



# City of Helena

## ADMINISTRATIVE MEETING

March 5, 2025 - 4:00 PM

City - County Building Room 326 / Zoom Online Meeting; <https://zoom.helenamt.gov/j/36053471/publicmeetings>

### AGENDA

1. **Call to Work Session, introductions**
2. **Commission comments, questions**
3. **Board & Committee Update**
  - a. Board Appointment Review
4. **Recommendations from the Helena Citizens Council**
5. **City Manager's Report**
6. **Department Reports**
  - a. Allocation of funds from the former Consolidated Central Helena Urban Renewal Area to a new project located within the boundaries of the former URA
  - b. Transportation Systems - Municipal Infractions Discussion
  - c. Presentation of 2025 Engineering Department Capital Projects Update
7. **Public Comment**
8. **Commission discussion and direction to the City Manager**
9. **Adjourn**

**The City of Helena is committed to providing access to persons with disabilities for its meetings, in compliance with Title II of the Americans with Disabilities Act and the Montana Human Rights Act. The City will not exclude persons with disabilities from participation at its meetings or otherwise deny them the City's services, programs, or activities.**

**Persons with disabilities requiring accommodations to participate in the City's meetings, services, programs, or activities should contact the City's ADA Coordinator, Ellie Ray, as soon as possible to allow sufficient time to arrange for the requested accommodation, at any of the following:**

**Phone: (406) 447- 8490**

**TTY Relay Service 1-800-253-4091 or 711**

**Email: [citycommunitydevelopment@helenamt.gov](mailto:citycommunitydevelopment@helenamt.gov)**

**Mailing Address & Physical Location: 316 North Park Avenue, Room 445, Helena, MT 59623.**

March 10, 2025

TO: City Commissioners  
FROM: Mayor Wilmot Collins  
SUBJECT: Board Appointments

I am recommending the following board appointments:

**City/County Parks Board**

Appointment of Michael Higgins to a first term on the City/County Parks Board as a Helena School District Representative. Term does not expire.

\*Appointees can reapply for full terms following the completion of the Interim Appointment.

***City of Helena, Montana***

**02/07/2025**

**To:** Honorable Mayor Collins and Members of the City Commission

**From:** Tim Burton, City Manager  
Chris Brink, Community Development Director

**Subject:** Consider the allocation of funds from the former Consolidated Central Helena Urban Renewal Area to a new project located within the boundaries of the former URA

**Present Situation:** Present to the Mayor and members of the City Commission a request from the Helena Symphony for funding assistance for a funding feasibility study for "Project Ming"

**Background Information:** On 7, November of 2024, the Helena Symphony made a request of the Mayor and City Commission for partial funding (\$35,000) of a fundraising feasibility study assessing the Symphony's fundraising capacity for Project Ming. According to the Symphony representatives, the funds will be used to contract and execute a comprehensive fundraising feasibility study for the Symphony specifically relating to their Ming Oprah House project.

In 2024, through a partnership with DEQ/EPA, Mosaic Architecture, Theatre Projects, MBAC, the Helena Symphony, the Shriners and many other stakeholders, a dynamic long-term vision for the historic Ming Opera House and the Helena Light and Traction Building was created. This was delivered in the form of a preliminary architecture report and operational feasibility study.

The Helena Symphony intends to contract the services of one of several high quality and experienced groups that conduct similar studies across the country. This study will provide a clear picture of the fundraising capacity of the Helena Symphony and envisioned acquisition and revitalization next steps for the Ming project. The potential impact of the Ming Project will be the significant development of a historic property that will enhance the City of Helena with a space for performance, the creation of a third space for the community to share and utilize, and a location to house Helena artists. This project also supports the development and revitalization of Cruse Avenue by creating an entrance to the building as a multiuse venue.

For 70 years the Helena Symphony has served the Helena community through symphonic performances and education programs that enrich the lives of community members. The mission of the Helena Symphony is to engage, enrich, transform, and inspire lives through music. The opportunity to acquire and revitalize the Ming Opera House in the heart of downtown Helena, becoming a performing arts space and a hub for community engagement and events, has the potential to change the landscape of the city for decades.

**Proposal/Objective:** Approval of the allocation of funding from the former Consolidated Central Helena Urban Renewal Area and associated tax increment district.

**Advantage:**

Funding will allow the Helena Symphony to contract with a consultant for a fundraising feasibility study.

**Notable Energy Impact:**

NA

**Disadvantage:**

NA

**Notice of Public Hearing:**

NA

**Staff Recommendation/  
Recommended Motion:**

NA

# RESOLUTIONS OF THE CITY OF HELENA, MONTANA

## RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION ALLOCATING FUNDS FROM THE FORMER CONSOLIDATED CENTRAL HELENA URBAN RENEWAL AREA TO A NEW PROJECT LOCATED WITHIN THE BOUNDARIES OF THE FORMER URBAN RENEWAL AREA.**

**WHEREAS**, Ordinance No. 2559 created the Consolidated Central Helena Urban Renewal Area; a combination of the Last Chance Urban Renewal Area and the Downtown Development Study Urban Renewal Area;

**WHEREAS**, Ordinance No. 2559 established tax increment funding provisions for the Urban Renewal Area and provided for a list of approved projects to be financed with generated tax increment funds;

**WHEREAS**, Ordinance No. 2559 established a process for which the Urban Renewal Plans could be amended or modified and additional projects could be designated and approved;

**WHEREAS**, Ordinance No. 2804 designated and approved The Great Northern Area Project as an urban renewal project located within the former Consolidated Central Helena Urban Renewal area and allocated \$880,000 in tax increment financing in the form of a loan to the project, and as amended in Ordinance No. 3027, to be paid back starting on April 1, 2020;

**WHEREAS**, after the approval of the Great Northern Area Project

# **RESOLUTIONS OF THE CITY OF HELENA, MONTANA**

**Res. No.** \_\_\_\_\_

was granted, the Consolidated Central Helena Renewal Area and corresponding tax increment district sunsetted, resulting in the loan proceeds from the project to be deposited in a separate fund to be used within the confines and under the goals and objective of the former Urban Renewal Areas;

**WHEREAS**, a request for those funds, in the amount of thirty-five thousand dollars (\$35,000), has been presented to the City from the Helena Symphony to help fund a fundraising feasibility study, with a total cost of seventy thousand dollars (\$70,000), to assist with fundraising for "Project Ming", a proposed redevelopment of the Ming Opera House and Helena Light and Traction Building into the new home for the Symphony with performance space and offices, new community rooms, artist housing, and spaces for retail; and

**WHEREAS**, the proposed project and the feasibility study to be funded with these identified funds meet the goals and objectives of the former Last Chance Urban Renewal Area, the former Downtown Development Study Urban Renewal Area, and the former Consolidated Central Helena Urban Renewal Area.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA:**

# RESOLUTIONS OF THE CITY OF HELENA, MONTANA

Res. No. \_\_\_\_\_

//

**Section 1.** The Helena City Commission finds:

- A. The project is located within the boundary of the former Consolidated Central Helena Urban Renewal Area.
- B. The project is located within the current boundary of the Downtown Urban Renewal Area.
- C. The project conforms to the goals and priorities stated within the former Consolidated Central Helena Urban Renewal Area Plan.
- D. The project conforms to the goals and priorities stated in the current Downtown Urban Renewal District Plan.

**Section 2.** The City shall distribute thirty-five thousand dollars (\$35,000) to the Helena Symphony, payable from the loan proceeds generated from a project within the former Consolidated Central Helena Urban Renewal Area and associated tax increment district.

**Section 3.** Prior to the distribution of funds, the Helena Symphony must enter into an agreement acceptable to the City conditioning disbursement of the funds.

**PASSED AND EFFECTIVE BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS \_\_\_ DAY OF \_\_\_, 20\_\_.**

**RESOLUTIONS OF THE CITY OF HELENA, MONTANA**

**Res. No.** \_\_\_\_\_

\_\_\_\_\_  
MAYOR

**ATTEST :**

\_\_\_\_\_  
CLERK OF THE COMMISSION

DRAFT



# Helena Symphony

ALLAN R. SCOTT | MUSIC DIRECTOR

RON BALDWIN  
*President*

MATT DALTON  
*Vice President*

ALISON PAUL, ESQ.  
*Treasurer*

VICTORIA CECH  
*Secretary*

ALLAN R. SCOTT  
*Music Director*

## BOARD OF DIRECTORS

Ron Baldwin, *Chair*  
Kathy Bramer  
Art Bumgardner  
Sisi Carroll  
Victoria Cech  
Amber Conger  
Matthew Dalton  
David Genter  
Christine Kaufmann  
Stephen Mason  
Ramon Mercado, Esq.  
Alison Paul, Esq.  
Chantel Schieffer  
Allan R. Scott, *ex officio*  
William Shropshire  
Eric Stern, Esq.

Tiana Grisé  
*Orchestra Representative*

Susie Osborne  
*Chorale Representative*

## Honorary Members

Darien G. Scott  
Joan Poston

21 North Last Chance Gulch  
Suite 100  
Helena, Montana 59601

406.442.1860  
www.helenasympphony.org

Helena City Commission  
316 N Park Avenue  
Helena, MT 59601

7 November 2024

Honorable Mayor Collins and the City of Helena Commission,

Earlier this year, through a partnership with DEQ/EPA, Mosaic Architecture, Theatre Projects, MBAC, the Helena Symphony, the Shriners and many other stakeholders, a dynamic long-term vision for the historic Ming Opera House and the Helena Light and Traction Building was created. This was delivered in the form of a preliminary architecture report and operational feasibility study.

For the next phase of this project, the Helena Symphony requests \$35,000 from the City of Helena for a fundraising study assessing the Helena Symphony's fundraising capacity across the state and the country to support the development of this project. The Helena Symphony has secured \$20,000 from an individual donor to match this potential funding request from the City of Helena. These funds will be used to contract and execute a comprehensive fundraising feasibility study for the Helena Symphony specifically relating to the Ming Opera House project.

The Helena Symphony intends to contract the services of one of several high quality and experienced groups that conduct similar studies across the country. This study will provide a clear picture of the fundraising capacity of the Helena Symphony and envisioned acquisition and revitalization next steps for the Ming project. The potential impact of the Ming Project will be the significant development of a historic property that will enhance the City of Helena with a space for performance, the creation of a third space for the community to share and utilize, and a location to house Helena artists. This project also supports the development and revitalization of Cruse Avenue by creating an entrance to the building as a multiuse venue.

For 70 years the Helena Symphony has served the Helena community through symphonic performances and education programs that enrich the lives of community members. The mission of the Helena Symphony is to engage, enrich, transform, and inspire lives through music. The opportunity to acquire and revitalize the Ming Opera House in the heart of downtown Helena, becoming a performing arts space and a hub for community engagement and events, has the potential to change the landscape of the city for decades.

We are grateful for your thoughtful time and consideration.

Sincerely,



Allan R. Scott  
*Music Director*



Ron Baldwin  
*President*



Cameron Betchey  
*Director of Development & Communications*



# PROJECT MING

## THE HELENA SYMPHONY

PRELIMINARY ARCHITECTURAL REPORT

# CONTENTS

## 01 SUMMARY & SCOPE

- Partnership & Funding Source Recognition
- Team Recognition
- Executive Summary

## 02 EXISTING CONDITIONS

- Site Conditions
- Historic Conditions
- Facility Conditions
- Hazardous Materials

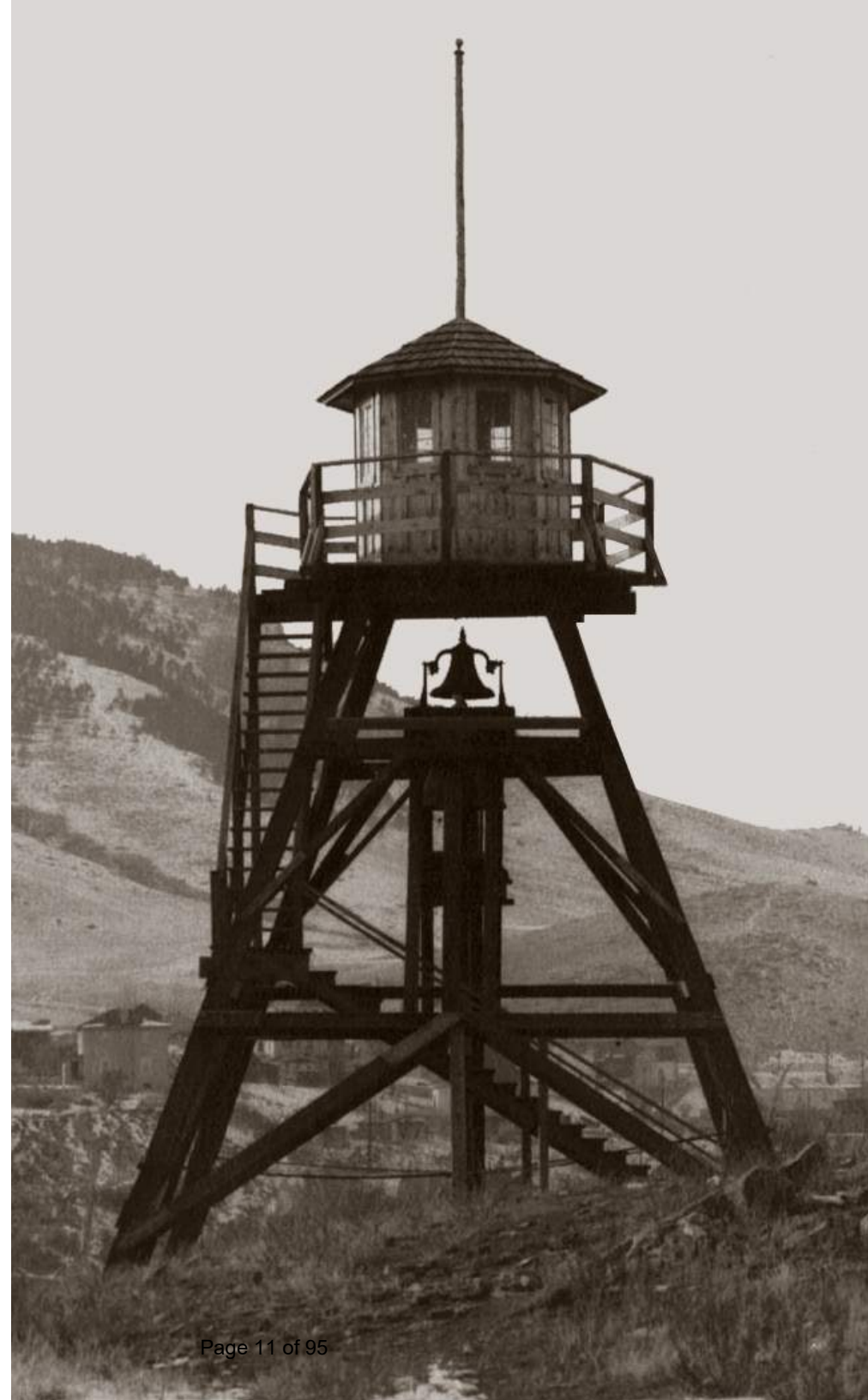
## 03 PLANNING

- Stakeholder Need
- Community Need
- Workshop

## 04 DESIGN

- Design Concept & Floor Plan Diagrams
- Floor Plans
- Design Considerations
- Design Renderings
- Cost Estimates

## 05 NEXT STEPS



## PARTNERSHIP & FUNDING RECOGNITION

This project has a unique funding source with a unique and far-reaching partner group. Key partners involved in this project include the following:

### **Montana Department of Environmental Quality (DEQ)**

Montana DEQ's mission is to champion a healthy environment for a thriving Montana. At DEQ, we believe Montana communities and businesses thrive when environmental protections are implemented effectively in a consistent and transparent way. Every day, we work closely with stakeholders and partners in private industry, non-governmental organizations, tribes, the public, and local governments to identify opportunities to improve our service.

### **Montana Business Assistance Connection (MBAC)**

The Montana Business Assistance Connection (MBAC) was created with the expressed purpose of improving the economy and livability of Lewis and Clark, Broadwater, and Meagher counties. We help businesses start up, improve, expand, relocate or transition to new ownership. Our strategic partnerships with traditional lending institutions, as well as access to more than a dozen different types of loan funds, make it possible for businesses to gain financing for which they may not normally qualify.

### **Consistory Shrine Temple Association (CSTA)**

CSTA is located at the Algeria Shrine Temple (*referred to as the Ming Operahouse and Light & Traction Building in this project*) in Helena, MT and is a recognized temple of Shriners International. Shriners International is a fraternity based on fun, fellowship and the Masonic principles of brotherly love, truth and relief. As historic and current stewards of the facility, the CSTA play a critical role in the future use of this facility.

### **The Helena Symphony**

As a regional professional orchestra, the Helena Symphony Orchestra is a 75-member professional orchestra and attracts professional musicians from throughout the United States who commute regularly via plane and/or vehicle, and many relocate to the region. The 110-voice symphonic chorus makes up the auditioned Helena Symphony Chorale from around the region. In addition to the board of directors, the full-time staff of seven and part-time staff of up to eight individuals is dedicated to the Helena Symphony's mission to engage, enrich, inspire, and transform lives through music.

