or decayed material; replace existing bolster with one sized to support these members.

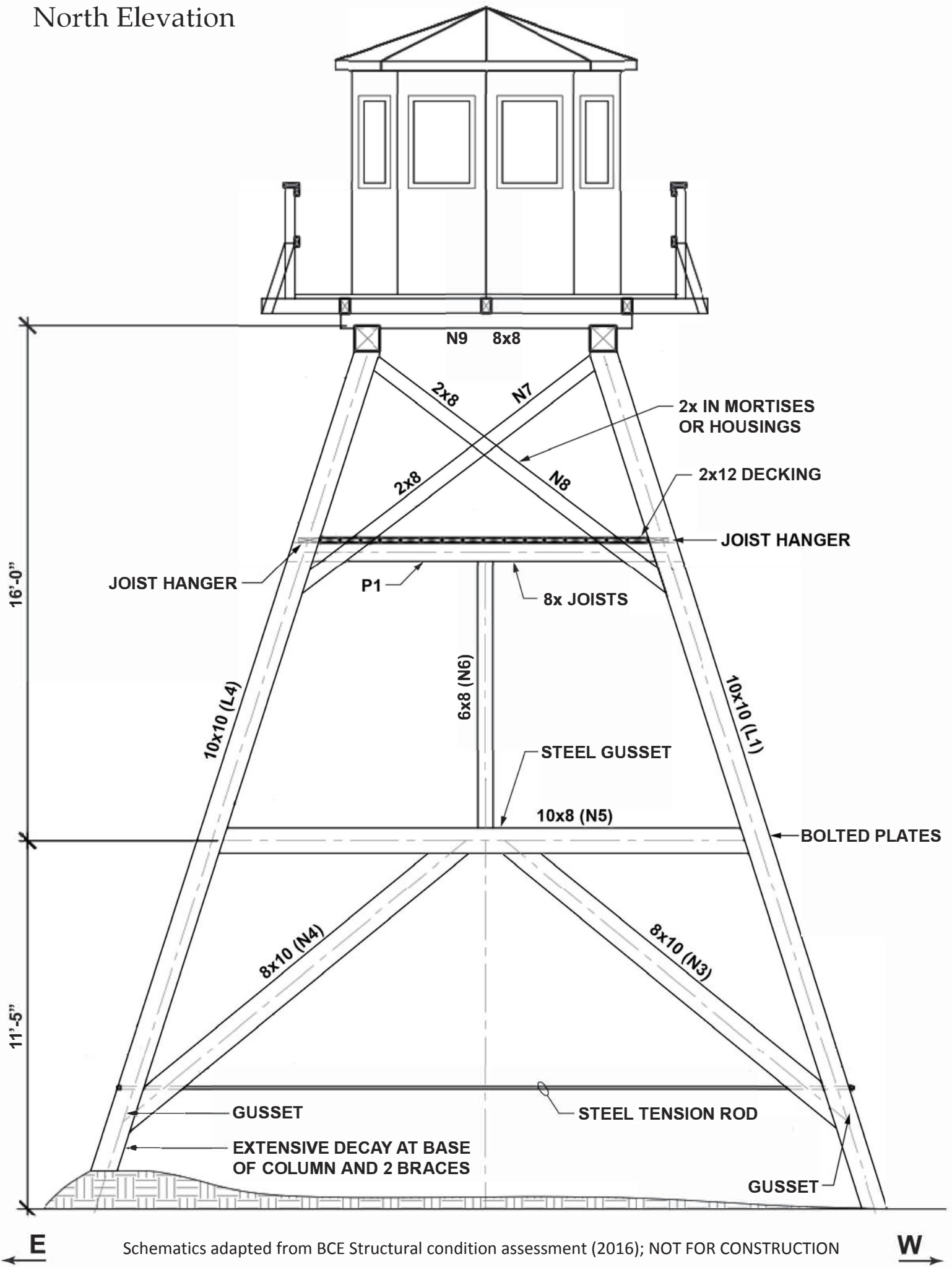
W7: No repair necessary

W9, W10: Replace with wood that has not been pressure treated

W11: Replace in kind

Sill: The sill and strut are not necessary to achieve structural objectives, but the sill may be one of the oldest surviving timbers. There is a long decay void near midspan that will require repair if the member is to be retained; repair options include removing decayed material from the bottom surface (to hide the repair) and letting a dutchman into the resulting void

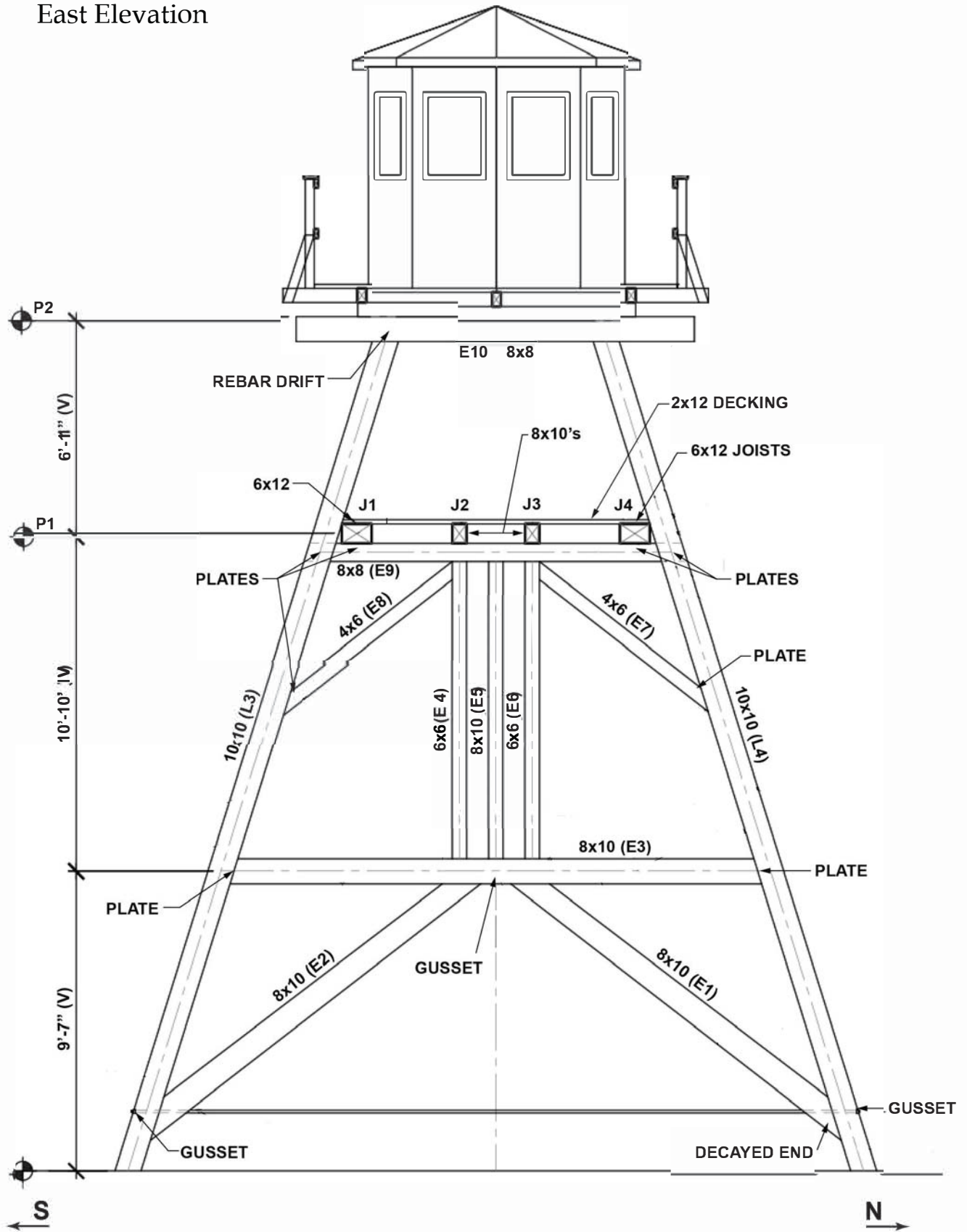
North Elevation



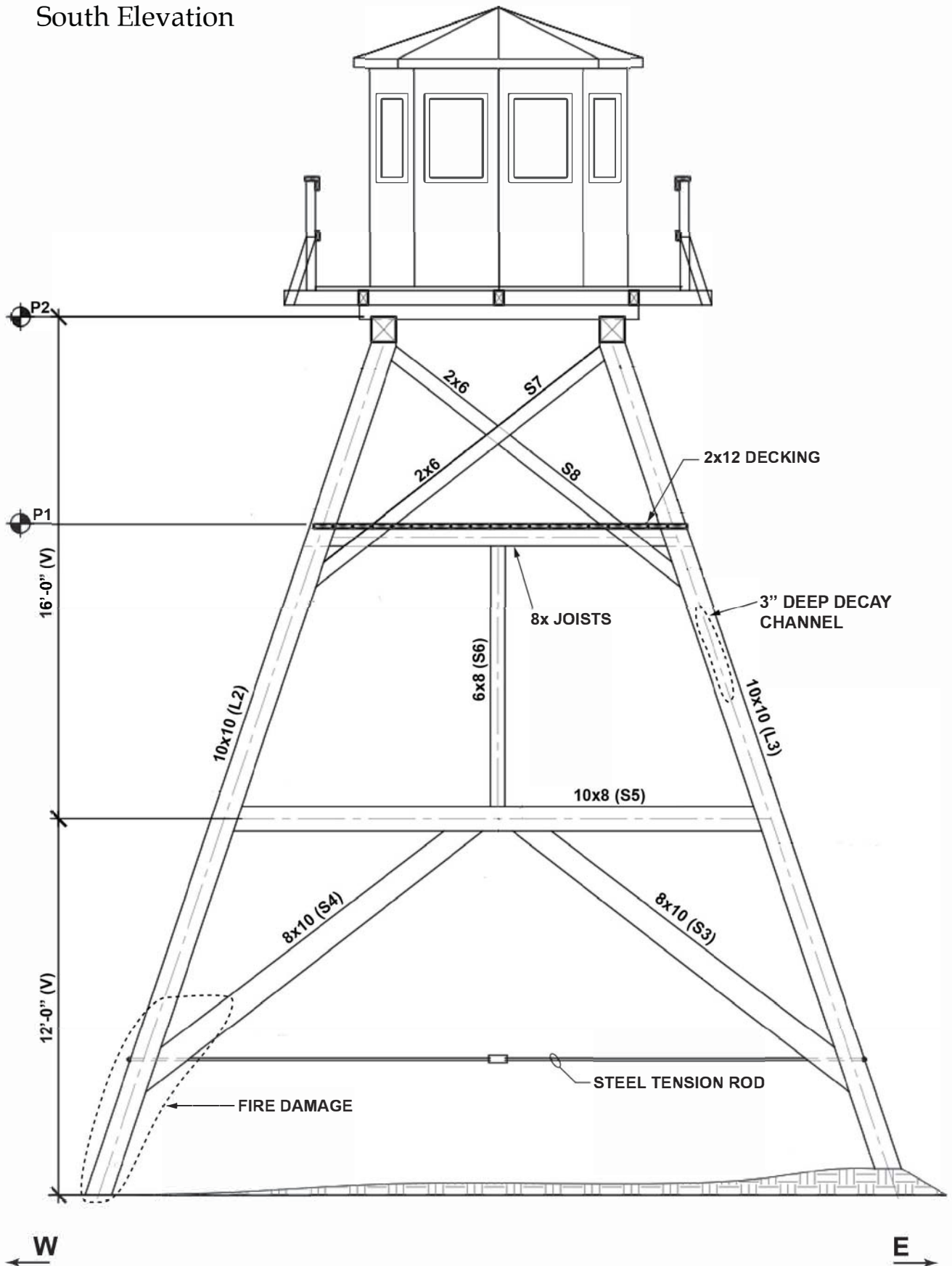
Schematics adapted from BCE Structural condition assessment (2016); NOT FOR CONSTRUCTION

