

From the Application Form:
Please supply a brief description and diagram of the remodeling, reconstruction or expansion.

April 17 2020 UPDATE:

This first draft of this tax exemption application was begun in February 2020. Updates were made in mid-March when a key anchor tenant delayed their planned investments due to the initial impact of the COVID-19 pandemic. However, now, in late April, the economic impact of this pandemic is far more dramatic than earlier estimated to Helena (and the rest of the world).

*The Seely Building LLC wants to move forward with this project now, despite this increased financial risk, but needs help. The planned building tenants will provide desired healthcare to our downtown community (Helena Vision Center, PureView and other healthcare providers are in negotiations). All of these businesses have been negatively impacted due to the pandemic and this tax abatement – in which **100% of the benefit goes to the tenants** (not the builder) – is crucial for the tenants to move forward.*

Further, the construction company and associated vendors are eager to get people back to work this summer on this high profile project in the heart of downtown.

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As the City of Helena strives to re-develop the Downtown Helena area, reconstructing 630 N. Last Chance Gulch to a mixed used flourishing site is an important prerequisite toward the vision of a more prosperous downtown. As the site was previously owned by the City of Helena, the new plans for private industry will not only offer a thriving environment, but also provide tax revenue.

Seeley Building LLC purchased the property at 630 N. Last Chance Gulch (See attached renderings). The planned \$12-\$13 million reconstruction of this site will culminate in a beautiful three story tall mixed-use building with an underground parking garage.

The first 2 floors will provide commercial space. Negotiations are underway with a blend of medical healthcare providers to lease the vast majority of footage for expansion and/or relocation of existing business. The top floor will offer residential condominiums to help fulfill demand for downtown living-including 25% of the condos meeting workforce housing pricing.

Commercial leases are currently in negotiation with:

- **PureView Health Center**, a Federally Qualified Healthcare Center (FQHC), for the clinic on the ground level (Pureviewhealthcenter.org). PureView expects to offer additional dental, mental health, pharmacy and case management to patients in the downtown.
The current national health crisis (COVID-19) has caused **PureView's** Board to put the decision to lease space in this building on hold until the crisis passes and ensure they have the financial strength to move forward. Receiving the tax abatement will play a key role in expediting that decision process.
- **Helena Vision Center**, providers of the latest in eye care technology, professional services and products. By relocating to this larger location to expand existing services, they plan to hire 2-4

full time employees and 1 new doctor.

Helena Vision Center was required to dramatically reduce services only to urgent/emergency eye care only to meet current CDC requirements. While the tax abatement has always been important to the Helena Vision Center business case for relocation, the COVID-19 pandemic has added financial strain to their business, and this abatement is needed more than ever to make their budget.

- **Other: Healthcare Business Provider Expansions** : 2 other medical healthcare providers are in serious discussions to lease expansion space for their medical services. The negative economic effect of the COVID-19 pandemic is impactful, as they can only offer healthcare services for emergencies until further notice. The tax abatement is a requirement to make the expansion feasible, especially in light of the current economic environment we all live, and the time it will take to recover.

Importantly, all commercial lease agreements on this site will be triple net (“nnn”) with the tenants responsible for property tax expenses. The condominiums will be sold outright. Therefore, the benefit of the tax abatement goes directly to the tenants, not the developer.

The economic recovery from the COVID-19 virus will be a challenge for Helena and all cities. Although there is demand, selling condominiums in Helena in this economic environment will be challenging. By offering a tax abatement to condominium owners, it helps ensure the building achieves full occupancy. This is important to meeting the mission of having full time residents and more business downtown.

While offering the abatement will delay the tax revenue from this project, the long term benefits greatly outweigh the short term costs. Especially now in this time of health and economic crisis, this \$12-\$13 million building project will play a key role in this recovery, at exactly the right time, by offering new jobs for the construction and follow-up maintenance of the building, and then, it will become a revenue generator for the city. The tax abatement will also be a critical tool in keeping the time plan as tenants will more readily move forward with their planned moves and/or expansions.

Thank you for your consideration.

Next Pages: Latest renderings of the building plan



① SITE PLAN - CURB & PROPERTY LINES
N.T.S.