## **FUNDING RECOGNITION**

Historic buildings can be difficult to renovate due to the perceived presence of hazardous materials on site. To help combat this hurdle, the EPA awards funding through the Brownfield Assessment Grant to support revitalization efforts in communities throughout the United States. The Brownsfield Assessment Grant provides funding for brownfield inventories, planning, environmental assessment and community outreach. For this particular project, Montana Business Assistance Connection (MBAC), applied for the Brownsfield Assessment Grant on behalf of stakeholders with a vested interest in the revitalization of the Ming Operahouse and Light & Traction Building located in downtown Helena, MT. MBAC received the grant in 2023. Funding was used to conduct a phase 1 Environmental Assessment Report (see appendix), a Preliminary Architectural Report focused on facility existing conditions (see appendix), and Preliminary Architectural & Operational Report focused on reuse & re-purposing efforts from a sustainable operational perspective (this report).

## DESIGN TEAM RECOGNITION

The Ming Operahouse and Light & Traction Building are significant buildings; Not only do they have historical significance, but they are identifiable buildings that contribute to the fabric of the downtown Helena neighborhood. As CSTA membership has diminished over the years, there has been a sustained and growing interest in the reuse and revitalization of Ming Operahouse and Light & Traction Building. Preliminary Architectural Reports (PARs) have been completed by various groups and with varying focus since 2011 with an initial PAR completed by Mosaic Architecture. Rather than re-investigate known conditions, this project aspires to provide new insight into the revitalization of this facility to be a financially sustainable and programmatically dynamic contribution to The Helena Symphony, downtown Helena, and the greater Lewis and Clark County. As such, the design team has been curated to provide expertise and critical insights to the needs of a successful performance venue. The design team include:

### **Mosaic Architecture - Architectural, Team Lead**

At Mosaic we believe impactful design listens to people and celebrates community. Communities throughout Montana partner with us to create formative projects because we understand every community is unique and design suitability is an outgrowth of relationship-building, trust, and careful listening. Our passion is providing excellent design that celebrates and enhances each Montana community we work in and fosters positive life-long relationships.

In addition to architectural responsibilities, Mosaic will manage and coordinate with the expanded design team including structural, mechanical, electrical, and plumbing engineers.

### **Theatre Projects - Strategic Planning, Theatre Design**

Theatre Projects is an international team of designers and planners that create gathering and storytelling spaces for arts, corporate, retail,

healthcare, conventions, sports, and entertainment. Each space we create is designed to promote dialogue, share experiences, and inspire human interaction. Working closely with clients, users, and architects, we apply our experience of what makes a dynamic performance space to create extraordinary spaces.

### **LSTN - Acoustics**

LSTN is a boutique design firm that provides acoustics consulting and audiovisual design for architectural projects. Our portfolio includes a wide range of project types, sizes and locales. At LSTN we prioritize understanding and developing the unique acoustics and audiovisual needs of a project within the context of our collaborator's goals. Owners, architects, and engineers benefit from the creativity and specialty technical skills we deploy to improve the holistic outcome of our projects.

### **DKAL - Historic Preservation**

DKAL Architecture is a specialized small firm focused intently on projects that help Montana maintain its character and sense of place. This work consists almost solely of historic preservation projects, feasibility reports (PAR, HSR, etc.), and working with nonprofits. Often DKAL's services extend beyond the traditional role of the architect into financial analysis, funding identification, grant writing, and re-visioning in order to help projects become feasible. Great pride is taken in listening carefully to clients, old buildings, and communities to achieve results that remain true to their character.

We recognize the planning efforts from the City of Helena, including the Cruse Ave redevelopment study, to improve our community by increasing vitality and businesses in our downtown. As a team we plan to build on this momentum to understand the needs of this project with the ultimate goal to have a successful project that contributes to the Helena area and beyond.

## EXECUTIVE SUMMARY

It is with great pride we submit this Preliminary Architectural Report for Project Ming. Mosaic Architecture, Theatre Projects, and the entire team have thoroughly enjoyed working with MBAC, the Helena Symphony team, the Shriners and many other stakeholders in creating a dynamic long-term vision for this incredible historic facility. This study includes both historic structures, the Ming Opera House and the Helena Light and Traction Building.

This is not the first study of this structure and the contents of this PAR rely on heavily on past PAR work in creating the foundation for this study. It is important to recognize the past efforts that have gone into revitalizing this facility including:

- 1981 - Building Code Analysis & recommendations
- 2011 - Existing Building Study
- 2022 - PAR

This study aimed to fill in the gaps of these previous works and, more importantly, focused on creating a greater vision for this facility as the new home of the Helena Symphony. This vision revitalizes the facility so it can once again be a vibrant hub of community activity for downtown Helena. To this end, the reports focused on how this facility can be reimagined and re-used, not simply restored.

The resulting design concept is far reaching and begins with a complete historic restoration and rehabilitation of the two buildings. Within those structures, the concept includes creation of a state of the art performance space, development of new HSO offices, new community rooms, artists housing, a dynamic new lobby, required support spaces, and site improvements to allow the facility to reach out into the surrounding historic downtown.

While the design is only at the concept stage, we feel the incredible efforts of the entire team have created a truly inspirational vision for the facility.

Jeff R. Downhour, AIA

Kalina Vander Poel, AIA





## 02 EXISTING CONDITIONS



## SITE CONDITIONS

### Location

The site is located between Jackson Street & Cruse Ave in Helena, MT. Jackson Street is a relatively tight street designed for its urban context with historic buildings directly abutting the Right-of-way sidewalk. Immediately south of the site is an alley that provides food delivery access to a nearby restaurant. The alley is small and deadends- requiring vehicles to back out; Additionally utilities are located in the alley, further decreasing the usability of the alley for site access. North of the site are two public parking areas - one of which is accessible from Cruse Ave and the other accessible from Jackson St. An intermediary road connects the two but does not provide access directly from Jackson St to Cruse Ave. Collectively they provide 192 parking spaces.

### Neighborhood Context

The site's neighborhood is designated as a historic neighborhood, recognized by the State Historic Preservation Office. Located in the heart of Helena, the neighborhood has a high walkability score of 95. The walking mall is a block away with restaurants, locally owned retail establishments, condominiums, a hotel.

### Facilities

The site is comprised of two buildings: 1. The Ming Operahouse and 2. The Light & Traction Building. The Ming Operahouse, the larger building with 5 floors, is located on the south side of the site with access to Jackson Street to the west and a retaining wall separating it from access to Cruse Ave on the east. The Light & Traction Building, the smaller building with 3 floors, is located in the northwest corner of the site with access to Jackson Street to the west. The Light & Traction Building also has access to the east through a small parking lot on site.

### Topography

Topography is a considerable factor for this site. To account for the natural topography of the site, entrances are not on the same level and parts of both buildings are buried on the east side of the site. For example, The Ming Operahouse entrance is higher than the Light & Traction Building entrance. The second floor entrance to the Light & Traction Building is level with the parking lot to the north, but the second floor of Ming is approximately 3 feet higher than Cruse Ave. This is a considerable change in elevation as Cruse Ave is approximately 20 feet higher than Jackson St.









## HISTORIC CONDITIONS

*Below is a summary of existing historic conditions. For additional information, please see the Historic Conditions Report, included as an appendix to this PAR.*

The Ming Opera House and the Helena Light and Traction buildings are intact historic properties worthy of preservation as part of Helena's and Montana's historic landscape. Associations with Montana's Territorial Era, Helena's growth and evolution, the Masons and Shriners, and significant individuals have merited recognition on the National Register of Historic Places. And the Helena Symphony has deep historic ties with both the Shriners and the Ming Opera House. The buildings are both sound and have decades more life in them if basic improvements and deferred maintenance are addressed. Rehabilitation, particularly for public performances, is readily achievable and financially feasible while maintaining the historic integrity of the buildings.

Preserving and treating the existing historic fabric of these buildings sensitively is fundamental to the vision of the Helena Symphony and their partners. It is also fundamental to their vision for this investment's impact on downtown Helena's

streetscape, local economy, and how the Helena Symphony will further their impact on the community through arts and culture. In addition, thoughtful preservation is required for many of the funding sources that will help make this project possible.

The exterior of both buildings remain intact and in need of only minor repairs and masonry repointing. Significant restoration work is required at the entry to the HL&T building. And the masonry along the base of the north wall of the HL&T is severely deteriorated. Minor repairs are required to the granite at the front façade of the Ming. Both buildings will require repairs to their historic wood windows. The windows (and associated wood frames/sills) of the Ming are in relatively good condition and require minor repairs, refinishing, and reglazing. And the windows of the HL&T have been covered in stucco, but appear to be in place and will likely be salvageable with careful demolition.

See appendix for full historic report.





## MING OPERA HOUSE

Built: 1880

SF: 26,040

Levels: 4 + Basement

- Major renovation **4 or 5 times** including removing and rebuilding the balcony numerous times
- new facade you see today was added 1915
- 2nd floor (main performance floor) added in 1915



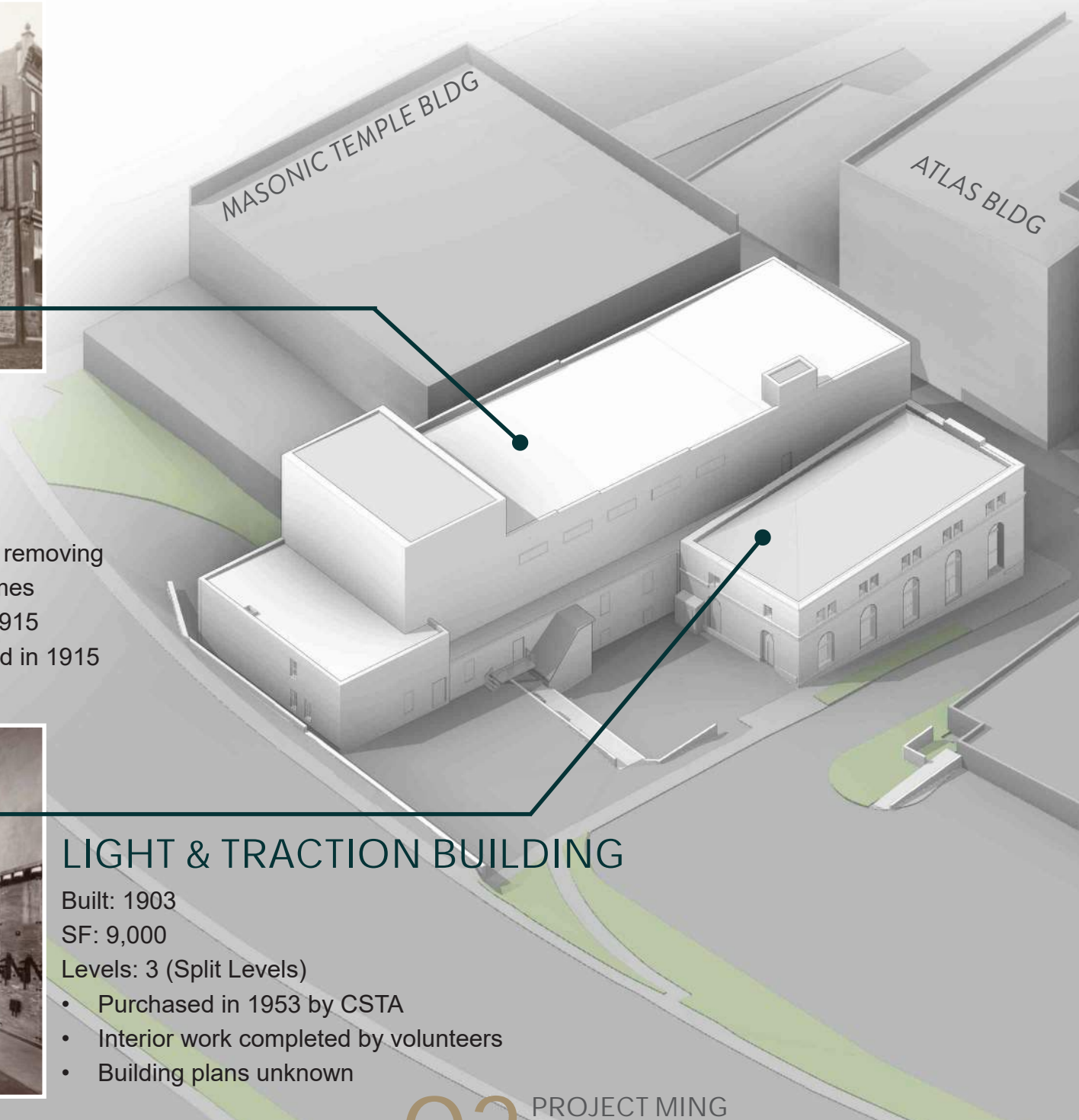
## LIGHT & TRACTION BUILDING

Built: 1903

SF: 9,000

Levels: 3 (Split Levels)

- Purchased in 1953 by CSTA
- Interior work completed by volunteers
- Building plans unknown



## FACILITY CONDITIONS

### Code & Accessibility

Overarchingly, neither the Ming Operahouse nor The Light & Traction Building meet current accessibility standards including The Americans with Disabilities Act (ADA). These deficiencies reside in the path of travel from Jackson and/or Breckenridge Street, interior door and pathway clearances, restrooms, and reaching standards. There is an elevator in the Ming; however, the elevator does not have a current Montana Elevator Inspection Tag and is not usable. Detailed information regarding code and accessibility can be found in the Preliminary Architectural Report completed in 2022.

### Systems

A record of a boiler replacement in 2019 indicates a recent improvement to the heating capacity for the building (PAR 2022). On site observations indicate The Ming Operahouse has steam radiators throughout the building to provide heat from the boiler in the basement. The boiler also provides heat to the Light & Traction building through a combination of radiators and ceiling suspended fan coil units with supplemental heat through electric heaters.

There currently is little to no fresh air being

provided to either building, although there is evidence of an air system in the main performance space at one point in time. At a minimum, a mechanical system providing fresh air is needed to meet current code and the needs of a contemporary performance venue.

Due to the age of the facility, electrical upgrades are out of date and need to be upgraded to meet current code and the needs of a modern performance venue.

There is no fire sprinkler system in the facility, and there is no fire alarm system in the facility. Both of these systems will need to be incorporated in reuse of the facility.

### Roof

Per the Preliminary Architectural Report completed in 2022, the Ming has a built-up asphalt roof originally installed in 1976 with a white maintenance coating applied in 2016. The Light & Traction building has a combination of asphalt shingles & built-up asphalt with a white maintenance coating also applied in 2016. Loose fill insulation has been placed in attic spaces, but it is undetermined the R-value and consistency/continuity of the insulation. A full roof



## FACILITY CONDITIONS CONT'D

replacement and review of energy code compliance is to be expected in reuse of the facility.

### Utilities

Gas, sanitary sewer, water, and storm sewer services are shared by both buildings. While not impossible, it is suggest the buildings remain as a single site to maintain current utility routing.

### Structure

A structural assessment of existing conditions was performed by DCI Engineers. In summary, the facility can continue to be used without structural repairs/upgrades as long as there is no change in occupancy or addition of new dead loads. Renovations that affect existing structural members will trigger localized repairs and modifications. In general, the building has also seen deferred maintenance and the basic repairs recommended above should be considered to extend the lifespan of the structures. See appendix for full Structural Conditions Assessment.

### Hazardous Materials

A limited Phase II Environmental Assessment was completed by Tetra Tech for the Montana

Department of Environmental Quality on this facility. A summary of findings is below, see appendix for full report.

Asbestos on site is primarily contained to some finish flooring and the elevator shaft. It is in floor tile of the ground floor and platform floor of the multipurpose room and a closet on the first floor of the Ming Operahouse. Asbestos material is also located in floor tiles in the dressing room and the hallway connecting the Ming Operahouse and the Light & Traction Building. Lastly, asbestos was found around a large pipe in the boiler room.

There is significant amounts of lead paint in the building given the age of the facility. Encapsulation is an option for containment of lead based paint.

### Finishes Overall

The CSTA provides regular maintenance and care for the facility. That being said, due to the size and age of the facility, areas within the facility have finishes past their useful life and are ready for replacement. Historic evaluation of many of these features should be evaluated prior to replacement as many of the interior finishes and conditions have had



## FACILITY CONDITIONS CONT'D

little alteration since CSTA's purchase of the Ming in 1915.

### **Specific Space: Main Performance Hall**

The main performance hall is rectangular in form with a high decorative ceiling and 3 sided balcony. The main performance hall is traditionally organized with entrance at the back of the hall and a stage at the front of the hall. Current seating capacity is anticipated to be approximately 400. In general the main performance space is well suited for continued use as a performance space.

### **Acoustics in Performance Hall**

The Main Performance Hall is a classic "shoebox" auditorium form attached to a stagehouse via a proscenium. The auditorium has approx. Overall dimensions as follows:

- Length: 86ft
- Width: 46ft
- Height: 30ft

The rear and side balcony overhang the floor approx. 6ft at a height of 10ft AFF. The proscenium opening is relatively small. The room's volume of less than 300ft<sup>3</sup> per seat is typical for multipurpose auditorium spaces.