W

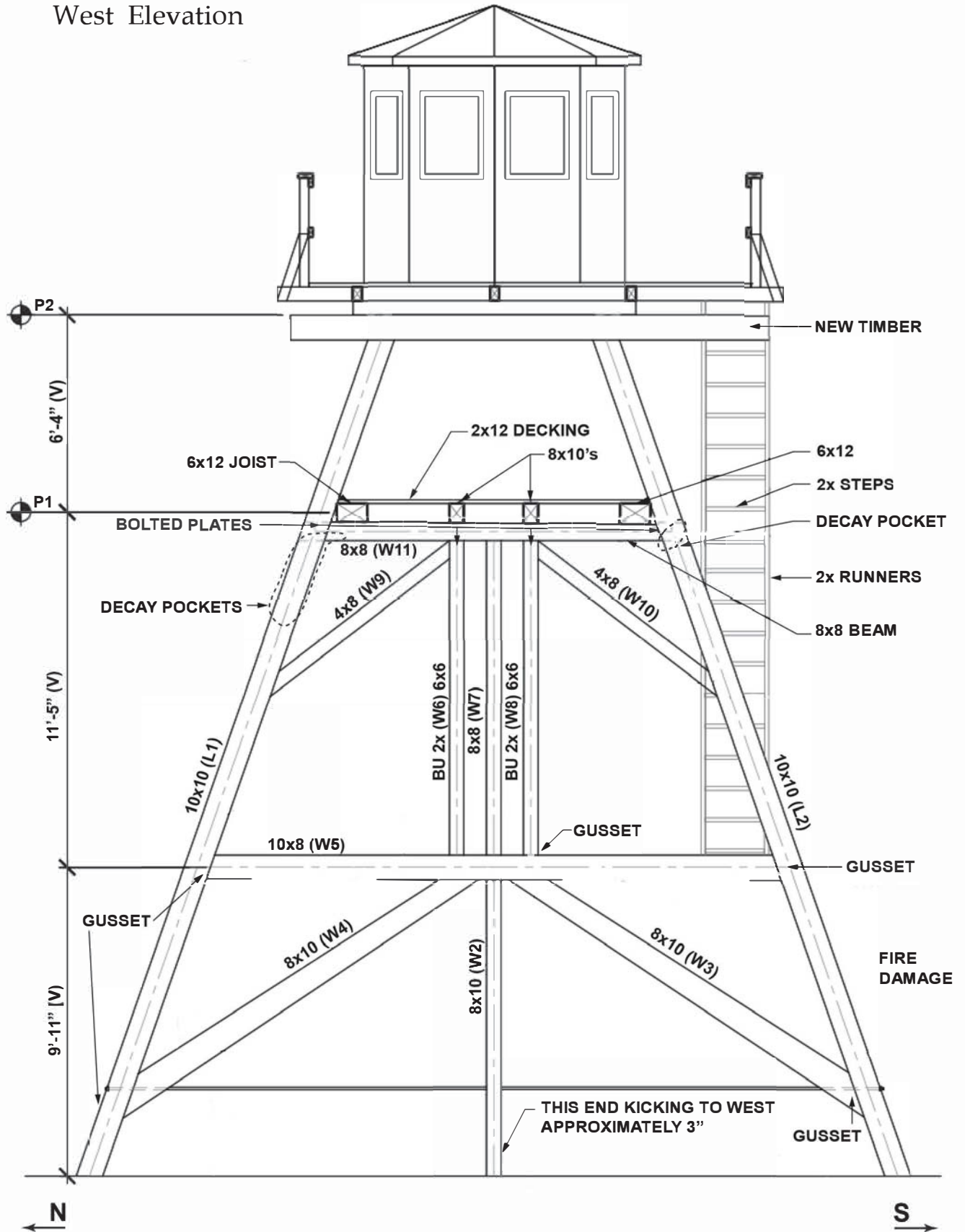
East Elevation



South Elevation



West Elevation

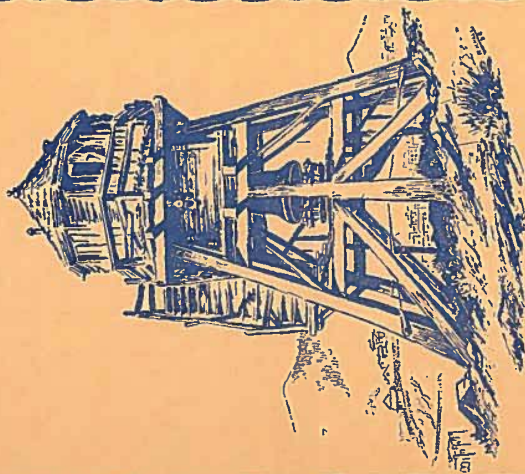


Timber List Helena Fire Tower

North Elevation	Element #	QTY	SIZE	SPECIES	GRADE	Comment
	N3,N4	1	8x8x16	Douglas Fir	Select Structural	repair stock
	N6	1	6x8x14	Pon. Pine	Select Structural	replacement /original is ponderosa pine
	N7,N8	2	3X6X16'	Douglas Fir	Select Structural	replacement
	L4	1	10X10X16'	Douglas Fir	Select Structural	repair stock
East Elevation						
	L3	1	10x10x16	Douglas Fir	Select Structural	repair stock
	E1	1	8X10X14	Douglas Fir	Select Structural	repair stock
	E6,E7	2	4x6x12	Douglas Fir	Select Structural	replacement / repair stock
	E9	1	6x8x12	Douglas Fir	Select Structural	replacement / repair stock
South Elevation						
	S6	1	6X8X14	Pon.Pine	Select Structural	replacement /original is ponderosa pine
	S7,S8	2	3X6X12	Douglas Fir	Select Structural	replacement
	S3,S4	2	8X10X16	Douglas Fir	Select Structural	replacement / repair stock
	L2	1	10X10X28	Douglas Fir	Select Structural	replacement
West Elevation						
	W3,W4	2	8x10x16	Douglas Fir	Select Structural	repair stock
	W5	1	8X10X24	Douglas Fir	Select Structural	replacement
	W6,W7,W8	3	6X6X12	Douglas Fir	Select Structural	replacement
	W9,W10	2	4X6X10	Douglas Fir	Select Structural	replacement
	W11	1	8X8X8	Douglas Fir	Select Structural	replacement
Cab Floor						
		2	10x10x18	Douglas Fir	Select Structural	replacement / To replace pressure treated elements
		3	6x8x12	Douglas Fir	Select Structural	replacement / To replace pressure treated elements
		10	4x4x8	Douglas Fir	Select Structural	replacement / To replace pressure treated elements
		4	6x8x12	Douglas Fir	Select Structural	replacement / To replace pressure treated elements
		12	2x4x8	Douglas Fir	Select Structural	replacement / To replace pressure treated elements
Fire Tower Sill						
		1	8x18x28	Douglas Fir	Select Structural	repair west sill (if desired)

The Old Fire Bell on Tower Hill

By Marguerite Greenfield



Landmark Association is Raising Funds to Restore Bell
to Tower Which Was Damaged By Earthquakes; Writer
Tells of Fires Which Destroyed Early Montana Capital City

The Old Fire Bell on Tower Hill

WRITTEN BY

Marguerite Greenfield

For Chapter in History of Helena, Donated to Landmarks Society to Assist in Raising Funds for Restoration of Fire Tower

LANDMARKS ASSOCIATION IS RAISING FUNDS TO RESTORE BELL
TO TOWER WHICH WAS DAMAGED BY EARTHQUAKES;
WRITEE TELLS OF FIRES WHICH DESTROYED
EARLY MONTANA CAPITAL CITY



The Last Chance Gulch Restoration Association, who restored and preserved the Pioneer Cabin, has carried on the work of the original Landmarks Association for the restoration and maintenance of the Old Fire Bell on Tower Hill.

Committee on Landmarks.

Mrs. Adlai Rinda, Mrs. Clara Holter Kennett, Mrs. Blanche Rinda Atchison, Mrs. Enna Hedges Palmer, Mrs. Marie Kleinschmidt Southworth, Marguerite Greenfield, Little Finsch Willetts, J. E. Norris, and Mrs. H. W. Child.

Copyright M. Greenfield

THE OLD FIRE BELL

The restoration of the old Helena fire tower on Tower hill and the replacement of the bell is the first work of the Landmarks' association. It is considered fitting that this should be the first restoration as the fire tower was a focal point of early-day life and was vitally important to the welfare of the whole community for nearly seven decades.