LAST CHANCE GULCH SIDEWALK - SOUTH
1/2" = 1'-0"

Side view for Helena Vision Center



LAST CHANCE GULCH SIDEWALK - NORTH

PureView Entrance



13TH STREET SIDEWALK - WEST

Helena Vision Center street entrance



13TH STREET SIDEWALK - EAST

12" = 1'-0"

Back of building. Note the parking garage entrance (bottom left) and additional parking along the back wall.

February 19, 2020

Dear Commissioners,

My name is Dr. Nicole Henriksen, and I am a co-owner of Helena Vision Center. It is my pleasure to inform you of our expected office relocation to the Seeley Building on the 600 block of Last Chance Gulch. Some of you may know of our current location at 534 N. Last Chance Gulch in the Livery Square Building. Helena Vision Center has been providing comprehensive eye care to the Helena community since 1946. Through three different moves, we have stayed within a one-block radius.

With the changing vision and eye health care needs of our area, we have been evaluating the option of a bigger clinic over the last five years. We are currently booked about nearly two months and serve patients, including emergency patients, from over a 100-mile radius. We are very excited about increasing patients' access to care, improving overall efficiency and the growth that comes with building a new practice. We anticipate adding 2-4 full time employees and a full-time doctor within the first two years of our move.

While thinking about the future of our practice is exciting, looking at the costs of building have been daunting. Both Dr. Nottingham and myself accrued several hundred thousand dollars of student loans, then doubled that when we bought our business. The budget is tight, but we know that we can make it work. We looked at much cheaper options, including real estate north of Lowes and out on Saddle Drive, but ultimately, we want to stay downtown. Our passion for main street and the small town feel left us exhausting every option to stay near our current location. Please consider granting us the tax abatement program so that we can afford to make this move without increasing costs to our patients and so we can continue to increase the viability of Downtown Helena. If you have any questions, please don't hesitate to contact me.

Sincerely,

Dr. Nicole Henriksen
Owner, Helena Vision Center
406.465.9360



PUREVIEW | Health Center

1930 9th Ave, Helena, MT 59601 | 406.457.0000 | PureViewHealthCenter.org

Dear City Commissioners,

As the executive director of PureView Health Center, it is my pleasure to write to you on behalf of our organization, and the additional site we will be opening in the Seeley Building on Last Chance Gulch.

PureView Health Center is a federally qualified health center with sites in Helena (including one at God's Love), East Helena, and Lincoln, Montana. We provide medical, dental, and mental healthcare (along with pharmacy, case management and insurance enrollment) services to nearly 8,000 patients per year. Although we serve everyone and bill all insurances, our vision is that everyone has access to quality healthcare; regardless of their ability to pay. Therefore, PureView offers the aforementioned services on a sliding fee scale, or at no cost, based on the patient's income level and ability to pay. PureView also runs a federal program called Healthcare for the Homeless, which served more than 400 people with free services and prescriptions in 2019.

Currently, our Healthcare for the Homeless program is located at Helena's homeless shelter; God's Love. We provide medical exams out of a very small exam room that is not wheelchair accessible, and does not meet OSHA requirements needed to provide safe medical care. As our homeless patient population continued to grow, I knew we needed to find a bigger space to provide those services, and needed to find a place near God's Love, which makes services easily accessible to people experiencing homelessness in Helena. We also felt it was important to be able to offer more services at a downtown location (dental, mental health, pharmacy and case management), so I was looking for approximately 10,000 square feet of space. I looked at existing locations for nearly a year and a half, but could not find a building that was wheelchair accessible, had enough parking spaces to accommodate our patients, could have plumbing in exam rooms, and was close to God's Love; despite working with two commercial real estate agents to scour any and all inventory in downtown Helena.

The continuing need for affordable healthcare is evidenced by a 17% uninsured patient rate at PureView Health Center and 23% of our patients with proof of income 100% or below the poverty level. We are incredibly lucky to have found a developer who was willing to buy property and build a building that suits our needs. We believe the new site will not only greatly benefit the homeless patients that we serve, but will provide much needed services to people living and working in the downtown area.

Opening and operating this new site will not only have large upfront costs for PureView, it will also incur ongoing costs as we continue to provide a lot of care for free, or at a greatly reduced price. We request that you consider us for the tax abatement program for this site, so that we can afford to open and operate this new site downtown many years into the future.

Thank you in advance for your time and consideration of this request. Should you have any questions, please contact me at the information below.

Sincerely,

Jill-Marie Steeley, Executive Director
PureView Health Center
(406) 500-2050
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