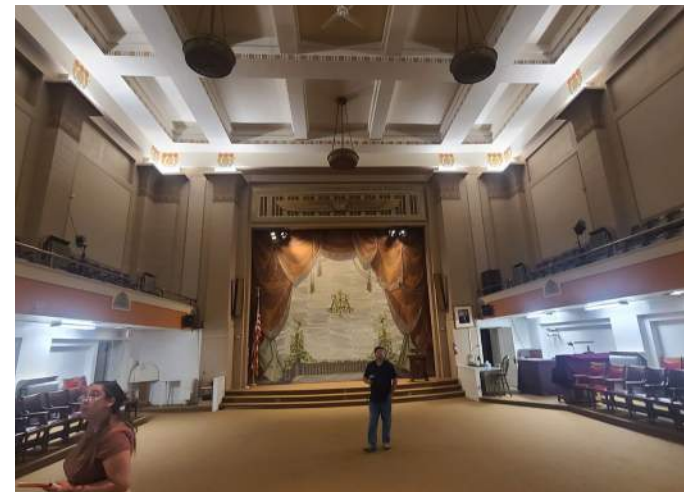
The existing wall and ceilings finishes within the auditorium are painted plaster with pilasters and coffers providing surface articulation. The main floor is carpet and the balcony floor is wood.

The auditorium's shoebox form, its dimensions, and the shaping/finishes all contribute to a space generally suitable for the performance of unamplified music, critically providing a balance of clarity, envelopment, and reverberance.

See appendix for additional information on existing acoustical performance.

### **Specific Space: Stage**

The stage is traditionally used for ceremonial and performance events. The stage has a proscenium with a relatively small stage opening. The stage has large ceremonial oil painted backdrops suspended from wooden sheaves and counterweight carriages with hemp operating ropes. The drops we believe date back to at least 1914 (so over 100 years old). Preservation and fire resistance treatments will need to be explored during renovation but is not unusual for theatres with drops of this age.



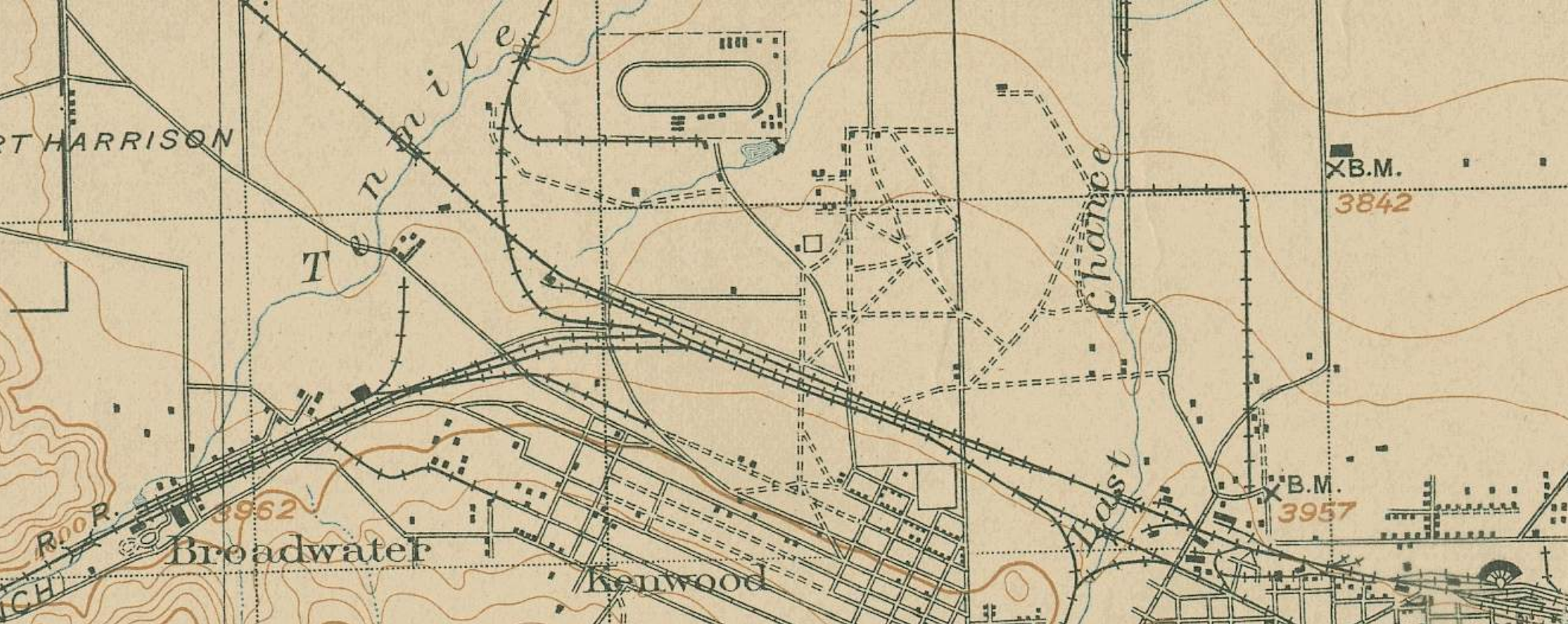
FACILITY CONDITIONS CONT'D

**Specific Space: Kitchen**

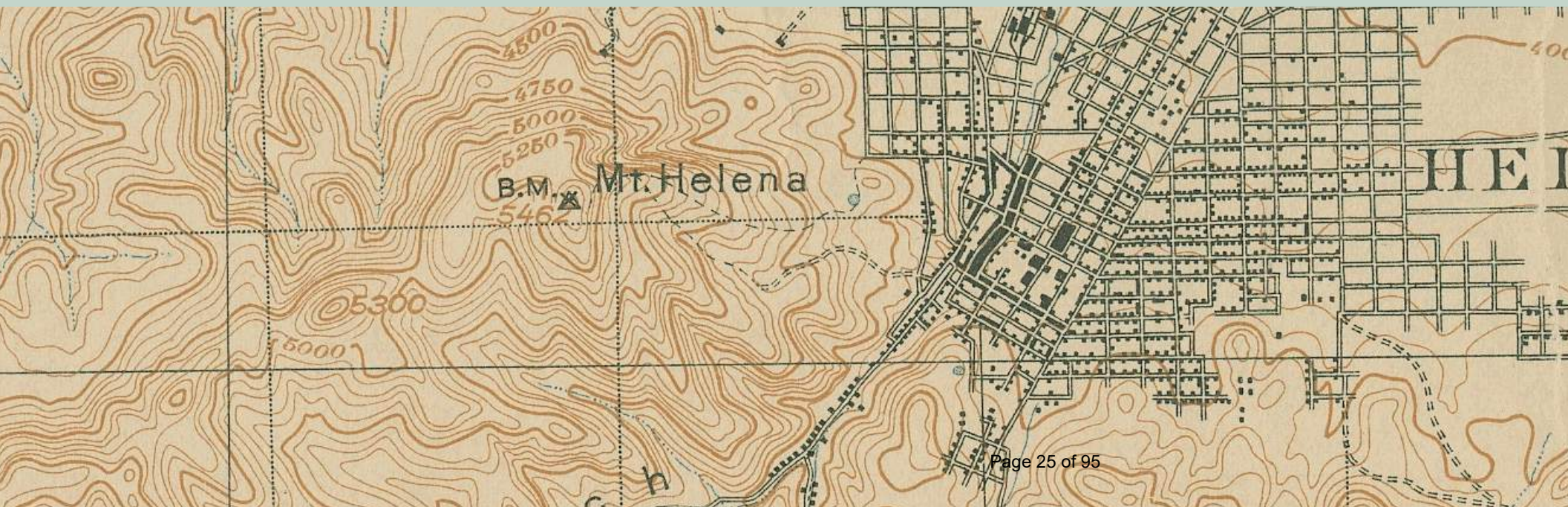
A commercial kitchen is located on the east side of the first floor of the Ming Operahouse. The kitchen currently is used for commercial purposes and is a source of revenue generation for the CSTA. The kitchen has a hood that is inspected annually.







## 03 PLANNING

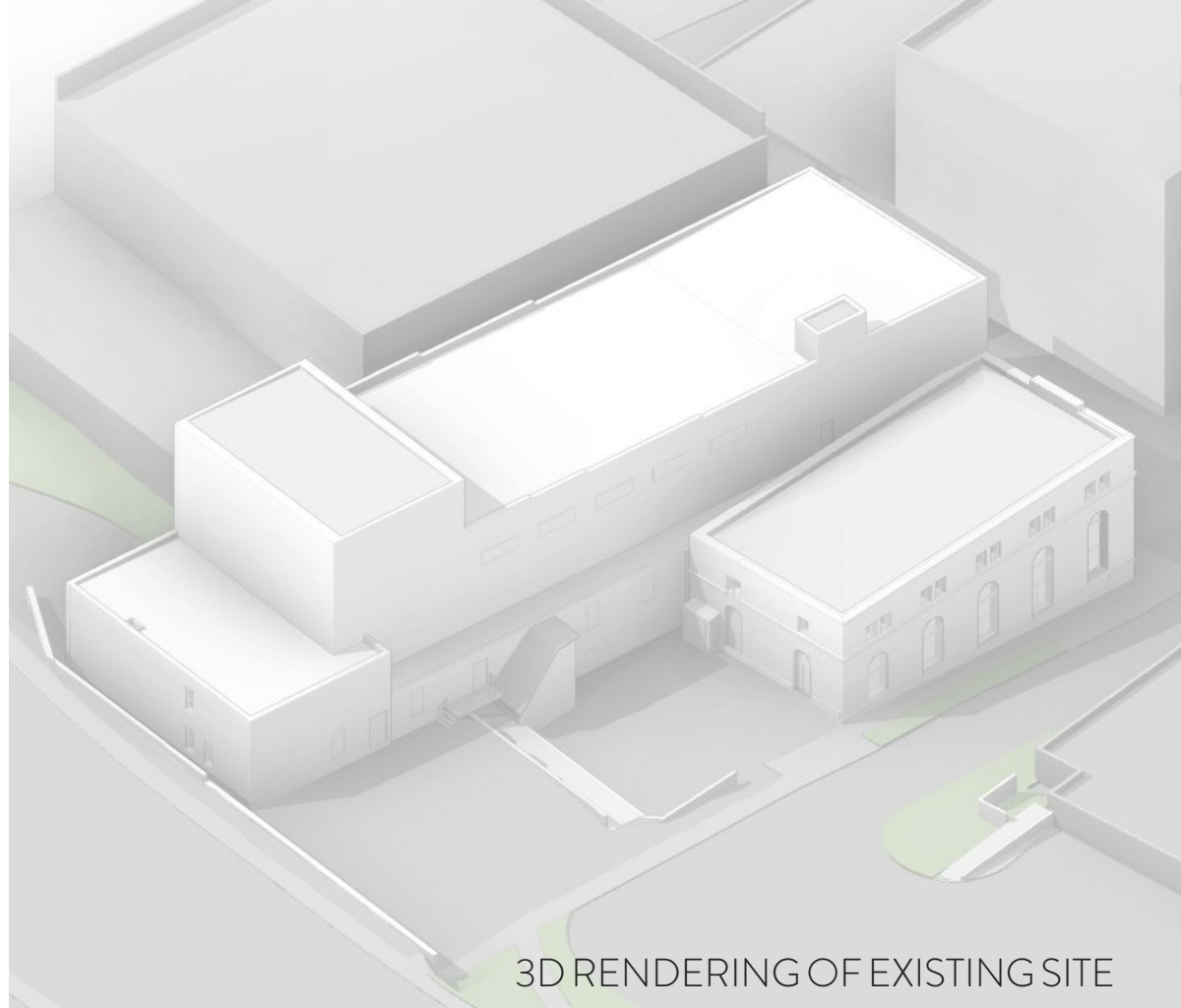


## APPROACH

The goal of this Preliminary Architectural Report is two fold. First, we hope to understand how both buildings can be renovated for contemporary use by The Helena Symphony. Second, we hope to understand what it would look like to operate this newly renovated facility from a strategic planning/operational perspective. In order to understand potential contemporary use and it's subsequent operational requirements, a series of programming and planning exercises were undertaken. These exercises include:

1. Collecting information on stakeholder space needs including CSTA and The Helena Symphony
2. Collecting contextual information on the Helena area arts community
3. Strategic Planning exercises with The Helena Symphony
4. Programming exercises with The Helena Symphony
5. Site visits to the facility

The following pages summarize efforts and findings from these exercises.



## STAKEHOLDER NEED: CONSISTORY SHRINE TEMPLE ASSOCIATION

The Consistory Shrine Temple Association (CSTA) is an umbrella organization comprised of five fraternal organizations. These organizations are located in Helena and throughout the State of Montana. The CSTA purchased the buildings in 1915 to have meetings, events, and social gatherings with the main purpose of lending charitable support to Montana and its people. The CSTA continues to use the buildings in this fashion today, but reduced membership over the years have correspondingly reduced use of space and space needs.

If possible, the CSTA would like to remain in the facility, but they would like to the facility revitalized and have a more active role in the community as it once did. An existing space needs assessment (below) was performed to help understand current and future space needs of the CSTA.

### Existing Space Needs Assessment

#### Existing Location: Ming Operahouse and Light & Traction Station

- Admin Space Needs
  - Need 1 private office with space for a temporary/part time staff
  - ~225 sf
  - Secretary 9-1pm daily; recorder is part time 3 or hrs a day, could be remote
  - 1 office space for all other groups
  - ~300 sf
- Meeting space needs
  - 1000 sf space for occasional meeting use
  - Has props (ex: riser is critical to meeting)
  - Meetings occur 6-8 times a month in the evening
  - Space must be an enclosure that is sound proof
- “Red room”
  - Room of historical significance for the Shriners
  - For Shriner’s exclusive use
- Conference Room
  - 200 sf (10 people + visitors)
  - 2 groups each meet once a month in a conference room
  - Also used for informal ad hoc meetings
- Performance Events
  - 8-12 events spread evenly throughout the year (12 is more likely)
  - Summer is slower
  - Both the banquet hall and the performance hall are used jointly during events
  - Events last the weekend (arrive Friday, leave Sunday)
- Storage needs
  - Space to store costumes & props
  - Space to store or display archival documents
  - Space to store liquor/catering items
  - Discussion of storage needs has been on going with all organizations. Progress has been made but not enough to understand storage needs from a square footage standpoint.

## STAKEHOLDER NEED: HELENA SYMPHONY

For over 68 years, the Helena Symphony has engaged the Helena community with music, attracting audiences of diverse backgrounds, ages, and demographics with inspiring and impactful performances of adventurous programming. Fresh performances of the masterworks of human history, under-served composers, staged works contribute to the state and national identity. In addition to providing this diversity of musical performance, Helena Symphony concerts feature nationally and internationally renowned guest artists. All this reflects the vital mission of the Helena Symphony to engage, enrich, transform, and inspire lives through music.

Looking to the future, the vision for the Helena Symphony is to make meaningful economic, educational, cultural and social impacts on the region. The Helena Symphony needs a space that allows them to achieve these lofty goals. An existing space needs assessment (below) was performed to help understand current and future space needs of The Helena Symphony.

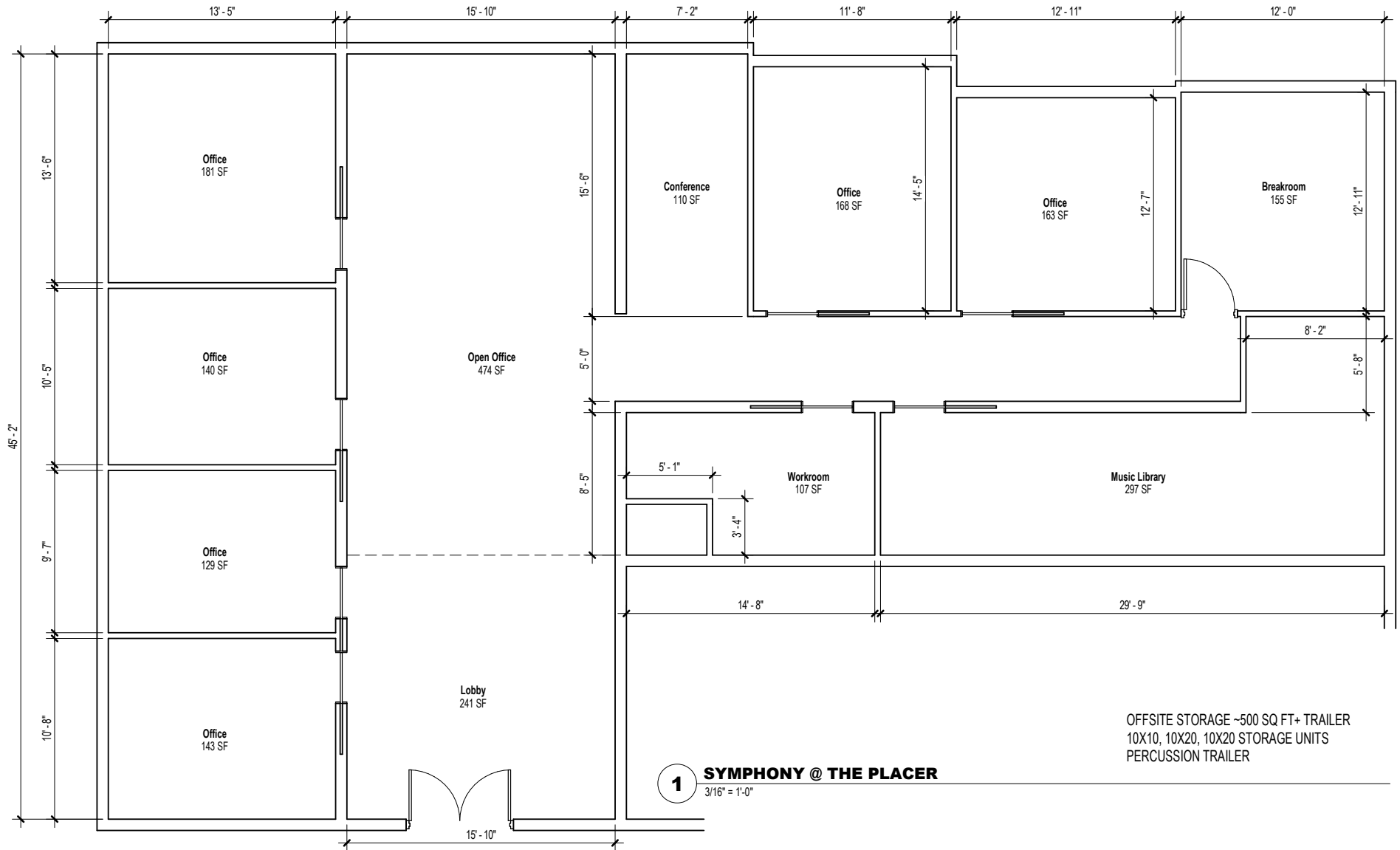
### Existing Space Needs Assessment

#### Existing Location: 21 N Last Chance Gulch Suite 100

- Music Library
  - 55-60' length needed
  - There should be a desk for the librarian in the music library
  - There should be layout space and a printer for music librarian to do work
- Office Space
  - 9 FTE, 17 total (See org chart)
  - 3 departments: Admin, Artistic Admin, Artistic
  - Exec Assistant for music director to be adjacent to director's

office. It is preferred if this is more of an executive suite layout with more privacy for conversations between the assistant and director (not open office as it currently is in existing space).