In the first days of the camp when a fire broke out some volunteer ran to the top of Tower hill and would yell and shout and point and wave his arms toward the scene of the fire to advise everyone that their services were needed. The first cabins were clustered around the base of the hill, were dotted here and there up and down the gulch with a few scattered far down in the diggings.

Later, a triangle was braced and suspended from the side of a building on the corner of Bridge and Water streets and this was struck to announce the fact that a fire had started. Then the fire-fighting activities were located in a long log building where the Lager hatchery now stands on State street.

It was not long, however, before the triangle was moved to Tower hill and suspended from a frame with a watchman in attendance night and day.

A fire in those days was a calamity. No supplies were available nearer than Fort Benton or Corinne, Utah, and then only if they had been ordered months before. If Helena burned out in the late fall or in the winter, it would be months and months before replacements could be made.

Fire was the constant dread, the ever-present horror of all the early-day settlements and was especially dangerous in Helena, situated as it was, in a narrow gulch and built of flimsy pine buildings with a shifting, careless population of gold seekers and Chinamen who were notoriously careless with fire.

The general attitude of the inhabitants of the '60's is best expressed in the constant notices in the territorial papers that certain residents are going back to "America," not to the states, but to "America." How lonesome this sounds. Also how much suffering would befall those old-time Argonauts who could not take the long trip back to "America" if the fire tower and its watchman failed to arouse the settlement in time to fight any fire that appeared and before it gained much headway. In no time at all the whole place would be swept bare with not even the crudest necessities left. Not only money but life itself depended upon the old fire tower.

Feared Fire

All the children and young people in the place grew up in deadly fear of fire and had instilled in them that the fire tower was to be carefully guarded and meant everything for the safety of all.

In the first 20 years of Helena's existence there were but few places to visit. The fire tower was one of the popular points of interest and one of the best of the early-day pictures of the town was taken from the top of the tower by E. H. Train, the early-day photographer.

Mrs. A. H. Rinda is the proud possessor of one of these Train photographs of her Sunday school class and its teacher, Captain Bailey, who, as an especial favor, took the young girls on a visit to the fire tower on their way to the Train gallery to sit for the picture.

Nearly every cabin had a fire bucket hanging on the outside wall where it could be hurriedly found. After the watchman tapped the alarm on the triangle to announce the fire he would, in the daytime run outside and stand in a conspicuous place waving a red flag on the end of a stick and pointing toward the direction of the fire, in the nighttime he waved a lantern.

The great problem was to get water to the fires in time and many were the expedients planned and executed to try and overcome the losses which were constant from the fire demon.

Dr. Franks conducted a bath house and had the first steam engine in the city. He offered the use of this engine and in one or two fires it proved to be of great value but the city was lacking in hose.

After one fire in the '60's it was thought that a hose that would extend from Bridge (State) to Broadway would have saved great loss. A careful soul advised that unless Dr. Frank lengthened the stove pipe on his engine that he would need to get up steam to save his own bath house.

Inspectors Out

Inspectors were sent around to inspect all flues and stovepipes. Chinatown was especially negligent in respect to fire precautions. After one fire a move was on foot to run all Chinamen out of town. The Herald took a stand against such action, saying that all the Chinamen had worked as hard as the whites to save the town and had even neglected their own property to help others.

High winds added to the fire menace—which carried firebrands all over town, even down on the east side. Every fire notice in all early-day papers comments on the watchman and the fire tower and how good a purpose is served by the prompt action of the tower man.

In April, 1869, Helena was visited by a disastrous fire which swept away many business buildings and homes around Bridge and Main streets. In this fire Bishop Daniel S. Tuttle distinguished himself and gained the lasting respect of the whole community because of his active work in the bucket brigade.

After one of the fires it was proposed to build one long stone building on Main street extending from Bridge to Broadway, to be one story high and see if this could not withstand a conflagration.

Use Beer

March 24, 1870, a fire started. Dr. Frank's engine had steam up and did noble work. However, the hose was short and water could not be

put on every building. The owners of the Helena brewery were desperate to save their plant, there was no water available, but they had beer to spare. Eight kegs of beer were hoisted to the roof of the brewery, the heads knocked out and the contents squirted on the brewery and adjacent buildings, among the latter, the Magnolia hotel. These new engines were an unqualified success, the streams of beer shot over the postoffice and over the Magnolia hotel, dampened the protecting blankets spread over vulnerable points and saved the buildings.

After the fire all the breweries in town treated the weary fire fighters, who numbered over 1,000, and who had fought the fire with great vigor. The watchman was complimented on the vigor and dispatch with which he had sounded the alarm.

Carl Miller was the watchman at the fire tower at this time and asked for a larger triangle or for the key to the tower of the Methodist church South, on the corner of Grand and Warren which had recently installed a new church bell. Mr. Miller wanted the key to the church bell tower so that, after tapping the triangle he could rush down the hill to the church and give another alarm from the church which would reach the outlying districts.

Water Arrives

In the spring of 1870 the "Big Ditch" carried water across Grizzly gulch to the head of Dry gulch and then ran down Rodney street for the use of the mines on the lower part of Dry gulch (where the new high school stands). Notice was given that the new water supply was "giving down" a plentiful supply of pure water, which was greatly appreciated by the east side.

In October of 1870 another fire kept the community busy. After this blaze it was declared that with Dr. Frank's steam engine, the use of the new steam engine just installed in the Rocky Mountain Gazette office on Jackson street and enough hose that there was water enough to "give" out any building in town, if the city only had the water supply in iron pipes.

The water company immediately set about laying iron pipes in place of the log ones used heretofore and this improvement was a matter of much satisfaction.

After several small but bad fires in 1871, in one of which the rival editors of the Gazette lost hair and eyebrows saving, or rather trying to save the mechanical equipment of the Herald, Col. C. A. Broadwater of the Diamond R. freighting outfit offered to transport a fire engine free of charge to Helena from Corinne or Fort Benton.

Herald Destroyed

The fire in which the Herald was destroyed also spoiled all the print paper. A messenger was despatched right away to Corinne to bring back by fast freight enough to print the newspaper, which meant on the passenger coach and which cost a tremendous sum.

Those residents who had lost their all in this fire asked that the commissioners remit all taxes. This request was refused.

Fire Districts

Dec. 4, 1871, the fire districts were laid out as follows: One—Chinatown; two—Bridge and Wood streets; three—Main street; four—Broadway; five—hill east of town; six—west side. Corresponding number of taps on alarm bell every ten seconds before general alarm to enable citizens to ascertain locality of fire. The order was signed by John H. Curtis, secretary of the fire commission.

Aug. 23, 1872, one of the big fires in the history of the town occurred which swept from Grand street on the north, burned south of Broadway, on North Warren, Jackson street and Ewing streets. It started in the North Pacific hotel on Main street. The Gazette newspaper was in a stone building on Jackson street. Trying to save the building, sugar, flour and salt in sacks were piled in the windows, but to no avail, the fire swept everything before it.

Cannon Brothers' store had among a large stock of goods, twenty kegs of powder. A reward of \$100 was offered to whoever would carry these from the building. A colored man volunteered and at the risk of his life removed all the powder to a place of safety, received his money for a few minutes of dangerous work and also the thanks of the community.

After this fire a large meeting was held to take up the matter of a fire engine. A sum of \$5,507.50 was subscribed. S. T. Hauser, was chairman; C. J. Lyster, secretary; Henry Klein, M. Moore, A. M. Holter, J. H. Ming were members of the committee which recommended that cisterns be built all over town, the purchase of a hand engine and abundance of hook and ladders, ropes, buckets and axes. Each \$5 subscribed allowed one vote to be cast for the type of equipment to be chosen.

Another Fire

Jan. 9, 1874, a hurricane was blowing. All Montana people know the high winds that sometimes prevail for a few days during some part of January, and fire started in a Chinese shanty. In a few moments all Chinatown was a seething mass of flames. The loss to the town was over \$800,000 and included the Gazette and the Herald, both of which were now burned out for the second time. Col. W. F. Sanders lost a collection of papers and documents of historic value and irreplaceable; the opera house, the public library, all books in the library, the Exchange gambling hall, the Kyus Saloon, the International hotel, one of the most completely equipped in the west, all went up in the flames.

The next day the Herald appeared on one-half a sheet of paper, giving full news of the catastrophe and stating that the employees from editor down were too exhausted to get out a bigger paper.

During this fire Herman Gans and Ike Greenhood, trying to save the Gans and Klein stock of men's furnishings were caught in their building. The iron shutters were locked on the windows and the doors swollen fast shut from the heat and water when they realized that they were trapped. Only by using heavy bars and breaking through the side next to the Kessler brewery did they escape with their lives. Conrad

Kuipner, an employe of the International hotel, lost his life and his body was found in the debris.

Later in January it was stated that Helena could not ask for outside aid until \$2,000 had been subscribed locally. Also J. H. Rogers wrote to one W. W. Johnson that "Helena has never cried for help but has helped herself and will continue to do so."

Chickens Survive

January 23, nearly three weeks after the fire, eight chickens were discovered under a pile of debris. One was still alive. It was decided to cherish this hardy fowl and start a new breed called "Hunger defier, fireproof, double-breasted, pullets," and make Helena famous for a new breed of poultry.

This fire of 1874 was hard on all the town. The placer mines were not as active as formerly, the shifting population was drifting toward the Black Hills and other new fields of excitement and money was more than scarce.

Fire Department

Col. Charles D. Curtis, who was the first president of the fire department in 1865, was appointed fire chief in 1884. In January, 1886, he recommended the purchase of a larger bell to replace the one then in use which is now in Black Eagle park in Great Falls.

The request for a new bell was granted and the bell ordered from the Jones Bell company, in Troy, New York. It cost over \$535 and weighed nearly 2,200 pounds. It is now in front of the A-A garage and it is hoped with the assistance of the whole of Helena, to very soon replace it in the fire tower.

It is made of copper, East India malleons and block tin, which composition of metals is supposed to excel in depth, volume of tone and sound duration.

To accommodate the new bell, J. P. Ketchum rebroced and extended the base of the old tower and made other improvements. The watchman now had a tiny room on the top of the tower with windows on all sides with equipment to ring the bell mechanically. He sat for a twelve-hour shift in a swivel chair, swinging slowly around watching for the first sign of smoke in the wrong places. A stove kept him warm during the winter and only the most trustworthy men were given this position, which paid \$75 per month for every day, with hours from 5 p. m. to 8 a. m. Eugene Meyer was the towerman just before the installation of the new bell.

The bell arrived in March, 1886, and was christened by little Miss May Curtis, the daughter of the department chief. Miss Ella Cooper, then in the grade schools and the daughter of one of the pioneers of the state, was also present at the installation of the new bell in the tower. She witnessed its removal after the earthquakes.

First Alarm

The first alarm given on the new bell was on March 30, 1886, and called the department to the home of J. R. Gilbert on Breckenridge street.

It was only a small fire, but again notice is given to the fact that the tower watchman was right on the job and that the engines were at the foot of Broadway almost before the bell ceased its clamor.

The fire department was now housed in a frame building on Clore street just north of what is now the Eddy bakery. At this time the Gamevell system of fire alarm had been installed in Helena and run on batteries, 130 of them, the same as the old telegraph system. Seven Slishy hydrants, the first hydrants in town, were in use now, also twenty-one alarm boxes and thirteen cisterns located in various parts of town. When fire was in progress the hose cart pushed by hand, was rushed to the scene and the hose, if possible was placed in the nearest cistern and water pumped on the blaze.

One of the chief activities of the chief who at this time was C. F. McKinnon was to make the rounds of the cisterns during cold weather, have them shoveled free of snow, the trap doors in working order and the water full to the top. They were filled from the city mains but leaked a lot and had to be carefully watched. Mr. McKinnon was connected with the fire department for many years and still lives on Tower Hill.

In the late '80's and early '90's three ward hose houses were built, one north of the Hawthorne school, one on Breckenridge street and one in the Sixth ward all of which have passed out of existence.

Ed Reece, first a volunteer fireman in the early '80's and then a member of the department during the '90's, in 1894 repaired the fire tower and no work has been done on it since, although it was in active service until January, 1931, when the bell-ringing mechanism froze and its use was discontinued.

During the '80's only the fire chief received pay for his services in addition to the engineer, the stoker and the driver—all the fire fighters were volunteers.

Ring Curfew

For many, many years one of the regular duties of the fire department was the ringing of the curfew bell at a quarter of nine every evening and woe betide the young person caught on the streets after that hour. It was home and mother for all the young people after the old tower bell rang its warning.

The station in the seventh ward was the first one motorized which took place in 1913. In 1916 all the horse equipment was replaced with gasoline.

In the later days the bell rang out the fire boxes and residents of the various localities knew their own numbers and listened anxiously to hear if the bell told that they must rush home to save their own possessions or help out a neighbor.

The old bell and tower may no longer announce the dread news of fire but if restored will bring as many visitors to its commanding location where the view is as good as it was in the first days of the camp.

History cannot be bought but must be lived and preserved. It cannot be imitated nor imported.



City of Helena
Downtown Urban Renewal District
TAX INCREMENT FINANCING APPLICATION FORM
Community Development Department
Phone (406) 447-8490 Fax (406) 447-8460
citycommunitydevelopment@helenamt.gov

IMPORTANT: APPLICANTS MAY REQUEST UP TO FIFTY PERCENT MATCH (50%) FUNDING FOR PROJECTS EXCEEDING \$10,000 OR UP TO TWENTY-FIVE PERCENT MATCH (25%) FOR PROJECTS EQUAL TO OR LESS THAN \$10,000. COSTS TO BE PAID WITH DOWNTOWN URBAN RENEWAL DISTRICT FUNDS MAY NOT BE INCURRED BY THE APPLICANT PRIOR TO FUNDING APPROVAL AND THE SATISFACTION OF ANY CONDITIONS OF SUCH APPROVAL.

CITY STAFF RESERVE THE RIGHT TO RETURN MATERIALS THAT ARE DEEMED INCOMPLETE OR LACK SUFFICIENT SUPPORTING DOCUMENTATION.

ANYONE SEEKING TIF ASSISTANCE FROM THE CITY OF HELENA MUST SUBMIT A WRITTEN APPLICATION FOR EACH TIF-ASSISTED PROJECT. THE FOLLOWING PROCEDURE HAS BEEN DEVELOPED TO EXPEDITE THE REVIEW OF TIF FUNDING REQUESTS.

1. Initial Contact: Contact the City of Helena Community Development Department, 316 N. Park Avenue, Room 445, Helena, MT 59623, (406) 447-8490, citycommunitydevelopment@helenamt.gov, to discuss the project and determine eligibility for TIF assistance.
2. Prepare a Written Application: The Applicant must prepare a written application for each funding request. The City of Helena staff will assist the applicant with any questions in the preparation of the application. The application should address the questions posed in the Project Narrative section.
3. Staff Review: Upon submittal of all necessary information, City staff will review the merits of the project and the need for funding. At any point in the review process, the staff or Board may request more information of the Applicant or solicit comment on the project from other public agencies. Items included in personal financial statements will not be subject to public review or presentation to or comment by other agencies.
4. Board Review and Approval: The DURD TIF Advisory Board will review the project and staff recommendations, and then recommend the funding request or any part thereof, and any special terms of TIF assistance to the City Commission.
5. Development Agreement: The City of Helena and the Applicant must execute a legally binding contract, which establishes the terms and conditions of the TIF assistance.

CHECKLIST ITEMS

- Project Description
- Project Renderings (where applicable)
- Application Form (pages 4-6)
- Project Financing Worksheet (page 7)
- Project Narrative Section (page 9)



APPLICATION PRIORITY AREAS FOR TIF ASSISTANCE

TIF Applications will be assessed based on the merits of individual projects in relation to the goals and objectives of the Plan, and the project priority areas set by the DURD TIF Advisory Board, which are as follows:

1. Infrastructure Improvement Program: Consideration will be given for projects that identify and prioritize upgrades to water, sewer, stormwater drainage infrastructure, and vehicular and pedestrian/bike transportation improvements as well as increasing fiber optic capability.
2. Site Redevelopment & Public Space Activation Program: Consideration will be given for redevelopment of underutilized or underperforming properties, adaptive reuse of existing structures, demolition activities, or improvements to property aesthetics through enhanced lighting, landscaping, public art, or other creative means to better activates public-facing spaces.
3. DURD Housing Program: Consideration will be given for projects that create or retain affordable housing opportunities.
4. Façade Improvement Program: Consideration will be given for façade improvement projects that promote historic preservation and/or promote designs in keeping with the character of the district.
5. Marketing/Branding Project Program: Consideration will be given for projects establishing a marketing and/or branding plan with a wayfinding component and an implementation strategy for the Downtown Urban Renewal District.
6. Cruse Avenue Redevelopment Program: Consideration will be given for projects that study and implement activities addressing parcel surveying, the future surplus of city-owned property, and infrastructure planning for the Cruse Avenue right-of-way to pave the way for redevelopment activities.
7. Rodney Street Commercial Center Program: Consideration will be given for projects that reinvigorate the Rodney Street Commercial Center through gateway signage, infrastructural connectivity, and public art improvements.



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APPLICATION PRIORITY AREAS FOR TIF ASSISTANCE

Applications will be evaluated based on the following measurable objectives for projects and programs (listed in no particular order of priority):

1. Increased Taxable Valuation: Implementation of the project should encourage and/or result in an increase in the URD's tax base.
2. Relationship of Public and Private Investment: The relationship of private investment to public investment of a project shall be significant enough ensure prudent investment of public funds within the urban renewal district.
3. Job Creation: Projects that create opportunities for new employment contribute to the economic vitality of the District and community in a variety of ways.
4. Investment Spin-off: Projects that have the potential for investment spin-off, yielding a positive impact on the District.
5. Cost-Benefit Analysis of the Investment/Expenditure: Analysis of how the request cost of the TIF funds compares with the benefits of the project to the District.
6. Health and Safety Concerns: The Project's impact, positive or negative, on the environment in terms of noise, dust, pollution, public safety, traffic congestion, pedestrian access, visual aesthetics, etc.
7. Historic Preservation: The Project's capacity to encourage the preservation and protection of the cultural and economic heritage and physical assets of the District.
8. Density, Infill, and Adaptive Reuse: Projects will be evaluated for their ability to encourage or result in infill and adaptive reuse of underutilized and vacant lots and properties, and to promote more compatible, complementary uses within the District.
9. Cost of Public Services: The Project's ability to improve public services, such as water, sewer, sidewalks, parking, improved traffic circulation, etc., to an area that is currently underserved.
10. Housing Component: Projects that promote all types of housing in the area in conformance with the Downtown Neighborhood Plan and the Downtown URD Plan.
11. Conformance with the goals and objectives of the Railroad URD Plan, 2019 City of Helena Growth Policy, and the Downtown Neighborhood Plan: The Project's ability to significantly further specific goals found in the current Urban Renewal Plan, Growth Policy, and consistency with other City plans and objectives.
12. Conformance with Requirements for TIF Fund Expenditures, per 7-15-4288, MCA: Projects must cover eligible project activities stated in Montana statutes and be approved by the City Commission to satisfy needs identified in the Railroad Urban Renewal District Plan.



City of Helena
 Downtown Urban Renewal District
 TAX INCREMENT FINANCING APPLICATION FORM
 Community Development Department
 Phone (406) 447-8490 Fax (406) 447-8460
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Project Name: Livery Square Revitalization Date Submitted: 12/30/2022

APPLICANT INFORMATION

Name (First & Last): Livery Square, LLC
 Address: PO Box 1231
 City: Helena State: MT Zip Code: 59624
 Phone: (303) 746-7754 Cell: Same Other: _____
 Email: andy@vgcapitalgroup.com

If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of: State of Montana

- A non-profit or charitable institution/corporation
- A partnership or corporate entity known as Livery Square, LLC
- District Resident
- Local Government
- Other (explain) _____

PROJECT INFORMATION

Building Address: 534 N. Last Chance Gulch / 23 Neill Ave
 Legal Description: CENTRAL ADDN NO 1, S30, T10 N, R03 W, BLOCK 4, Lot 19 - 20
CENTRAL ADDN NO 1, S30, T10 N, R03 W, BLOCK 4, PT LTS 16-17, ALL LT 18 & THOMPSON PLACER PM 36

PROPERTY OWNER INFORMATION

If the property is not owned by the Applicant, written permission from the owner must be included to carry out the project and lease or other materials.