- Need 11 private offices to account for anticipated growth in development & communications department
  - Music Director, Executive Assistant to the Music Director, Director of Artistic Planning, Director of Development, Box office, Director of patron services, Operations manager, (x2 placeholder for anticipated growth)
- Office size to be ~140 typical, director to be 180 min.
- Breakroom
  - Adequate size for a break room but significantly undersized for hospitality needs & storage (existing space ~100 sf)
- Workroom
  - Existing is adequately sized if storage is moved somewhere else
- Conference room
  - Existing is too small, Symphony currently uses the public library with mixed success in reservations because the library conference room is in high demand
  - Need a room suitable for 20 people (16 board members min)
- Storage
  - More storage is needed. Symphony currently rents two storage units (~500 sq ft.). Need a place to park the percussion trailer. It is ideal if the percussion trailer could live on site.



OFFSITE STORAGE ~500 SQ FT+ TRAILER  
 10X10, 10X20, 10X20 STORAGE UNITS  
 PERCUSSION TRAILER

**1 SYMPHONY @ THE PLACER**  
 3/16" = 1'-0"

.a5  
**Symphony Existing Space**

PROJECT MING

8/31/2023 12:35:50 PM  
 08/31/23  
 © all rights reserved



## COMMUNITY NEED: ARTSPACE

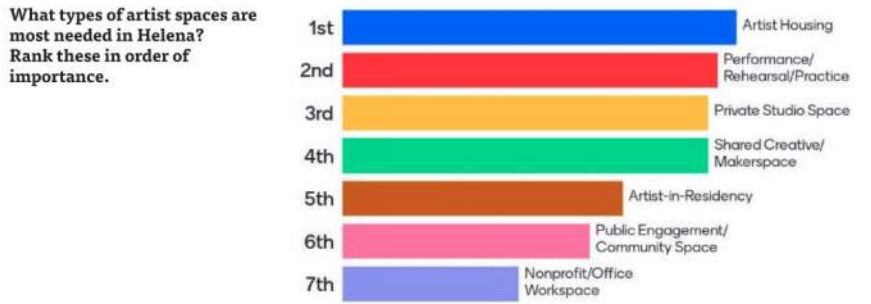
MBAC recently reached out to Artspace, a non profit organization that uses the tools of real estate development to create affordable, appropriate places where artists can live and work, to understand the needs of the Helena Area arts community. Subsequently, a Preliminary Feasibility Study was conducted by Artspace to determine whether an affordable arts development project can move forward within the context of a community’s unique needs, assets, sites, leaders, and resources.

Through the efforts of the PFS it became clear housing is needed and supported for in the Helena Area arts community. When asked questions similar to “*What types of affordable creative spaces are most needed in Helena?*” and “*What other types of creative spaces are needed in Helena?*” Affordable live/work housing was the leading expressed need, with performance/rehearsal space and both private/shared studio/maker space close in line. Throughout many discussions, there was a consistent theme of affordable housing with “affordable housing” listed as a top challenge for the Helena Area arts community.

Key takeaway from the Artspace Preliminary Feasibility Study is “a mixed-use concept with housing for artists could make an immense impact in fostering Helena’s creative landscape.” Artspace also strongly recommends that standalone projects also be explored by local developers to address the depth of the needs shared.

Information above and graphics to the right are courtesy of Artspace, and they can be found in the Preliminary Feasibility Study completed in 2023.

### What the Helena artist and arts organizations said...



Virtual Artist/Art Organization Focus Group Space Rankings

How would you rate the availability of the following for the creative sector in Helena? Rank on a scale of 1-5



Artist and Arts Organizations Focus Group Menti Word Cloud

## ARTS ORGANIZATIONS: ARCHIE BRAY

The Archie Bray is an internationally known ceramic arts studio. Their mission is to promote, celebrate, and sustain the ceramic arts through residency program, education, gallery, ceramic materials and technology, and community engagement on a local, national, and international scale.

Location: 2915 Country Club Ave, Helena, MT 59602

Programming: Year-round & short-term residency programs, education programs including on-site workshops, events & exhibitions, ceramic retail

Current space needs: Affordable housing for residency programming, in-town satellite shop with retail and space for limited programming, downtown presence, conference rooms



## ARTS ORGANIZATIONS: GRANDSTREET THEATRE

Grandstreet Theatre is a community-powered Montana institution that produces 8-10 shows each year. Their mission is to brighten Helena, Montana and elevate the human spirit through live theatre and theatre education.

Location: 325 North Park, Helena, MT 59601

Programming: Theatrical performances, educational programming, costume rentals

Current space needs: Rehearsal space, storage space, camp space, Christmas Carol (19 days), Gala (28 days), seeking rental spaces that are <\$300 per day, conference rooms





## ARTS ORGANIZATIONS: MYRNA LOY

The Myrna Loy is a live performance, film, and event center with a gallery and pub. Myrna Loy's mission is to engage our community - enrich, educate, entertain and empower - through the arts.

Location: 15 N Ewing St, Helena, MT 59601

Programming: Live performances, Films, Events, Community gathering, Arts education, Neighborhood arts support

Current space needs: 500-seat flexible venue for concerts and education performances (5 days), conference rooms



## WORKSHOP

An on-site workshop with consultants and The Helena Symphony was held Oct. 2023 over the course of three days. The goal of the workshop was three fold:

1. Facility Influence. The team visited the Ming Operahouse and Light & Traction Building to understand how existing features such as form, space layout, and historic features influence opportunities.
2. Strategic Planning Operations & Organization. The team established usage patterns and subsequent financial impacts of the facility based on the Helena Symphony, Helena Symphony board, and Arts community needs.
3. Initial Space Planning. Based on facility influence and strategic planning data, the team identified initial space planning and programming opportunities.

The following three pages include photos documenting the workshop. The workshop was a critical component to this project as it created the foundation for subsequent financial analysis and established the design direction for this project. Key takeaways from the workshop include:

The existing facility has a lot of opportunities and, in general, seems ripe for revitalization. Circulation, accessibility, and storage seem to be the highest concern items; A possible solution to those concerns is a small new addition in the existing parking lot.

There is more space in the facility than what is needed for a Performance Venue facility. This creates great opportunities to add programming to meet community need and increase financial revenue opportunities.

These takeaways have been incorporated and are inspiration for the design - see **Section 4: Design** of this document for more information.

## WORKSHOP ITINERARY

### DAY 1

Strategic Planning Kick-off  
Season Planning Exercise

### DAY 2

Potential Local Partnerships  
Helena Symphony Board Presentation  
Facility Tour  
Facility Influence Charrette

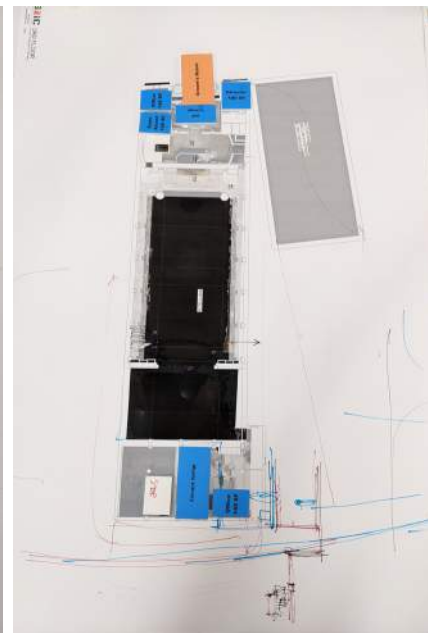
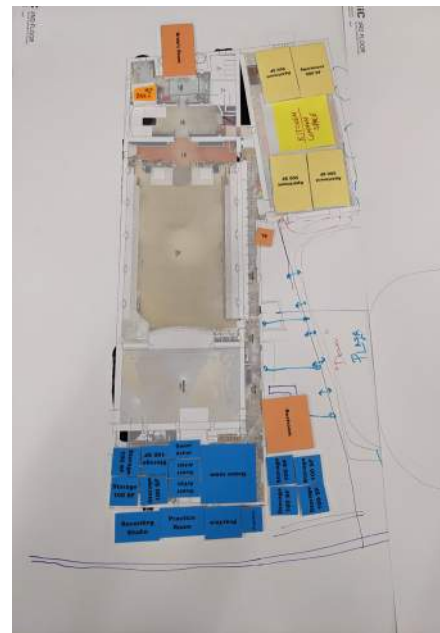
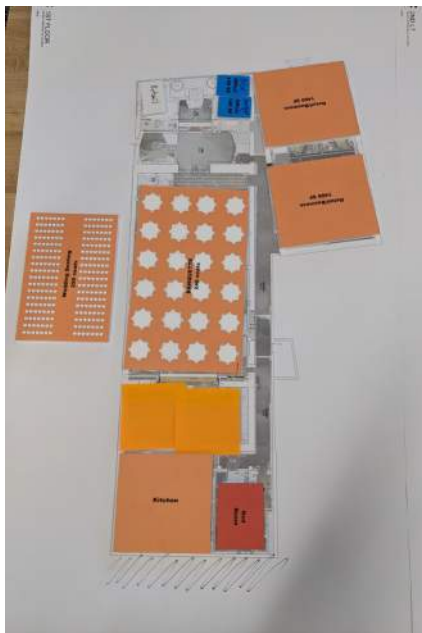
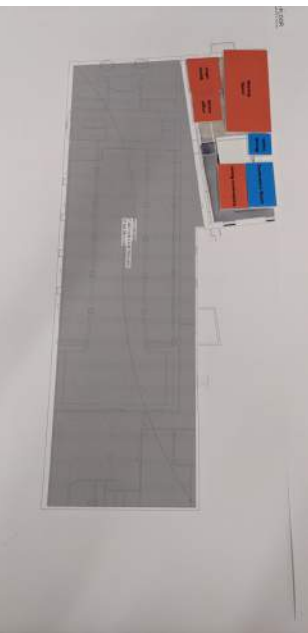
### DAY 3

Local Venue Tours  
Hannaford  
St. Pauls  
Our Redeemer's  
Archie Bray  
Grandstreet  
Myrna Loy  
Civic Center  
Symphony Staff Operations  
Utilization exercise  
Space Planning & Visioning Workshop  
Rehearsal Observation



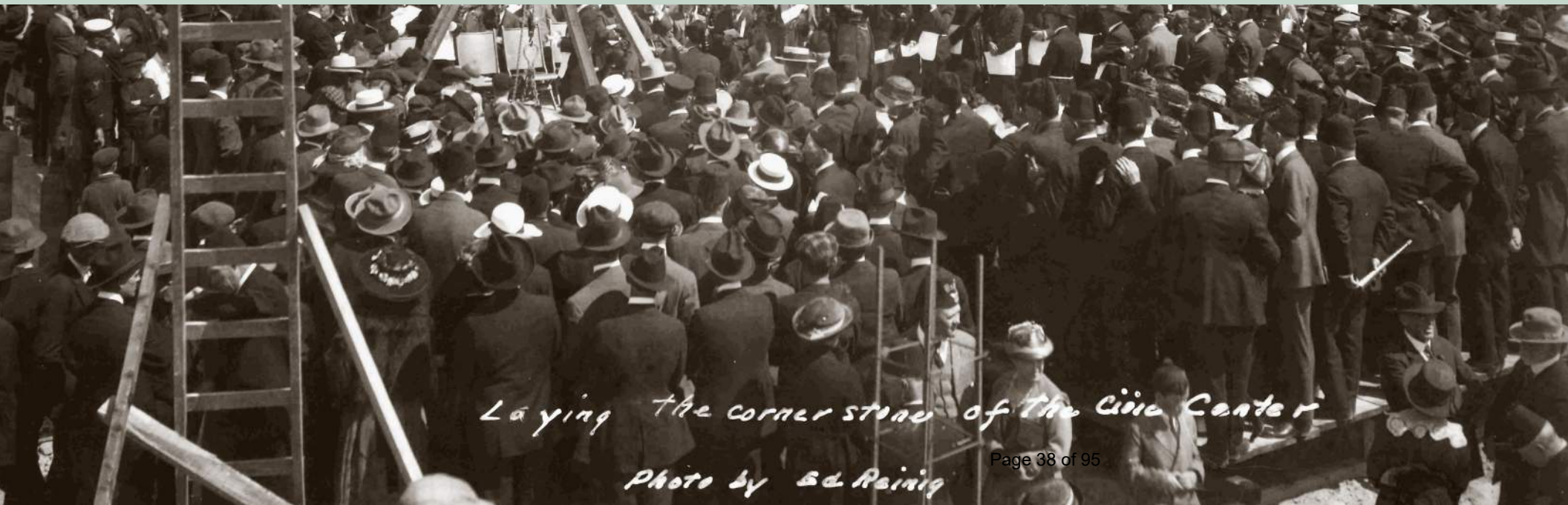


# WORKSHOP: INITIAL SPACE PLANNING





## 04 DESIGN



*Laying the corner stone of the Civic Center*

*Photo by Ed Rainig*

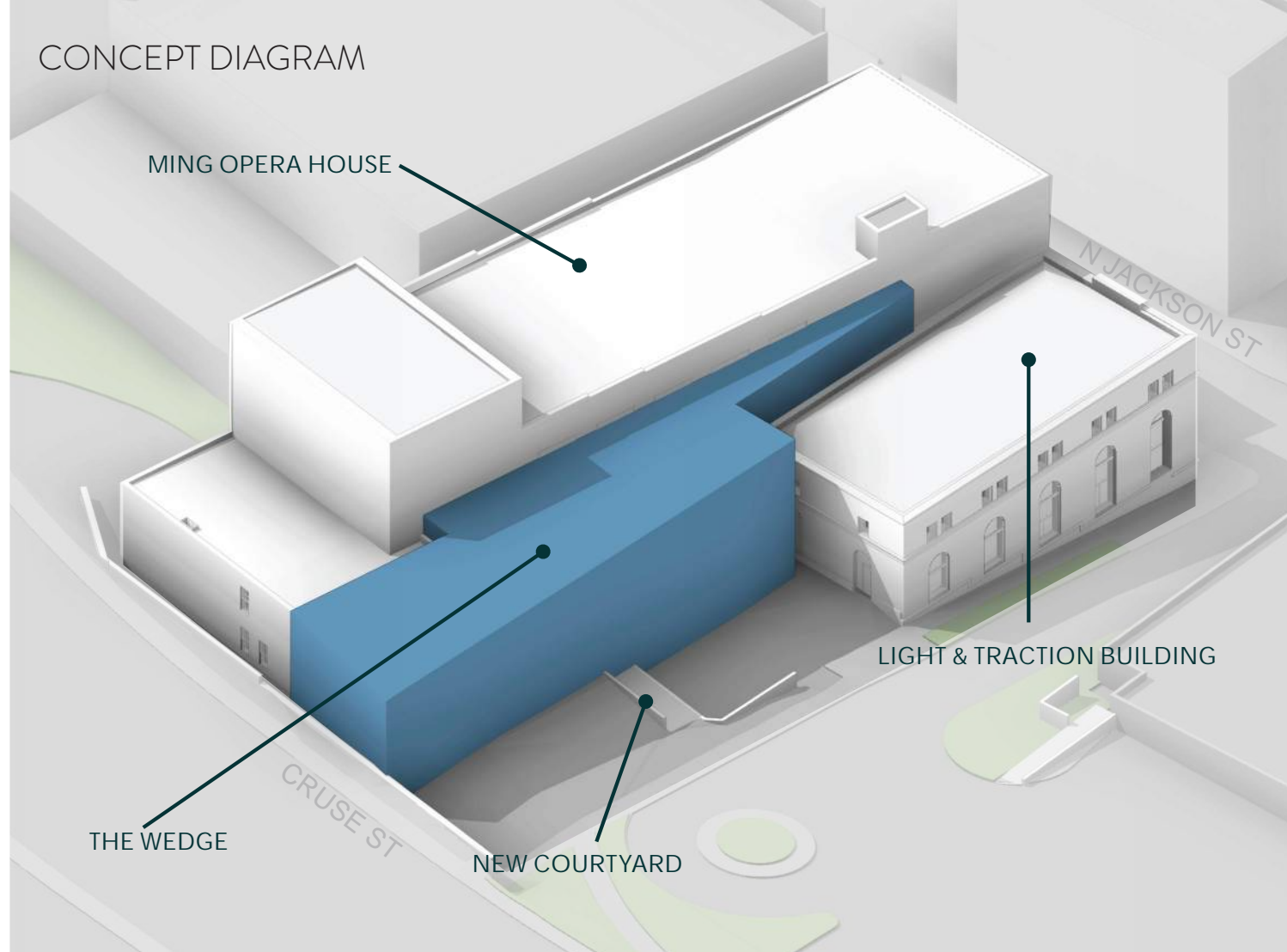
## DESIGN CONCEPT

The design concept proposes a small addition in the existing parking area on site can be leveraged to activate the entire site. The physical form of the new addition takes inspiration from an existing condition. The two existing buildings are not parallel to each other; Rather, they are parallel to Jackson St. As Jackson St is a curved, a wedge shape is created between the Ming Operahouse and Light & Traction Building. The new addition proposes to literally expand upon this unique condition and create a wedge shaped building; “The Wedge” allows the project to recognize and respect existing historic conditions while also providing some much needed programmatic spaces. The graphic to the right calls out the major forms/buildings on the site, and the text below summarizes how the design team proposes to address each form.