Property Owner (First & Last): _____
 Address: _____
 City: _____ State: _____ Zip Code: _____
 Phone: _____ Cell: _____ Other: _____
 Email: _____



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PROJECT ARCHITECTURAL FIRM INFORMATION (WHERE APPLICABLE)

Company/Firm: DOWLING Architects
Point of Contact (First & Last): Michael W. Dowling, AIA, NCARB
Address: 734 N. Last Chance Gulch
City: Helena State: MT Zip Code: 59601
Phone: (406) 603-4165 Cell: _____ Other: _____
Email: mdowling@dowlingmt.com

PROJECT FINANCIAL LENDING INSTITUTION (WHERE APPLICABLE)

Company/Institution: First Montana Bank
Point of Contact (First & Last): Tom Peterson
Address: 1135 Euclid Ave
City: Helena State: MT Zip Code: 59601
Phone: (406) 442-9000 Cell: _____ Other: _____
Email: tpeterson@firstmontanabank.com

PROJECT CONTRACTOR INFORMATION (WHERE APPLICABLE)

Company/Firm: TBD (RFP process underway)
Point of Contact (First & Last): _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Cell: _____ Other: _____
Email: _____

DESCRIPTION OF PROJECT

In a separate attachment, please provide a full written description of your project. Please indicate if the items are existing or new construction.

PROJECT RENDERINGS (IF APPLICABLE)

Submit design schematic and/or site and landscaping plans for project.



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TOTAL COST OF THE PROJECT

Please summarize. A full breakdown of costs is required on the *Project Cost Worksheet*.

It is anticipated that Livery Square renovations could total up to \$3,119,200.

PROPERTY OWNERSHIP

Do you own the property or are you currently purchasing it? Explain.

Livery Square, LLC owns the property as of December 8, 2022.

JOB CREATION

Will there be any new permanent or part time jobs as a result of this project excluding construction jobs associated with the development of the project? If so, how many?

It is expected that there could be multiple net new jobs created in Downtown Helena via the tenant base which we'd like to develop onsite in multiple renovated business office suites.

PROJECT COMPLETION

What is the expected completion date of the project?

EOY 2023

PROPERTY TAXES

How much are the current annual property taxes including any improvements? Is the payment of taxes current?

Total annual taxes for all 3 parcels encompassing building and parking lot: \$36,486.81

All tax payments are current.



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PROJECT COST & FINANCING SECTION

Summarize the project costs on the Project Cost Worksheet. Use general categories and include items that are in the assistance request. The total cost should include land costs and “soft costs” such as zoning processes, surveys, and permits to enable the DURD Advisory Board to evaluate the entire private investment. If in doubt about an item's eligibility, include it. Staff will review the items and help determine eligibility. Briefly describe how the project will be financed and be sure to include equity and other investments into the project. If financing commitment is contingent on grants or URD TIF commitment to the project, has multiple sources, or other complex factors, provide that information.

NOTE: The TIF Program requests which include demolition/deconstruction activities, public sidewalks, streets, alleys and other right-of-way improvements; and/or work on utility main transmission lines totaling over \$25,000 are subject to Montana Prevailing Wage Rates and must include that in the itemized costs.

PROJECT COST WORKSHEET

Professional Services

1. <u>Design and Engineering</u>	\$ <u>334,200</u>
2. _____	\$ _____
Subtotal	\$ _____

Construction/Rehabilitation Costs

1. <u>Site Improvements</u>	\$ <u>235,000</u>
2. <u>Mechanical/Electrical Upgrades</u>	\$ <u>150,000</u>
3. <u>Interior Remodel</u>	\$ <u>1,550,000</u>
4. <u>Facade Improvements</u>	\$ <u>750,000</u>
5. <u>Contingency</u>	\$ <u>100,000</u>
6. _____	\$ _____
Subtotal	\$ _____

Printing, Advertising, etc.

1. _____	\$ _____
2. _____	\$ _____
Subtotal	\$ _____

Other Miscellaneous Costs

1. _____	\$ _____
2. _____	\$ _____
Subtotal	\$ _____

TOTAL PROJECT DEVELOPMENT COSTS

Total \$ 3,119,200



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PROJECT FINANCING WORKSHEET

Owner/Developer Investment

Total applicant investment in the project \$ 4,319,200

Listing of Other Funding Sources & Amounts (Continue on separate sheet if needed)

1. First Montana Bank, Inc. \$ 900,000
2. Prev. Owner Financing \$ 300,000
3. Livery Square, LLC \$ 3,119,200

Request for Eligible items

Total TIF Request \$ 150,000

TOTAL PROJECT FINANCING \$ 4,319,200



City of Helena
Downtown Urban Renewal District
TAX INCREMENT FINANCING APPLICATION FORM
Community Development Department
Phone (406) 447-8490 Fax (406) 447-8460
citycommunitydevelopment@helenamt.gov

PROJECT NARRATIVES SECTION:

1. **Description of Project.** Provide a written description of the project, scope of work if a marketing plan or similar plan, number, and types of jobs to be created, etc.
 - a. Compliance with the Downtown URD Plan: Identify how your project supports the Downtown URD Plan and how the project benefits the neighborhood, URD, and community (See Attachment B for Goals and objectives of the Plan).
 - b. Local Zoning and Other Requirements: All projects assisted by Downtown URD TIF funds must, depending on the project location, comply with the City's Zoning Requirements, provide a brief narrative as to how the design successfully meets the requirements of City Zoning. Include any project schematic, site, and landscaping plans.
 - c. Demolition/Deconstruction: If the project request includes removal of structures, it must be done in accordance with to the provisions of Helena City Code Title 3 Chapter 15. Provide a brief narrative on how the building will be removed and whether it is a structure within the city that is individually listed on the National Register of Historic Places, or a property located within the city's historic districts which is designated by the state historic preservation office (SHPO) as primary or contributing.
 - d. Dislocation: If existing tenants are to be dislocated as a result of the project, provide a separate narrative describing how they have been or will be appropriately relocated.
2. **Logistical Considerations.** Provide a brief narrative describing the following:
 - a. Project Feasibility: The Applicant's demonstration of financial readiness and ability to proceed.
 - b. Applicant's Ability to Perform: The Applicant's capability to undertake the relative complexities of the project.
 - c. Timely Completion: The feasibility of completing the project according to the Applicant's proposed project schedule.
 - d. Payment of Taxes: All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date, where applicable.



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PROJECT NARRATIVES SECTION (CONTINUED):

3. **Economic & Community Development Potential:** Provide a brief narrative for the following. If not applicable, please note:
- a. Tax generation: Describe how the project will increase the taxable valuation in the District.
 - b. Relationship of Public and Private Investment: Describe the relationship of private investment to public investment of a project and discuss how it is a prudent investment of public funds within the urban renewal district.
 - c. Job Creation: Are there any jobs created as a result of the project? Please describe.
 - d. Investment Spin-off: Describe any potential for investment spin-off having a positive impact on the District.
 - e. Cost-Benefit Analysis of the Investment/Expenditure: For projects that are \$10,000 or more, a cost-benefit analysis should be completed.
 - f. Health and Safety Concerns: Describe the project's impact, positive or negative, on the environment in terms of noise, dust, pollution, public safety, traffic congestion, pedestrian access, visual aesthetics, etc.
 - g. Historic Preservation: Describe the project's ability to preserve and protect the cultural and economic heritage and physical assets of the district.
 - h. Density, Infill, and Adaptive Reuse: Describe if the project increases density in the DURD through infill and adaptive reuse of existing property(s).
 - i. Cost of Public Services: Describe how the projects will improve public services such as water, sewer, sidewalks parking, improved traffic circulation, etc., to an area currently underserved.
 - j. Housing Component: Describe any housing components to the project. One of the main goals of the Downtown Neighborhood Plan and the Downtown URD Plan is to promote all types of housing in the area.
 - k. Conformance with Requirements for TIF Fund Expenditures, per 7-15-4288, MCA: Projects must cover eligible project activities stated in Montana state statutes (See Attachment A).

ATTACHMENT A: ELIGIBLE ACTIVITIES

As specified by state law, TIF may be used to finance redevelopment activities including the following (from 7-15-4288, M.C.A.):

1. Land acquisition, including acquisition of infrastructure-deficient areas and assemblage of land for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the municipality itself at fair value.
2. Demolition and removal of structures.
3. Relocation of occupants.
4. The acquisition, construction, and improvement of public improvements or infrastructure, including streets, roads, curbs, gutters, sidewalks, pedestrian malls, alleys, parking lots and off-street parking facilities, sewers, sewer lines, sewage treatment facilities, storm sewers, waterlines, waterways, water treatment facilities, natural gas lines, electrical lines, telecommunications lines, rail lines, rail spurs, bridges, publicly owned buildings, and any public improvements, and items of personal property to be used in connection with improvements for which the foregoing costs may be incurred.
5. Costs incurred in the exercise of urban renewal powers (found in 7-15-4233, MCA), including urban renewal projects as authorized by the City Commission.
6. Acquisition of infrastructure-deficient areas or portions of areas;
7. Administrative costs associated with the management of the urban renewal area or targeted economic development district;
8. Assemblage of land for development or redevelopment by private enterprise or public agencies, including sale, initial leasing, or retention by the local government itself at its fair value;
9. The compilation and analysis of pertinent information required to adequately determine the needs of the urban renewal area or targeted economic development district;
10. The connection of the urban renewal area or targeted economic development district to existing infrastructure outside the area or district;
11. The provision of direct assistance to secondary value-adding industries to assist in meeting their infrastructure and land needs within the area or district; and
12. The acquisition, construction, or improvement of facilities or equipment for reducing, preventing, abating, or eliminating pollution.

ATTACHMENT B: GOALS OF THE DOWNTOWN URD

- **Add to downtown vibrancy with a mix of uses**
 - Provide a range of housing for a range on incomes
 - Attract new business types that support residential uses
 - Encourage new business startups
 - Conduct feasibility, market, and other studies
 - Encourage ground floor active use
 - Add to improve urban landscaping with public art, trees, and planting
- **Upgrade Underperforming properties**
 - Develop vacant lots and encourage upgrades to under-performing property gaps
 - Encourage the update and adaptive re-use of buildings for 21st century needs, such as open interiors, improvements to broadband, and for safety and market competitiveness
 - Encourage redevelopment of parking facilities that create gaps in downtown ground-floor retail by allowing for non-parking uses on floor level and parking on other stories
 - Facilitate façade improvements
 - Inventory city properties with potential for higher use and develop criteria for disposition
 - Provide for demolition and site preparation as needed to upgrade properties
- **Invest in infrastructure needed for development**
 - Improve transportation infrastructure for better function and safety for vehicles, pedestrians and bicycles and include street scape features to improve aesthetics, safety, and quality for non-motorists
 - Rectify issues of parcels along and within streets that were not properly surveyed
 - Address improvement needed for fire suppression water flow requirements for higher densities; improve fire engine access and prioritize replacement of older segments of pipe for water and sewer
 - Facilitate storm drainage, and continue to address capacity issues and alternative detention features
 - Expand Fiber capability
 - Invest in capital improvements needed for parks and open spaces
 - Manage parking for optimal efficiency and unitization
 - Retain and address needs of existing city-owned cultural and historic facilities
- **Improve Transit, Pedestrian and Bike Connections**
 - Improve pedestrian and bike facilities
 - Develop a comprehensive bike network
 - Improve vehicle circulation and access to increase retail viability
 - Improve gateways and wayfinding
 - Increase transit options
 - Improve pedestrian connections from parking facilities to destination
- **Create a quality and unique experience**
 - Make improvements to attract more businesses
 - Encourage ground-floor transparency
 - Capitalize on downtown's historic assets

ATTACHMENT B: GOALS OF THE DOWNTOWN URD (CONTINUED)

- **Stimulate Vibrancy with a Mix of Uses (Rodney Street Goal)**
 - Retain the neighborhood character allowing for mixed uses, a variety of residential types, and a central commercial area
 - Keep the area primarily residential with a range of housing types intermixed with offices and government uses
 - Increase residential capacity
 - Retain the Rodney Street Commercial Center as the primary area for retail, with the potential for housing and offices in the upper floors
- **Reinvigorate the Rodney Street Commercial Center (Rodney Street Goal)**
 - Retain and build the Neighborhood Center as the center for retail, commercial and social gathering
 - Improve Rodney Street functionality, infrastructure and aesthetic between 6th and Broadway
 - Create gateways with wayfinding at both ends of the commercial center
 - Create better linkages between the courthouse complex, Myrna Loy center, and Rodney Street
 - Incorporate public art that differentiates the area from Downtown into a fun and funky interactive way
 - Monitor parking demand and identify potential for temporary uses or longer term uses

December 30, 2022



Community Development Department
City of Helena
316 N. Park Avenue
Helena, MT 59623

citycommunitydevelopment@helenamt.gov

RE: Downtown Urban Renewal District TIF Grant Application

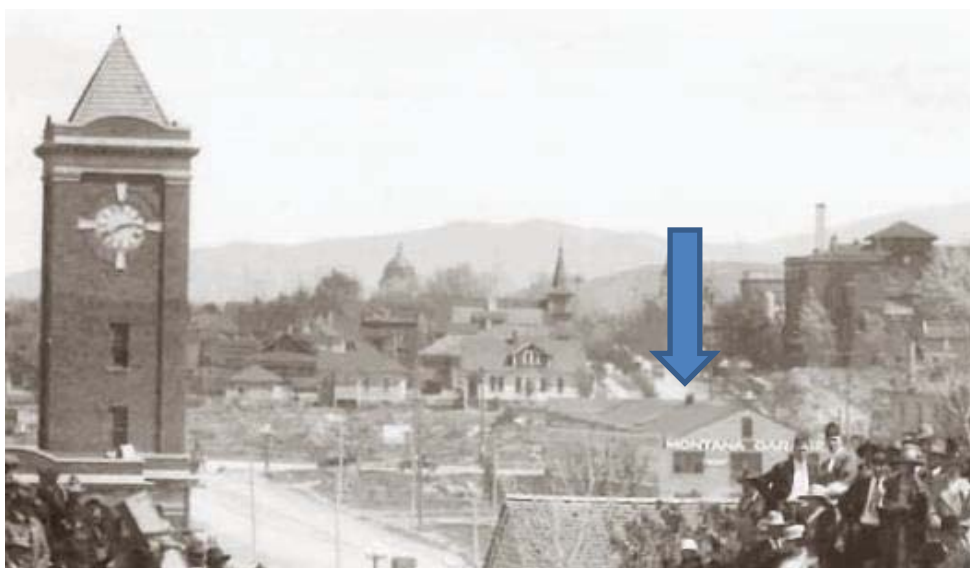
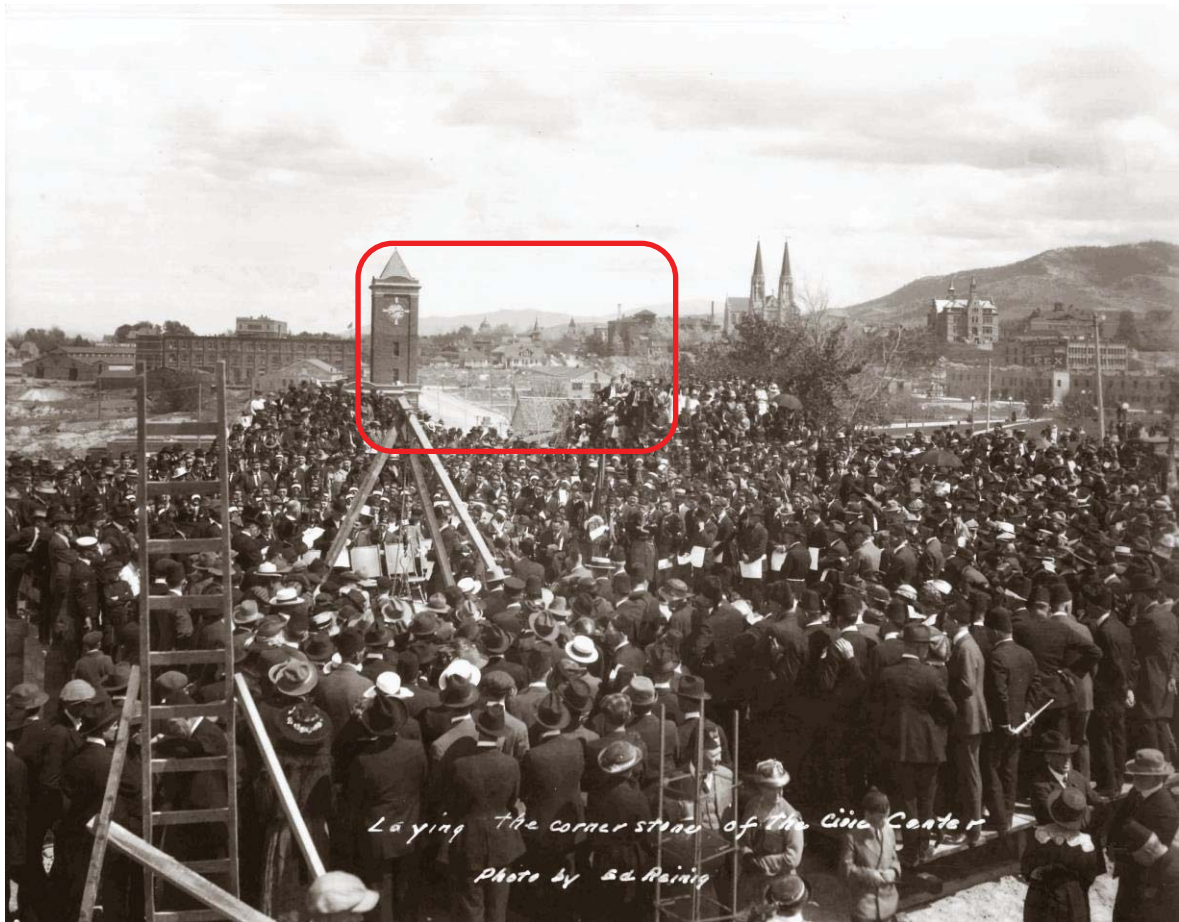
DURD TIF Committee,

DOWLING Architects is working with the owners, Livery Square, LLC, on the redevelopment of Livery Square at the corner of Last Chance Gulch and Neill Avenue. We appreciate the opportunity to submit our project for consideration. The building has seen a variety of businesses occupy spaces over the years with considerable vacancies. Very little investment to improve the property has been made beyond only basic maintenance. Our goal is to improve the property by making significant renovations to the interior spaces and a façade improvement. This investment will allow us to secure longer-term tenants and renew the infrastructure for years to come. The exterior facelift will respect the history of the original brick elevation and significantly improve the building's presence at the historic gateway to Last Chance Gulch while catalyzing continued revitalization of the surrounding blocks.

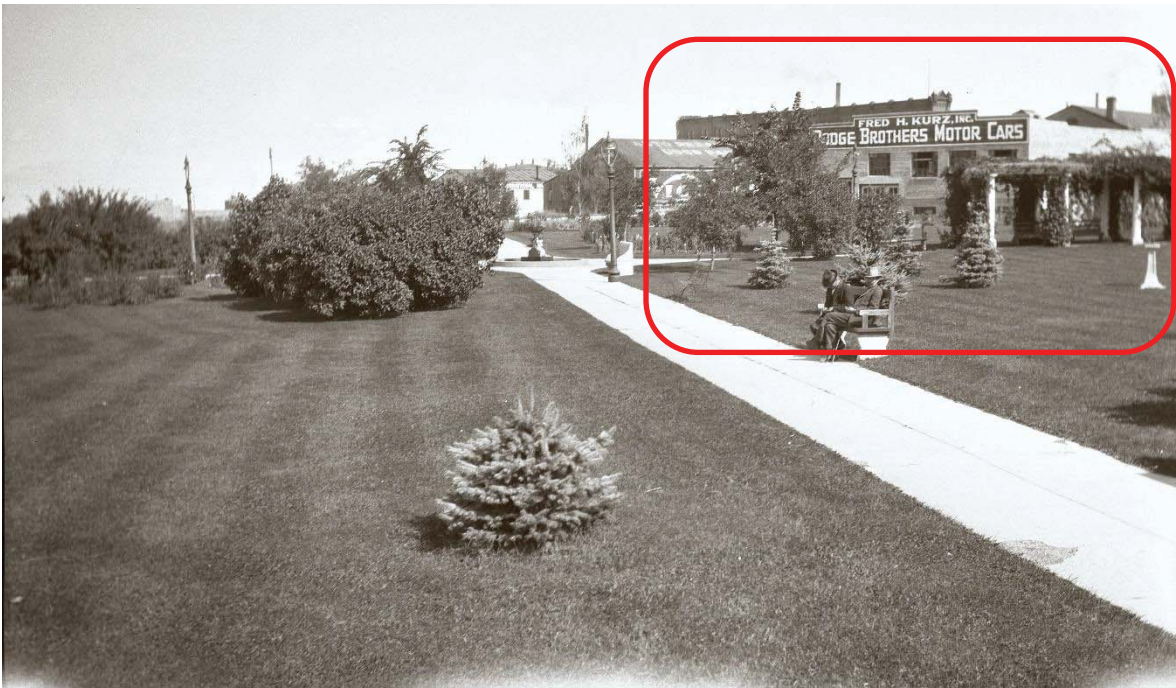
Stepping back in time. The image below is from 1904 and shows what appears to be the Livery Building in its current location dating the original construction to the late 1800's.