### Ming Operahouse

The proposed design keeps and restores the historic facade of the building and many historic features within the building. The proposed

## CONCEPT DIAGRAM



design will keep the performance and event halls, but add a side-loading circulation component to the halls in order to connect the halls the new addition (aka The Wedge). The most significant intervention in the Ming Operahouse is the proposal to demolish and rebuild the balcony. A new balcony is proposed in order to address

existing acoustic concerns, anticipated audience experience issues in the existing hall, and increase seat capacity on the balcony level. On all floors of the Ming, the rooms facing Jackson street would be lightly touched and dedicated for Symphony Administrative use. The remaining spaces within the Ming Operahouse would be

## DESIGN CONCEPT CONT'D

used primarily for Symphony support and storage.

### The Wedge

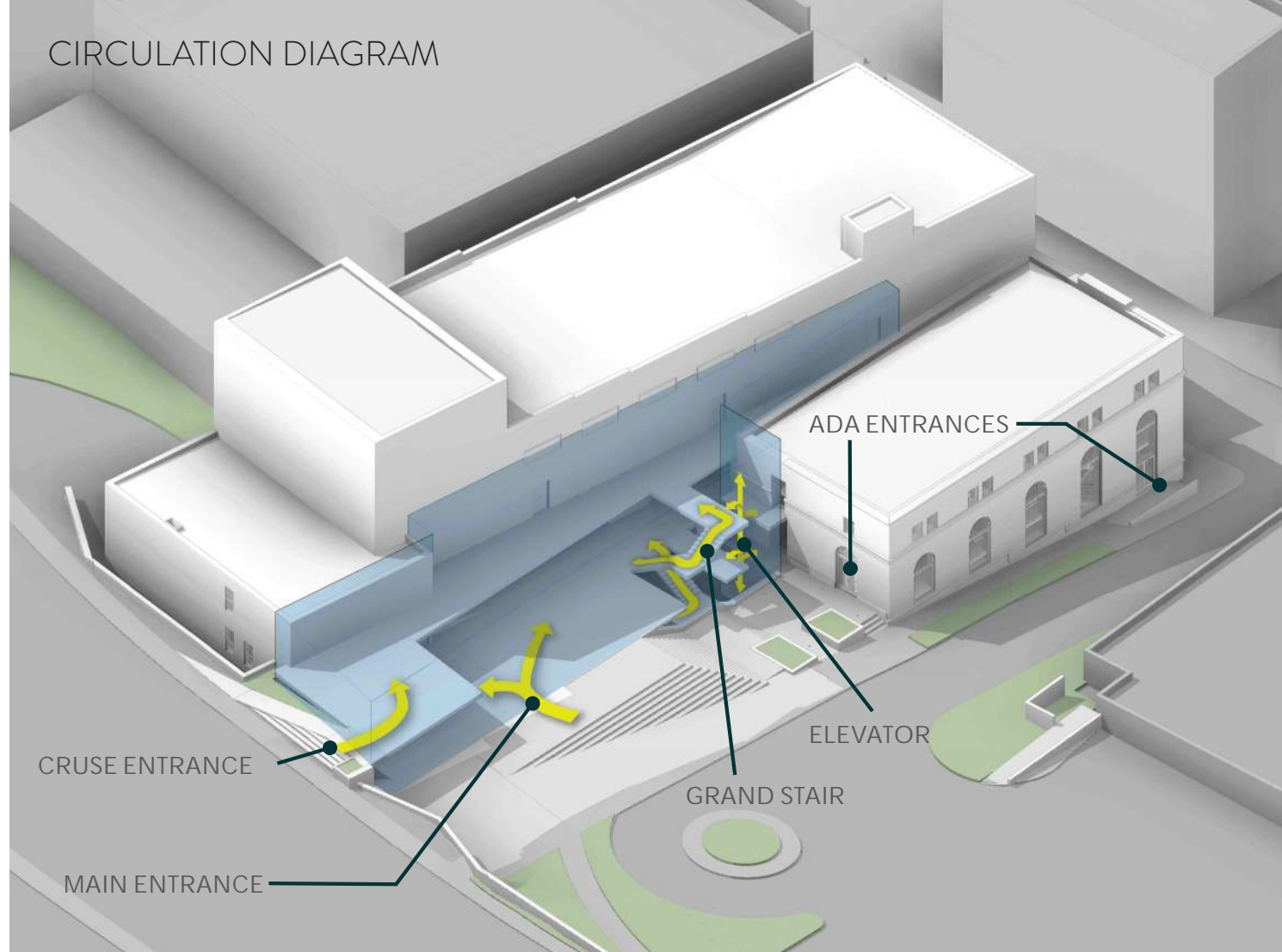
The Wedge will be a new addition with ~5,000 SF footprint. The wedge is both it's own unique space and a connector to the two historic buildings. The wedge will contain a new main entrance, a secondary Cruse Street entrance, a lobby with ticketing and concessions, and some much needed support spaces such as accessible restrooms, storage and an elevator.

The Wedge serves a critical role in resolving existing circulation and accessibility issues in the two historic buildings. An accessible elevator and accessible restrooms will be provided in The Wedge for audience use.

### Lighting & Traction Building

The proposed design keeps and restores the historic facade of the building, reintroducing the presence of large windows as expressed in historic photos. The exterior walls of the building will remain, but the interior of the building will be demolished

## CIRCULATION DIAGRAM



and entirely rebuilt. This is to provide essential programming space requested by stakeholders and community members as well as increase revenue potential for the entire facility.

### Life Safety/Code Approach

The design proposes to separate the Light &

Traction Building from the Ming Operahouse in such a way that, from a code standpoint, they are two entirely separate buildings. No programmed spaces will connect the two buildings. The only connection between the two buildings will be to provide elevator access; The Light & Traction Building will have accessible entrances from the



## DESIGN CONCEPT CONT'D

street on both the first and second floor, with stairs (and elevator) provided for access to the third floor.

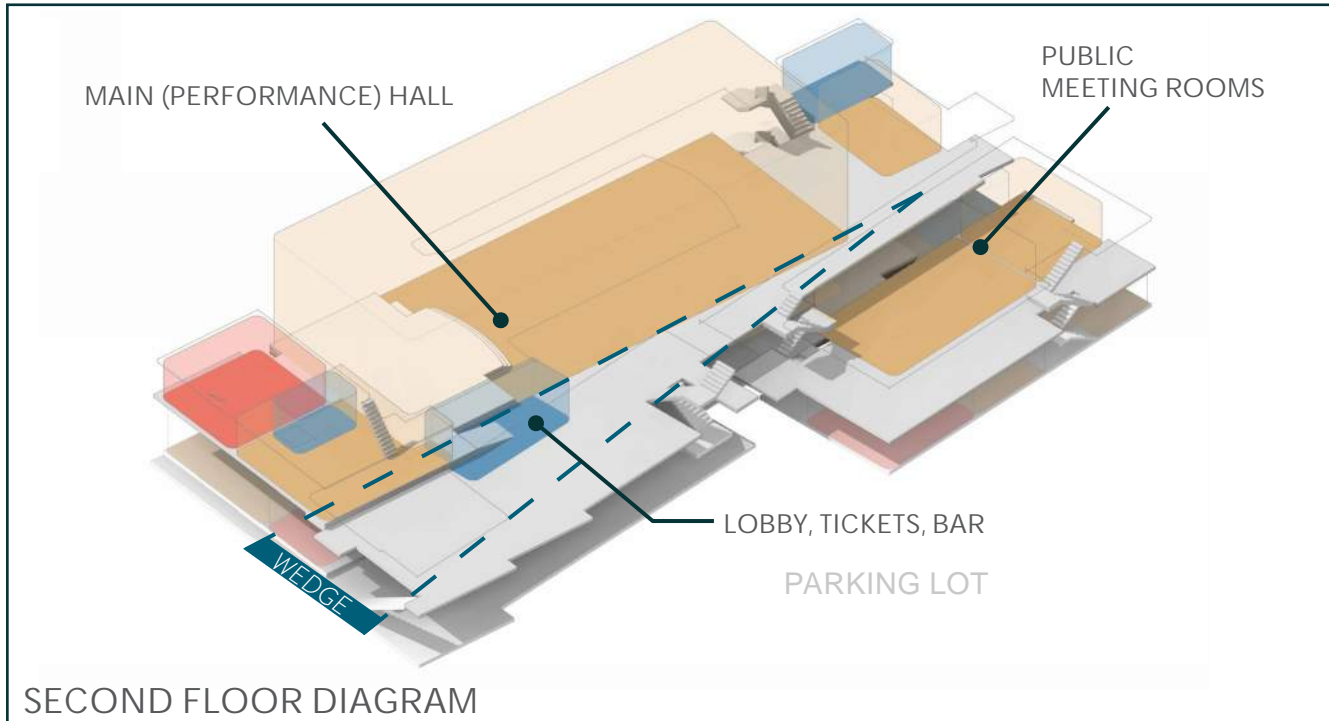
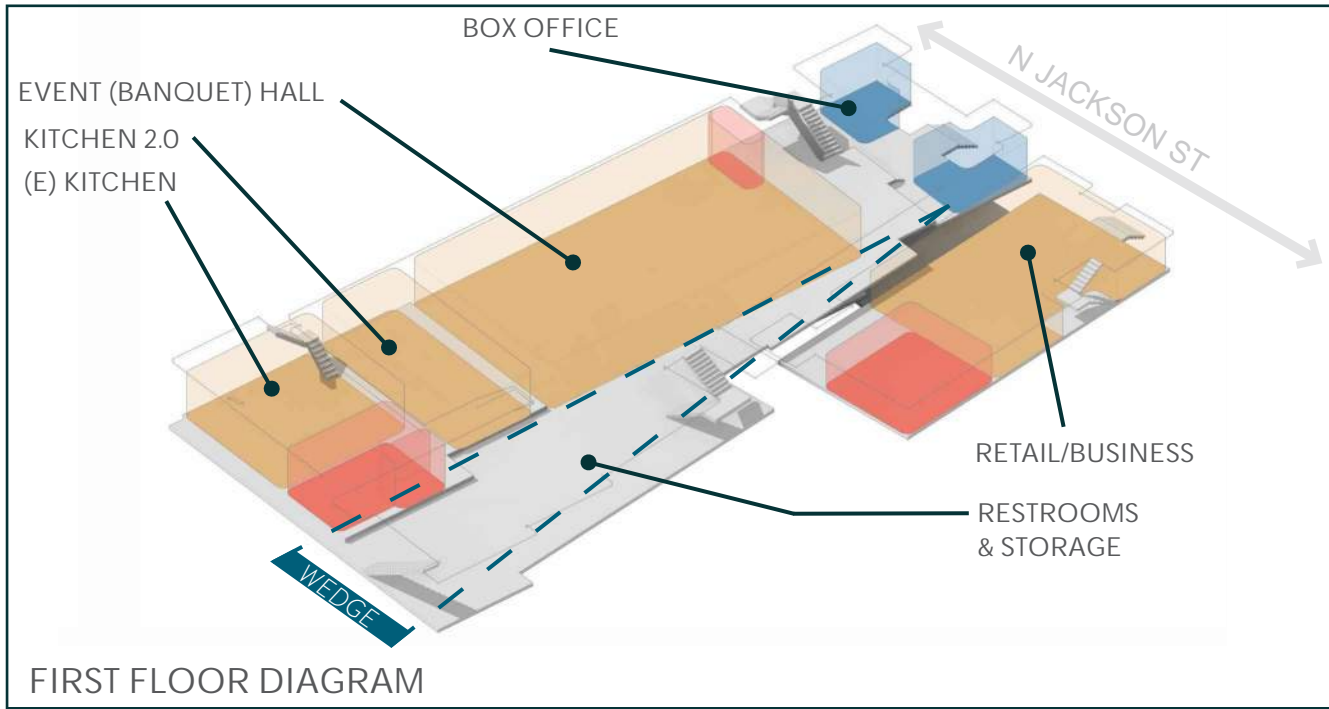
### New Courtyard

The design proposes to re-envision the existing parking area for a new courtyard with landscaping. This courtyard will serve as an extension of The Wedge, providing access to the facilities and a welcoming place to gather.

## FLOOR PLAN DIAGRAMS

A series of Floor Plan Diagrams were created to showcase main spaces, adjacencies, and/or access. The following color based legend has been used for all diagrams, floor plans, and associated operational metrics.

- Rentable/Revenue Generating Spaces
- Symphony Spaces
- CSTA Spaces
- Artist Housing