The rear 1/3 of the building was clearly built later as the roof structure is a more modern steel "bow" truss. In this image of the laying of the cornerstone of the Civic Center from 1920 the Livery building clearly was in existence prior to the rear addition.



During the construction of the Civic Center the rear addition was built "fronting" on Women's Park. Approx. date 1928.





Concrete ramps still exist inside the building. The larger garage door in this image opened to a ramp up to the Main Street level. The smaller door opened to a ramp that led down to the basement.

Documents indicate that the open space south of the building was used as a Livery for horses to stay when businessmen came downtown. It certainly is possible that the original building was a Livery or that the name came from the adjacent use.

Zooming in on this image it appears that construction is happening on the north side of the building which would have been the Texaco Gas station on the corner.

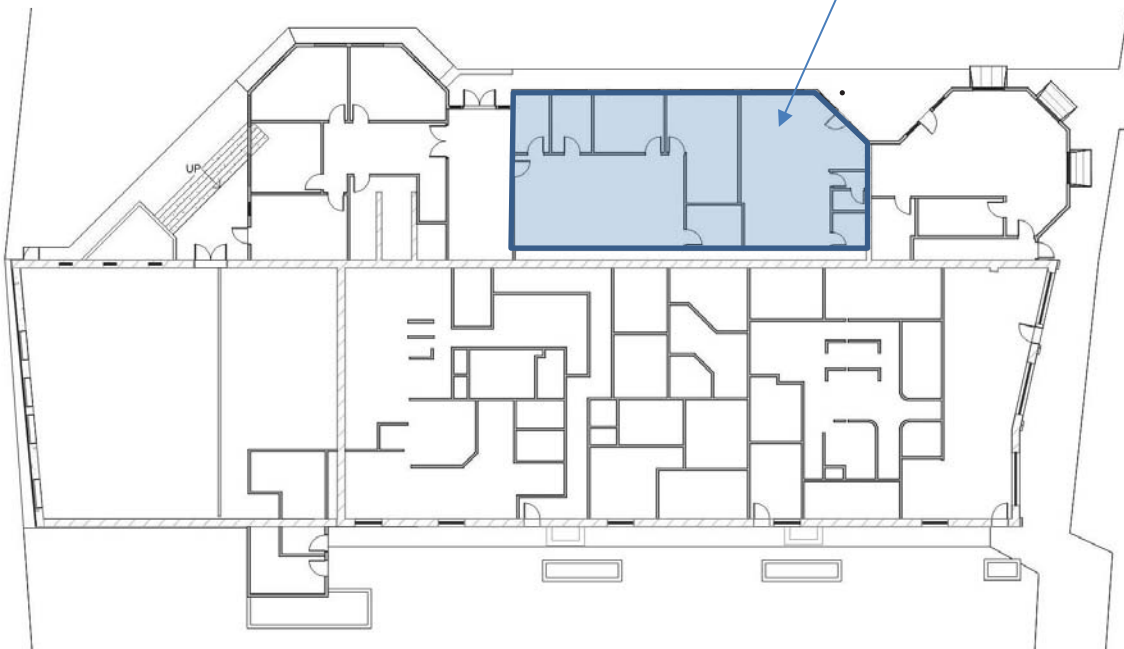


The Sanborn insurance map shows the building and the Texaco station on the site.

The Texaco station was changed to office use and in the mid 1980's additions to the east and west of the Texaco building resulted in what is currently in existence.



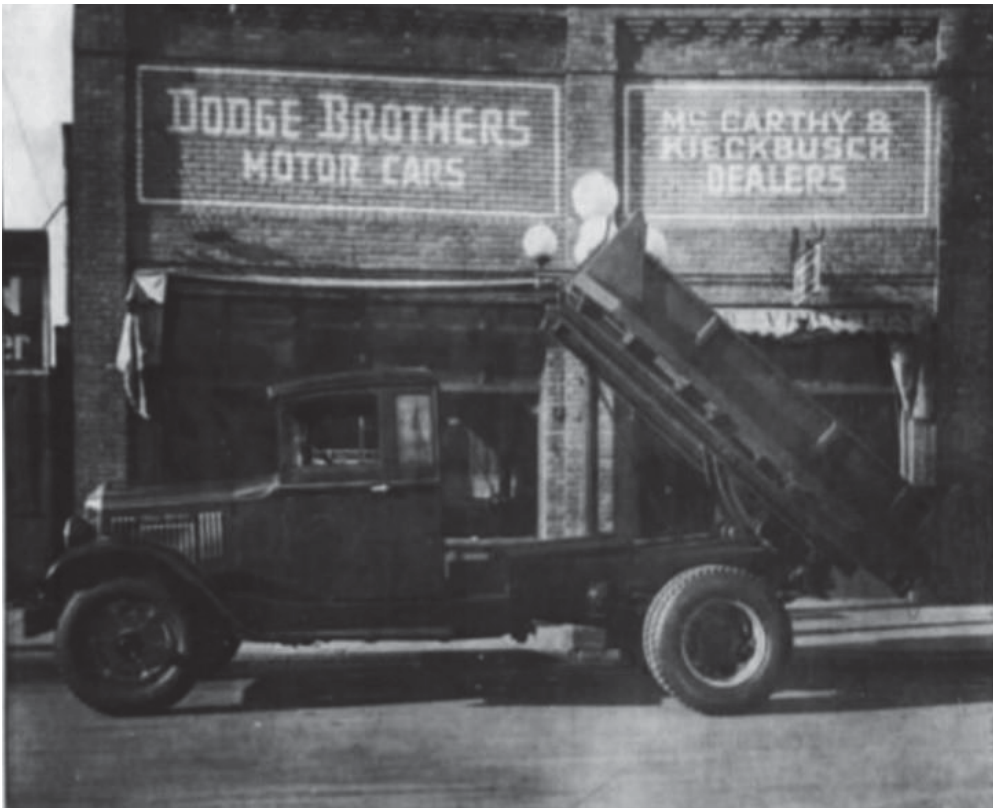
Original Texaco Gas Station

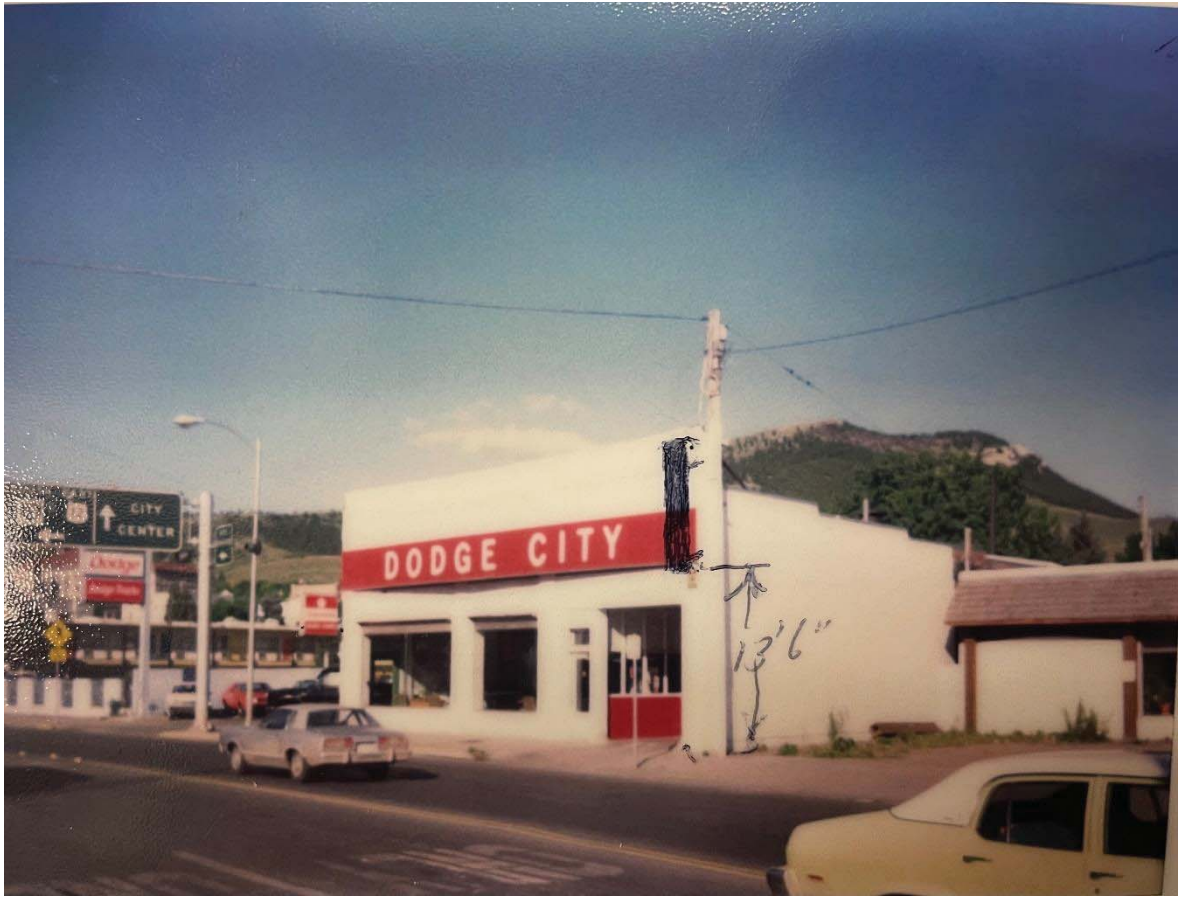




Current image

From the 1920's through the 1970's the building was used as various automobile dealerships but mostly for the sale of Dodge vehicles.