## FLOOR PLAN DIAGRAMS CONT'D

### First Floor

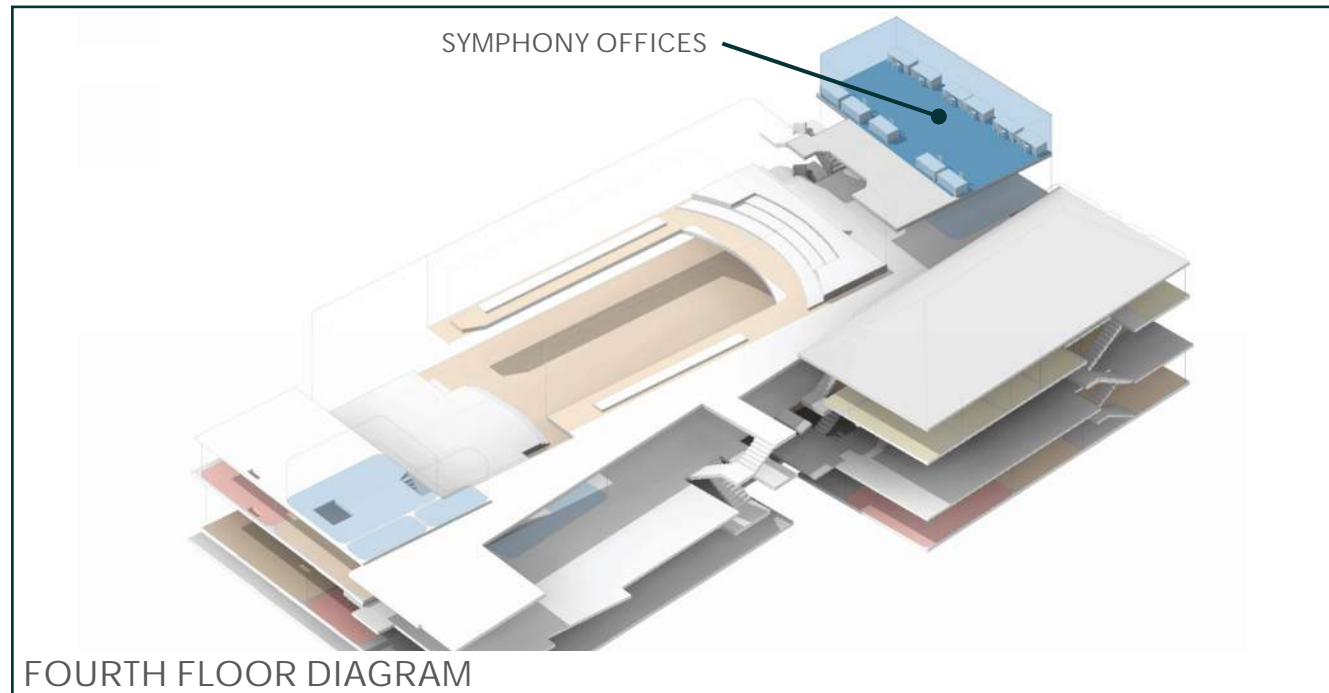
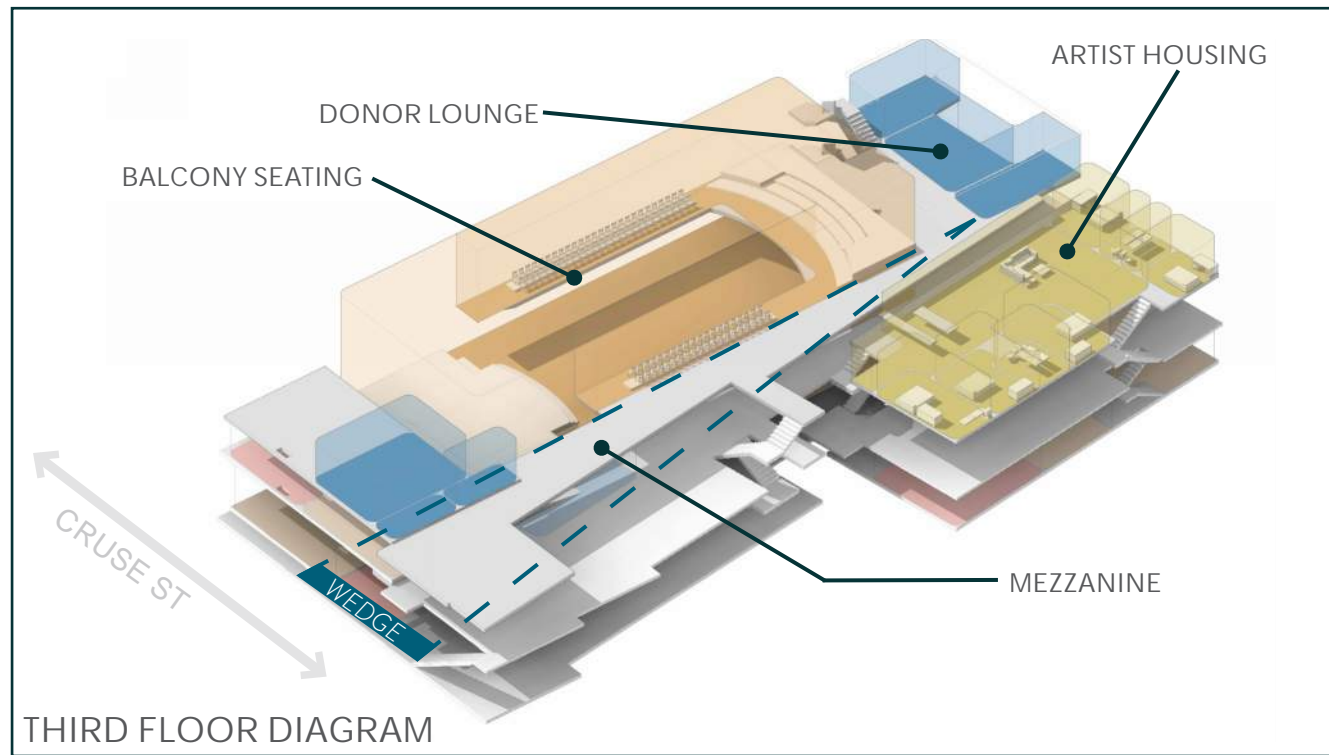
The First Floor is level with Jackson Street. The existing Event Hall and Kitchen will remain (with updated finishes); A new second Kitchen Prep Space (Kitchen 2.0) will be used for catering; The Symphony will provide box office and related services in the Jackson St facing offices; A new retail/business will have Jackson St presence in the Light & Traction Building; The CSTA will have new offices in the Light & Traction Building and will maintain exclusive use of the "Red Room."

### Second Floor

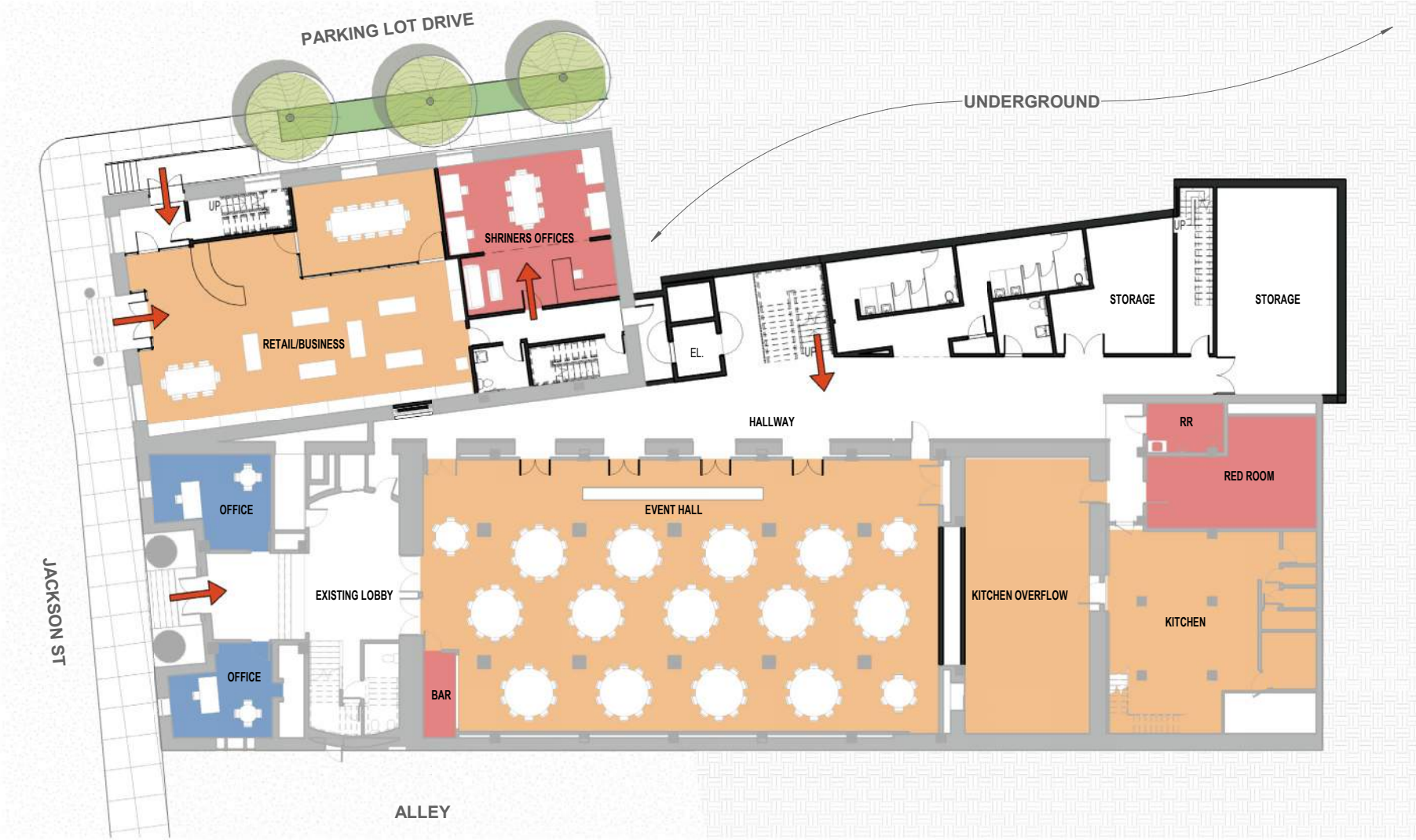
The Second Floor is level with the northern Parking Lot and access to the Ming will be through The Wedge with restrooms, lobby, ticketing, and bar. Existing Ming spaces on this floor will remain, while the Light & Traction Building is renovated to have two Public Meeting Rooms (also accessed from the Parking Lot).

### Third & Fourth Floor

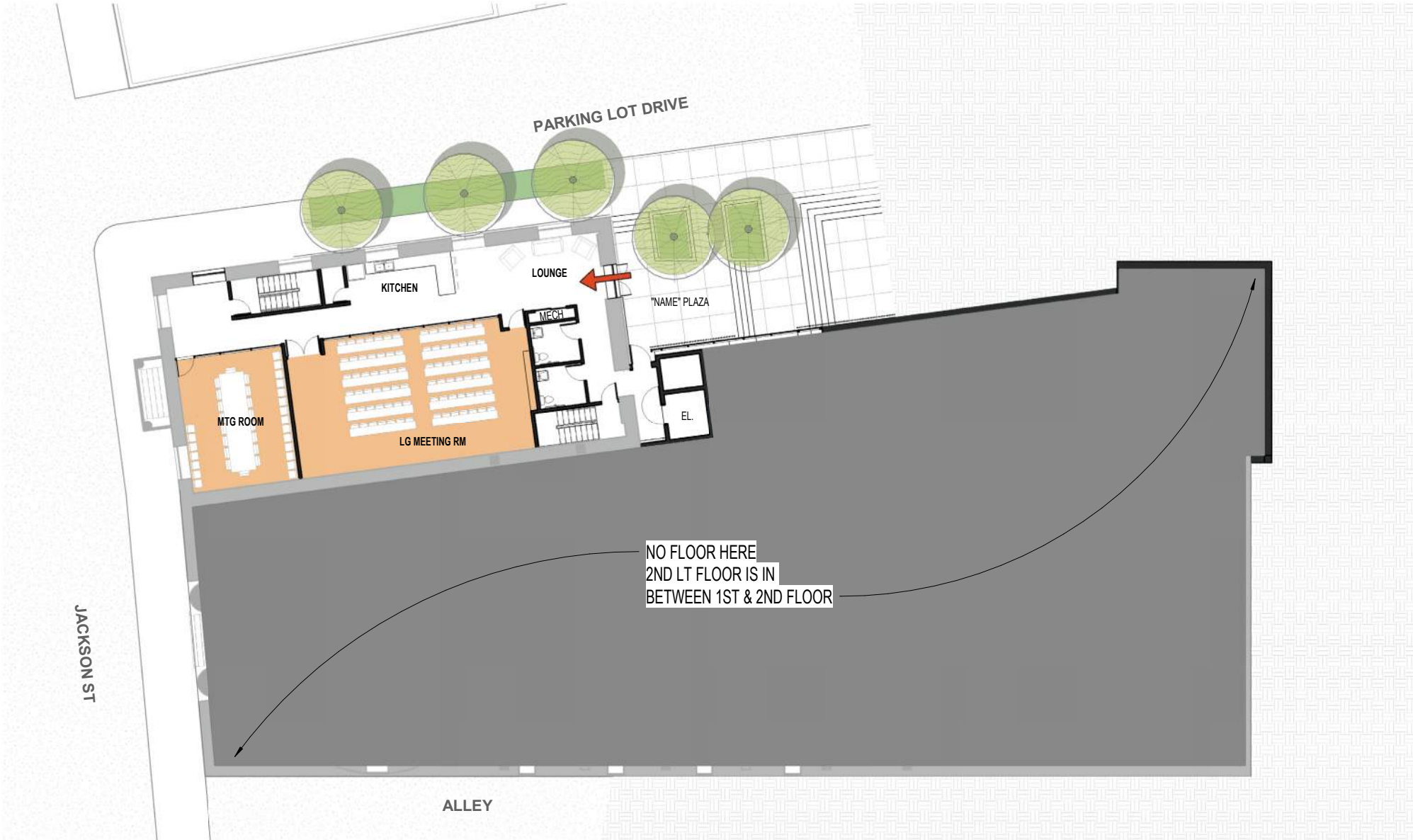
The Third Floor will have balcony seating and a VIP Donor Lounge space. Back of house rooms in the Ming will be converted to a Music Library. The Light & Traction Building will be designed specifically for Artists Housing. The fourth floor will house Symphony staff not located on other floors.



# FLOOR PLAN: 1ST FLOOR MING & LT



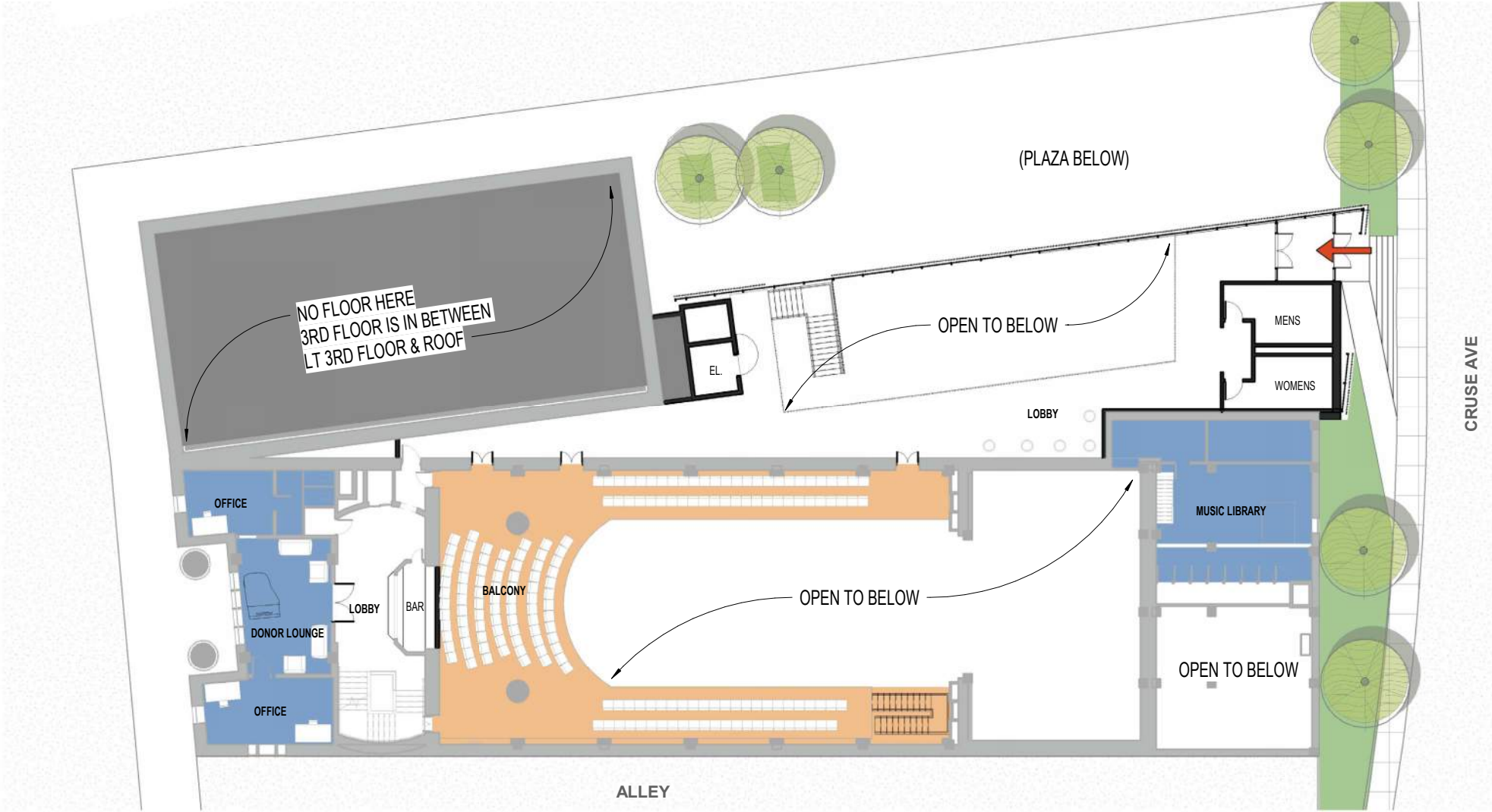
# FLOOR PLAN: 2ND FLOOR LT



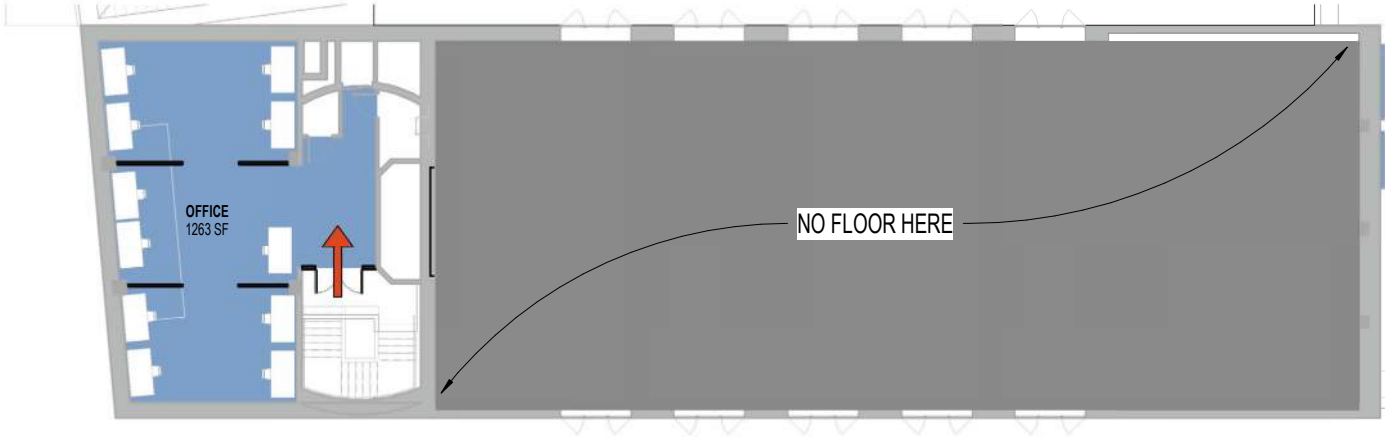
# FLOOR PLAN: 2ND FLOOR MING, 3RD FLOOR LT



# FLOOR PLAN: 3RD FLOOR MING



FLOOR PLAN: 4TH FLOOR MING



## DESIGN CONSIDERATIONS

### Strategic Planning: Operations & Organization

Opportunities and considerations were identified within the strategic planning portion of this PAR and have been incorporated into the proposed design. Opportunities from a strategic planning perspective include the following:

- A mid-size, accessible, and affordable venue is needed to support the Helena community. A wide range of potential users have expressed interest in programming in the space, including local arts and culture organizations, wedding and private event producers, and tourism and government representatives.
- Community members expressed enthusiasm for reactivation of the venue as part of a larger revitalization of the downtown district.
- Short-term artist housing and meeting space for nonprofit organizations is limited in Helena.
- The acquisition of a home base for Helena Symphony is a logical next step for the organization's maturation and could provide several mission-driven advantages as a permanent home for 1. Chamber programming and patron engagement, 2. Community resources, 3. Central rehearsal and event preparation, and 4. Administrative hub.

Considerations from a strategic planning perspective include the following:

- Projected facility expenses exceed earned revenue, necessitating annual development revenue to break-even.
- Projected utilization of the renovated Ming Hall by the Helena Symphony would not generate substantial revenue.
- We recommend additional study of Helena Symphony's fundraising capacity for the capital campaign and development revenue goals.

- Helena Symphony staff would need to grow to meet the facility management and operational needs.

See appendix for Full Operational Feasibility Report including research, analysis, and recommendations.

### Structural

From a structural standpoint, unique elements of the new addition include the wedge shaped and skewed layout to fit within the available footprint, large free-spanning open spaces, a large mezzanine and primarily glass elements at the new exterior walls. Gravity resisting systems at the roof would consist of light gage steel decking supported by long-span open-web steel joists. The joists would span between wide flange steel beams and columns at the north and south walls of the addition. The east wall of the building would create a large multi-level bearing wall that could be constructed of concrete, CMU or steel stud bearing elements.

The main floor would be concrete on metal deck, supported by a grid of wide flange steel beams/girders and columns. The upper-level mezzanine would also be steel beams and columns and concrete slab on metal deck. At the back wall this level would be supported by steel columns. The front of the mezzanine could be supported by steel columns below or hung from steel roof trusses designed to support the mezzanine loads.

A main lateral force resisting system will be required and will be somewhat dependent on the gravity system utilized. It will be important to maintain a structural separation between most of the new addition and the existing buildings to avoid adding lateral load to the



## DESIGN CONSIDERATIONS

lateral resisting elements of the existing buildings.

A conventional reinforced concrete shallow foundation system is currently anticipated for most of the new construction, pending geotechnical report recommendations. The basement floor would be slab-on-grade with sub-grade preparations as recommended by the geotechnical report. The foundations would include continuous strip footings at exterior walls located a minimum of 42" below grade to meet frost protection requirements. Foundation and basement walls will be 8-10" thick reinforced concrete wall and interior columns and bearing walls will have dropped spread or strip footings.

Reconfiguration of the Ming theatre balcony would require removal and reframing of the existing balcony. The new balcony framing would be wood or steel, depending on the layout and acceptable number of columns below. New wood or steel columns would support the balcony down to the level 2 floor slab below. The floor slab would also need to be upgraded with new steel beams or additional columns below running continuously to the foundation to support the new point loads from the columns above. If an elevated concrete slab is desired at the balcony level, the balcony configuration and supporting columns can be assumed to be steel.

See Structural Narrative in the appendix for additional information on structural requirements for the proposed design.

### Historic

On the interior there are no historic preservation requirements for the HL&T. The proposed design keeps the overall configuration of the

Ming intact, which is key to compliance. Special attention should be paid to the woodwork and terrazzo in the Ming lobby and stair area. Along with the plaster and paint work in the Ming auditorium. Careful coordination of the lighting, mechanical, and performance equipment in the Ming auditorium is essential for compliance and providing the environment required by the Symphony.

Additional care is required for the Symphony to properly address the collections and artifacts throughout the building, as well as the historic theater backdrops, rigging, and lighting.

See appendix for Historic Report including research, analysis, and recommendations.

### Space List

A Space list is provided in the appendix to further detail characteristics of each space within this project.

### Performance Space Approach

This design proposes to revitalize the performance space while respecting and embracing the history of the performance space and facility as a whole. The existing performance space is to largely retain its aesthetics and the proscenium will remain. However to respond to the expectations of a modern performance venues and the needs of the Helena Symphony, the existing balcony will be demolished and rebuilt at a higher elevation. Additionally, the performance space (and event hall below) will have new entrances from "The Wedge". This will connect the halls to "The Wedge" and create a side-loading condition that will allow additional event opportunities for both halls.

### **Performance Space Acoustics**

The room acoustics goals for renovation of the Main Performance Hall are understood as follows:

- Support a wide range of performance and event types including smaller chamber orchestras.
- Support rehearsal of the full Helena Symphony on the main floor of the auditorium.

The overall form, volume, and shaping and finishes of the auditorium is very suitable for these goals. Select modifications should be planned to optimize the use of the space.

**Floor Finish:** The existing carpet floor finish on the main floor should be replaced with a sound reflective finish such as hard wood or concrete.

**Balcony and Communicating Stair:** The relatively low height of the balcony overhand to the side and rear of the auditorium inhibits adequate early reflections to be provided from the stage. Further the low height of the balcony separates patrons seated beneath from the reverberant energy of the overall room

By raising the balcony, significant improvements to the envelopment and reverberance for patrons on the main floor are expected. This will also significantly improve musician communication for Symphony rehearsals on the main floor.

See appendix for additional information in Acoustics Report.

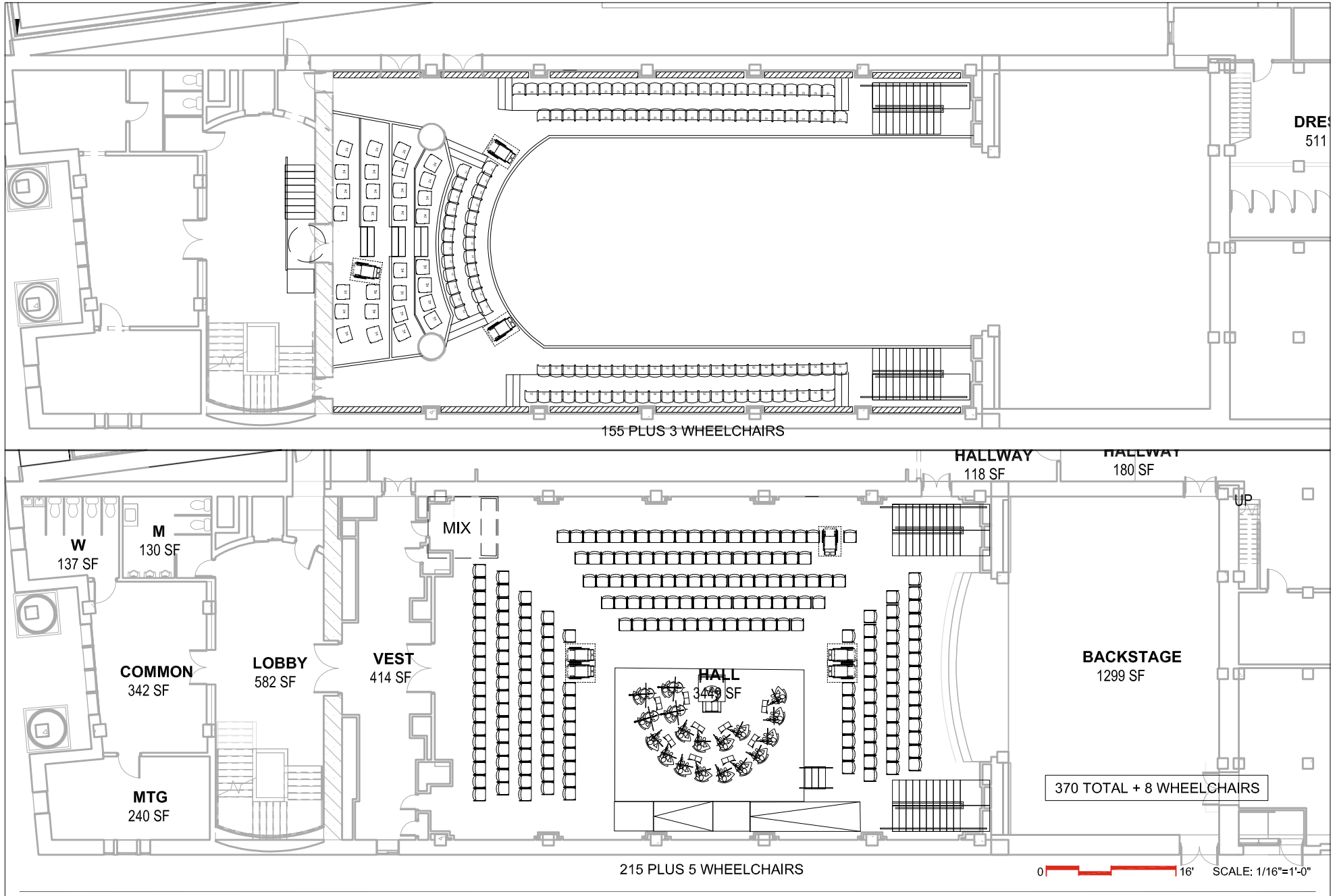
### **Performance Space Seating**

The seating will retain the flat floor of the main level with portable

stacking chairs that can be ganged together and easily reconfigured or stored on carts. This will allow for a multitude of setups and different orientations for rehearsal and performance in the room. This will also allow the room to be reconfigured for banquet with tables and chairs. The balconies will be fixed seats on tiers to help ensure adequate sightlines.

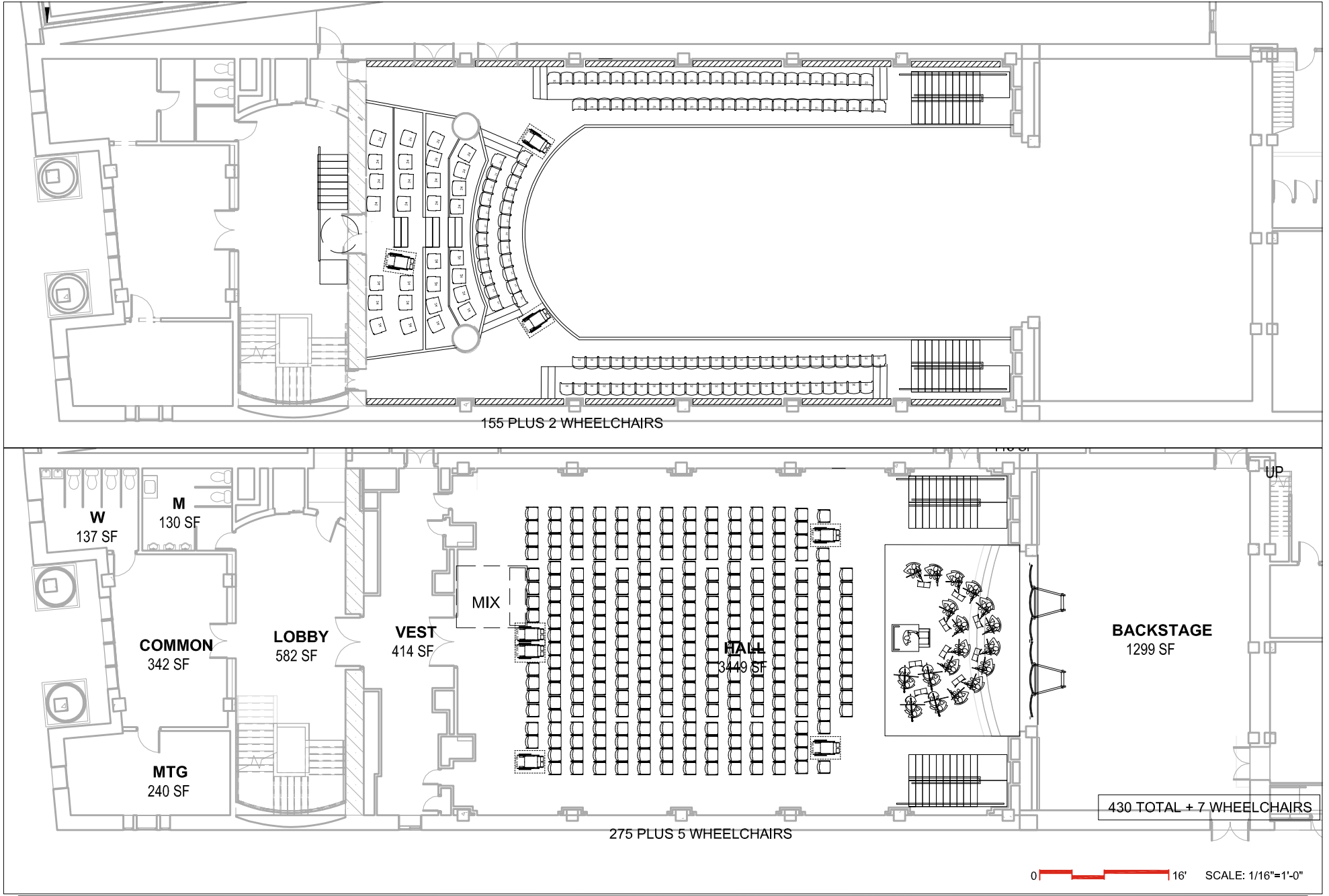
Potential space seating layouts are included in subsequent pages. These space seating layouts are preliminary; revisions to the layouts are anticipated as the project moves through each design phase.

DESIGN CONSIDERATIONS **Seating Layout Opt 1**



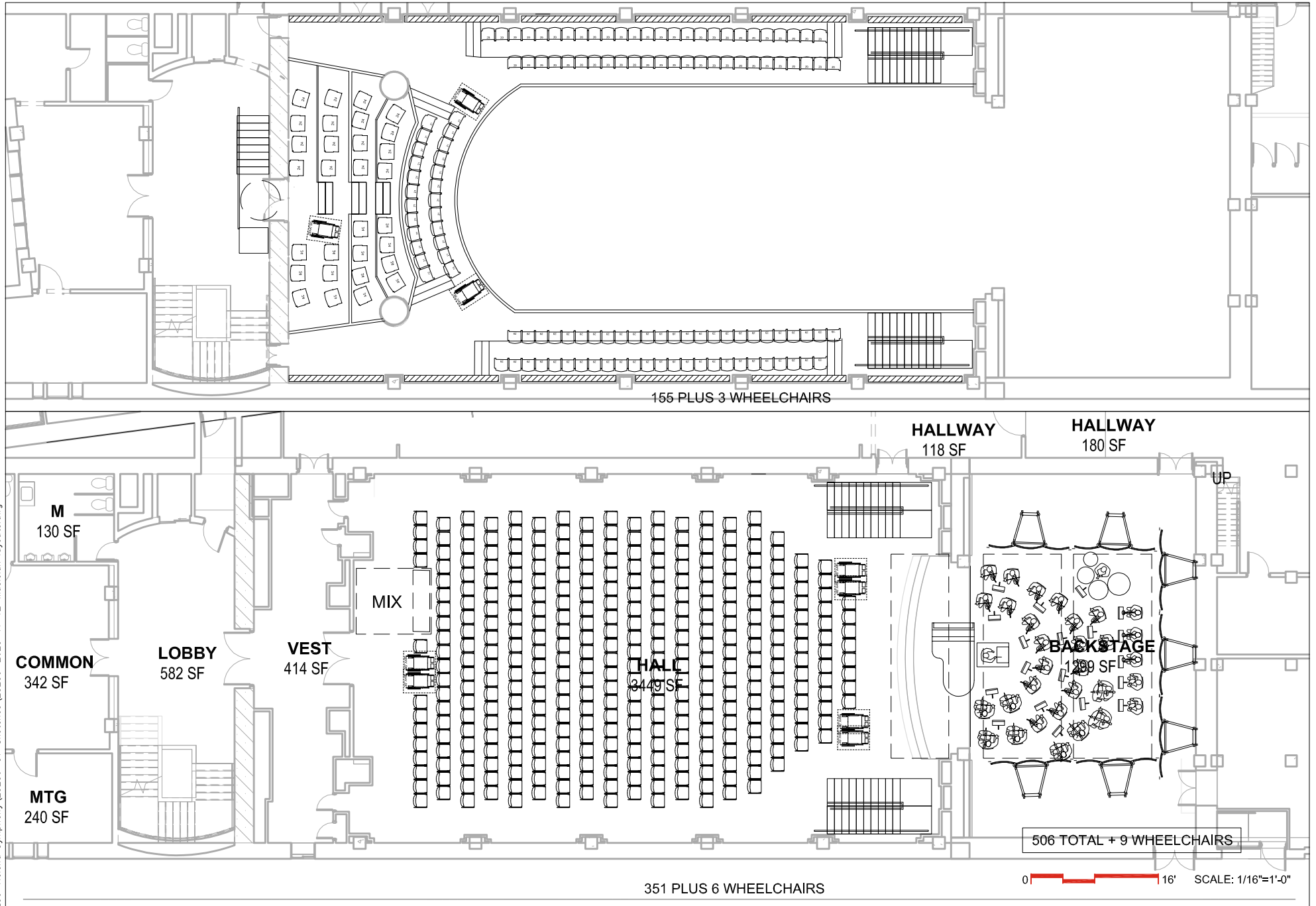
3239--Helena Symphony\23239--31--Sketches\23239--11--12--Musician layouts.dwg