The corner lot was a Texaco gas and service station as can be seen by this 1930's photo (credit to Helena as She Was).



1953 Yellow Pages ad. (credit to Helena as She Was).

TEXACO
REG. T.M.

GRIMES TEXACO
SERVICE STATION

MARFAK
LUBRICATION
WASHING
—
FIRESTONE
TIRES - BATTERIES
ACCESORIES

CALL US FOR SERVICE
REX & CLIFF GRIMES

PICK UP & DELIVERY

Phones **3250**
1204

Last Chance Gulch & Neill Av.

In 1984 the addition on the north side was constructed to “make the entrance to downtown as attractive as possible”.

534 N. Last Chance

AROUND HELENA

6A—The Independent Record, Helena, Mont., Saturday, June 16, 1984

The Livery to expand

The Livery, a downtown professional building at the corner of Neill, Last Chance Gulch, and 11th Avenue, will be expanding with two new wings and an improved facade. Owners Art and Pat Seiler say the improvements are primarily to make the entrance to downtown Helena as attractive as possible.

The addition also will tie the two existing buildings into “a nice architectural whole,” Seiler said.

Before the Seilers developed it, the main building had served as a Dodge dealership. They renovated the building into the Livery and bought the building on the east side of the

Livery. They remodeled that building for AT&T Phone Center offices.

The two new wings will be at either end of the Phone Center with the western wing having a main entrance that looks onto Women’s Park.

One new entrance will feature a skylight and access to both upper and lower levels.

Architect Richard Shope designed the additions so that all offices could have access to parking lots on either side of the building.

When completed, the new building will be called Livery Square and will have 25,000 square feet of space in

what the Seilers estimated is a \$1 million investment.

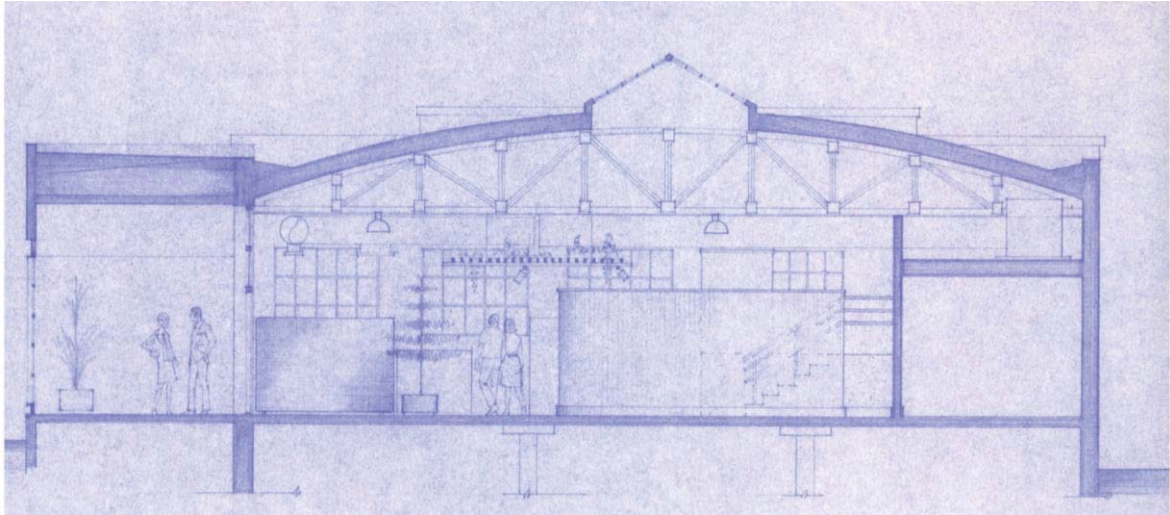
Active negotiations are under way for the two wings and for space in the lower level, Seiler said.

Existing office space is occupied by Bitterroot Chiropractic Clinic, Whitecap Mortgage Co., Acupuncture Health Clinic, and the Helena Vision Center.

One of the exciting features of the development, Seiler said, is that “everyone here is new to Helena. Everyone is successful far beyond their original plans.”

Construction is set to begin within the next few weeks, Seiler said.

The cross section through the back half of the building which was an early addition was drawn by architect Richard Shope to showcase the clear span steel roof structure with a single skylight. The front, original portion of the building has wood trusses while the floor and basement are concrete.



Early design ideas generated by DOWLING are shown below. These are still in development, but the goals are to preserve the original brick façade and the footprint of the Shope addition of 1984. A facelift along the north and east sides of the addition will bring a fresh look to the building and truly enhance the presence on the corner.





FRONT FACADE - AFTER

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DOWLING ARCHITECTS COPYRIGHT 2021

LIVERY SQUARE
12/20/22

DOWLING
ARCHITECTS
300 N. LAMAR STREET SUITE 1000 HOUSTON, TX 77002
713.526.0000



2. Description of Project. The project is an interior remodel of the Livery Square building located at 534 N. Last Chance Gulch. It also includes an exterior façade upgrade to include exterior canopies and covered walkways and the addition of landscaping to meet City Zoning. Additional building security upgrades are also planned.

a. Compliance with the Downtown URD Plan

- i. Add to downtown vibrancy with a mix of uses: A co-working community shared office space, Stockman Insurance, Bridges of Montana (social services), a new wealth management company, Wells Wellness, and Montana Food Distributors Association are initial tenants.
- ii. Upgrade underperforming properties: Update and adaptive re-use of an underperforming property for 21st century needs. Interiors will be opened up and infrastructure needs will be improved to meet the needs of varied businesses. Façade improvements will be completed.
- iii. Improve Transit, Pedestrian and Bike Connections: The property is located at “Mini-malfunction” junction in downtown Helena. Improvements will enhance the pedestrian experience and facilities for bicycles will be provided.
- iv. Create a quality and unique experience: Improvements will attract new businesses or expand existing businesses in the downtown area. The historic brick façade will be preserved capitalizing on downtown’s historic assets.

b. Local Zoning and Other Requirements

- i. From Helena Zoning: The DT (Downtown) District is intended to encourage the creation and preservation of mixed-use development opportunities, including a wide range of housing options serving a wide range of incomes and demographics; to provide for the protection and enhancement of historic and cultural resources; to establish minimum requirements and responsibilities for the installation of public improvements in support of redevelopment; and to encourage desirable site design for all development occurring in the district. These aspects are all essential for the development of a diverse, dynamic and desirable city environment: The building will be a mixed-use building with a variety of services that comply with Zoning in the district and that serve other businesses in the area.
- ii. The zoning requirements for the Downtown district mostly address new construction. The building is an existing building that the owners are looking to improve and enhance to enhance the district. Meetings with city planning staff will be completed to satisfactorily comply with relevant aspects of the DT zoning.

c. Demolition/Deconstruction

- i. N/A

d. Dislocation

- i. N/A

3. Logistical Considerations:

- a. Project Feasibility
 - i. The applicants have the financial ability to complete the improvements to the building. Any needed financing is in place.
- b. Applicant's Ability to Perform
 - i. DOWLING Architects has been commissioned to complete the design and documentation needed for permitting and construction.
- c. Timely Completion
 - i. Construction is planned to be started and completed in 2023.
- d. Payment of Taxes
 - i. All property taxes and assessments are current.

4. Economic Development Potential

- a. Tax generation.
 - i. After purchase an investment of over \$2,000,000 will increase the taxable value of the property significantly. Decreasing vacancy rates will validate through an income approach to valuation that the value has increased.
 - ii. For example, a recent TIF grant to the DOWLING Architects building at 734 and 736 N. Last Chance Gulch proves that the investment helped increase the taxable value of that property by over 300%.
- b. Relationship of public and private investment.
 - i. Other public investment into underperforming buildings in the district has resulted in a renewed interest in improving underperforming buildings in the Downtown area. Façade improvements and interior updates have proven to be a catalyst for tenants to want to locate their businesses downtown and pay higher rents. The result is an increase in the valuation of these properties which has a direct benefit to the City validating the public investment.
 - ii. In addition to the direct increase in taxable value, public investment in the improvements will continue to be a catalyst for other owners to improve their properties.
- c. Job Creation.
 - i. Several current tenants are expanding within the building which will result in the need for additional staff.
 - ii. Previously vacant space has already been leased to new tenants which will result in job creation in the area. A major co-working, shared office business in Helena is also looking to expand into the building as a major anchor tenant, accommodating a variety of local business' growth plans.
- d. Investment Spin-off
 - i. The developers' interest in this project has been directly influenced by the district's investment in the DOWLING Architects building. The improvements made to that underperforming property and its immediate success has helped solidify the decision by the group to

take on this project. We believe an investment by the district into the Livery Square project will have a similar impact.

- e. Cost-Benefit Analysis of the Investment/Expenditure
 - i. The total purchase and investment into the Livery Square project could exceed \$4,000,000 which is a significant increase over the current valuation. An investment by the district of \$150,000 represents a 3.75% investment.
- f. Health and Safety Concerns
 - i. We don't anticipate any negative concerns.
- g. Historic Preservation
 - i. *"...when Art and Pat Seiler bought Livery Square back in the 1990s, they wanted to list it and SHPO said it was not eligible because it had too much loss of integrity."* (Quoted from Ellen Baumler)
 - ii. It is located in the overall historic district of downtown. Our goal is to maintain the original façade that dates back to the original building due to its unique character and presence on Last Chance Gulch. The addition that was completed in the 1980's has no historical significance, and our goal is to make it an appropriate addition through re-design. Conversations have begun anew with Pam Attardo and SHPO to explore listing the building individually at some point.
- h. Density, Infill, and Adaptive Reuse
 - i. Density in the DURD will certainly increase from previous years due to securing long-term leases and filling vacancies.
- i. Cost of Public Services
 - i. N/A.
- j. Housing Component
 - i. This project does not include a housing component.
- k. Conformance with Requirements for TIF Fund Expenditures, per 7-15-4288, MCA
 - i. This project is similar to other projects funded by the district in recent years.