DESIGN CONSIDERATIONS **Seating Layout Opt 2**



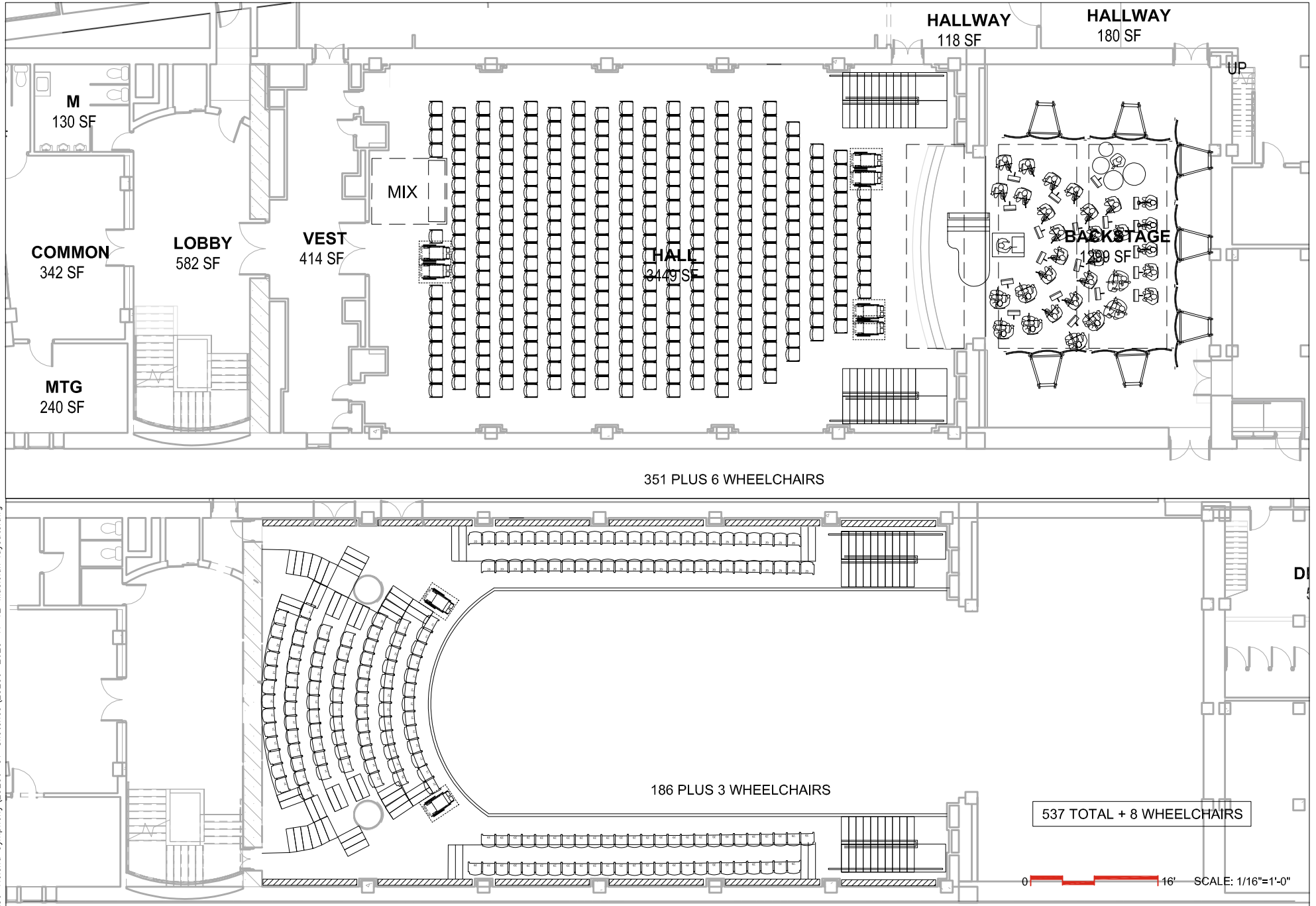
239-Helena Symphony\232.39-31-Sketches\23239-2023-11-12-Musician layouts.dwg

DESIGN CONSIDERATIONS **Seating Layout Opt 3**

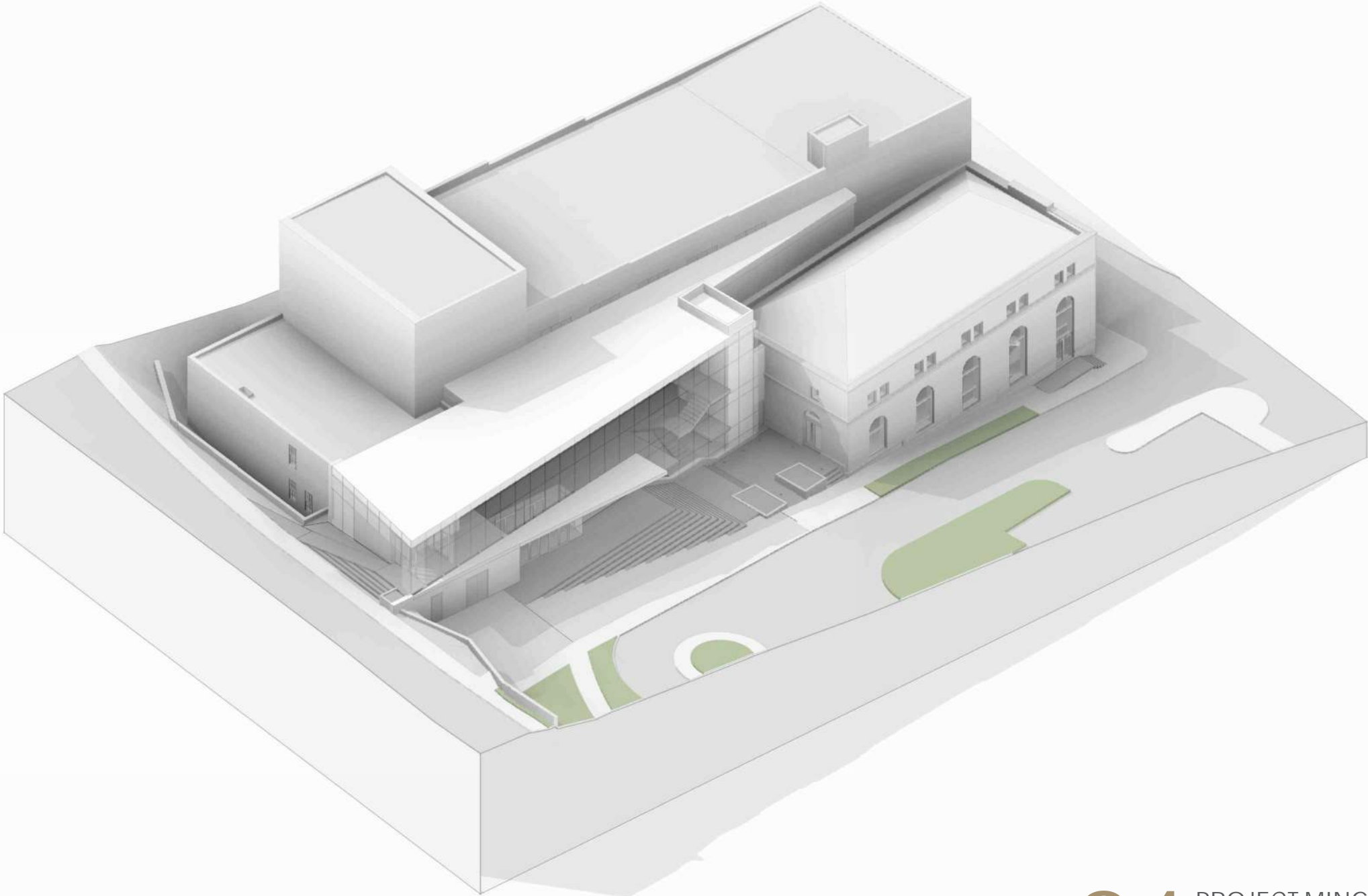


:3239--Helena Symphony\23239--31--Sketches\23239--2023--11--12--Musician layouts.dwg

DESIGN CONSIDERATIONS Seating Layout Opt 4



239-Helena Symphony Sketches\23239-31-Sketches\23239-2023-11-12-Musician layouts.dwg

























# COST ESTIMATE

## STATUS

The cost estimate included represents the final conceptual design which shows the “ideal design solution”. The design solution also forms the basis for the Strategic Plan. It is important to understand this estimate is conceptual in nature and should be treated as an “Order of Magnitude” estimate. As such, the numbers used are intentionally somewhat conservative. At this point in the project, there remains many unknowns and many opportunities that will and can impact the costs as the project moves forward.

## MOVING FORWARD

As the project progresses, the design will be refined and modified as part of design process. The first step in that process will be setting a target budget based not just on the estimate, but on the organizations fund-raising capabilities. Once that budget is set, the design process would be target a project to fit within that budget. As the design develops, it will be critical to keep the design and the Strategic Plan aligned. Design changes could have a direct impact on the income and expenses in the Strategic Plan.

## PROJECT VS CONSTRUCTION COSTS

The cost estimate also includes a summary of potential project “soft costs”. These are costs that need to be accounted for but are not hard construction costs including design and engineering costs, furniture and equipment costs, Owner costs for start-up, fund raising costs, and initial operations. It will be critical for the Owner’s project manage to review and adjust these numbers based on their overall project management plan and track these costs throughout the project.

### Project Ming - Conceptual Cost Estimate

#### Project Budget Summary

Site Development & Parking	\$597,000
MING Building - Renovation	\$12,627,400
LT Building Renovation	\$3,288,600
The WEDGE Addition	\$8,110,000

<b>PROJECT CONSTRUCTION BUDGET</b>	<b>\$24,623,000</b>
------------------------------------	---------------------

Inflation Factor - 1 year	\$984,920
---------------------------	-----------

<b>2025 CONSTRUCTION BUDGET</b>	<b>\$25,607,920</b>
---------------------------------	---------------------

<b>Project Soft Costs - Development Costs</b>	<b>\$4,376,382</b>
---	--------------------

<b>TOTAL PROJECT COST - 2025</b>	<b>\$29,984,302</b>
----------------------------------	---------------------

Cost Inflated to 2026	\$31,183,674.16
-----------------------	-----------------

Cost Inflated to 2027	\$32,431,021.13
-----------------------	-----------------

COST ESTIMATE - DETAIL

Project Ming - Conceptual Cost Estimate

Project Budget Estimate

A. Site Development & Parking		Cost/SF	Total
Demolition - Site	1 sf	\$60,000.00	= \$60,000
Temp wall/fencing/staging	1.00 ea @	20,000.00	= \$20,000
New walks - west, north, east	3,000 SF @	10.00	= \$30,000
New curbs	300 LF @	40.00	= \$12,000
Alley & parking mods	10,000 sf @	7.00	= \$70,000
Plaza development	4,000 SF @	50.00	= \$200,000
Site Amenities	1 LS @	20,000.00	= \$20,000
Landscaping -	1 LS @	20,000.00	= \$20,000
Lighting	1 LS @	30,000.00	= \$30,000
Utility services - water	1 LS @	25,000.00	= \$25,000
Utility services - sewer	1 LS @	15,000.00	= \$15,000
Utility services - power	1 LS @	70,000.00	= \$70,000
Signage	1 LS @	25,000.00	= \$25,000
<b>A. SUB-TOTAL SITE COSTS</b>			<b>\$597,000</b>

B. MING Building - Renovation			
Demo	1 ls @	\$30,000	1 \$30,000
Exterior façade rehabilitation	1400 sf @	\$160	1 \$224,000
Roof	8500 sf @	\$40	1 \$340,000
Mechanical Retro - primary units	26000 @	\$50	1 \$1,300,000
Electrical Retro - panels & runs	26000 @	\$15	1 \$390,000
1st floor - entry/lobby	2000 sf @	\$160	1 \$320,000
1st floor - events hall	4240 sf @	\$250	1 \$1,060,000
1st floor - kitchens	3100 sf @	\$200	1 \$620,000
<b>1st floor - EVENTS SPECIALTY</b>			
Integrated AV			\$150,000
Theatrical lighting			\$130,000
2nd floor - entry/lobby	2000 sf @	\$150	1 \$300,000
2nd floor - performance space	4200 sf @	\$400	1 \$1,680,000
2nd floor - stage and back of house	3100 sf @	\$400	1 \$1,240,000
<b>2nd floor - PERF. SPECIALTY</b>			
Adjustable Acoustics			\$230,400
Portable orchestra shell			\$324,000
Theatrical AV/Equipment			\$936,000
Theatrical Lighting			\$768,000
Performance Seating			\$420,000
Theatrical Rigging & Risers			\$312,000
3rd floor - lobby/offices	1920 sf @	\$150	1 \$288,000
3rd floor - balcony	2180 sf @	\$500	1 \$1,090,000
3rd floor - back of house	1000 sf @	\$200	1 \$200,000
4th floor	1700 sf @	\$150	1 \$255,000
Hazardous materials	1 ls @	\$50,000	1 \$50,000
Area Calcs	29640		
<b>B. SUB-TOTAL MING COSTS</b>			<b>\$12,627,400</b>

C. LT Building Renovation			
Demolition	9000 sf @	\$15 SF	1 \$135,000
Window replacement	8 ea @	\$11,000 SF	1 \$88,000
Window replacement	19 ea @	\$2,400 SF	1 \$45,600
Exterior stone/detail rehab	1 ls @	\$50,000 SF	1 \$50,000
Entry portico restoration	1 ls @	\$70,000 SF	1 \$70,000
Roof replacement	5000 sf @	\$40 SF	1 \$200,000
Interior Renovation	9000 sf @	\$300 SF	1 \$2,700,000
Area Calcs	9000		
<b>C. SUB-TOTAL LT COSTS</b>			<b>\$3,288,600</b>

D. The WEDGE Addition			
Lower Level of wedge	3900 sf @	\$400 SF	1 \$1,560,000
Main Level of wedge	4000 sf @	\$1,000 SF	1 \$4,000,000
Upper Level of wedge	3000 sf @	\$800 SF	1 \$2,400,000
Elevator upcharge	1 ls @	\$150,000 SF	1 \$150,000
	0 sf @	\$0 SF	1 \$0
Area Calcs	10900		
<b>SUB-TOTAL BUILDING ADDITIONS</b>			<b>\$8,110,000</b>

**PROJECT CONSTRUCTION BUDGET \$24,623,000**

Inflation Factor Inflation 4% 2025 **\$984,920**

**2025 CONSTRUCTION BUDGET \$25,607,920**

E. Project Soft Costs - Development Costs			
Basic Design Fees	###		\$2,560,792
Add Services Design and Engineering	###		\$512,158
Construction Testing	###		\$102,432
<b>OWNER CONTINGENCY</b>			
Operational Endowment		to be confirmed by HSO	
Start-up Cost & Operations		Start up and early operations	\$400,000
Legal Fees		to be confirmed by HSO	\$30,000
Owner's Rep		to be confirmed by HSO	\$100,000
Financing and Fund-Raising		to be confirmed by HSO	\$200,000
Advertising and Events		to be confirmed by HSO	\$20,000
Hazardous Materials Investigation		roof	\$2,000
Site Survey			\$9,000
Geotech Investigation			\$10,000
Building Testing			\$10,000
Fire Protection Design			\$30,000
Preservation Consultant		rigging/drops	\$25,000
Commissioning Services			\$40,000
Furniture			\$300,000
Data equipment & service			\$25,000
Events Space - risers, rigging, platforms		verify need	
<b>SUB TOTAL - E</b>			<b>\$4,376,382</b>

**TOTAL PROJECT COST\* \$29,984,302**



## 05 NEXT STEPS



## NEXT STEPS

For all projects of this magnitude, the decision making process often includes multiple steps and multiple approvals. Each milestone represents a opportunity for the HSO Ming Project leadership and HSO board to review and assess the project status.

### PRELIMINARY ARCHITECTURAL & OPERATIONAL REPORTS

- Review reports
- Provide input and need for additional information
- Determine Shriner's buy-in to concept

#### REVIEW & DECISION TO PROCEED TO NEXT STEP

### CAPITAL CAMPAIGN FUNDING CAPACITY

- Access internal capacity
- Contract with fund-raising consultant
- Determine ultimate capacity

#### REVIEW & DECISION TO PROCEED TO NEXT STEP

### CONCEPT DESIGN DEVELOPMENT

- Refine design and update costs
- Determine added studies/info needed: market study,
- Align funding capacity and project cost

#### REVIEW & DECISION TO PROCEED TO NEXT STEP

### SCHEMATIC DESIGN

- Refine design and update costs
- FINAL FUND-RAISING PACKAGE

#### REVIEW & DECISION TO PROCEED TO NEXT STEP

### CONSTRUCTION DOCUMENTS

- Refine design and update costs
- FINAL FUND-RAISING PACKAGE

#### REVIEW & DECISION TO PROCEED TO NEXT STEP



**Design & Construction Approach**

The process of design and construction is regularly broken into a series of phases based on the type of work, level of effort and completeness of the project. While the deliverables and tasks assigned within each phase may change by professional, the design phase process is an industry standard, and most projects go through each phase in sequence with success projects completed after construction. A chart of those phases is included on the previous page.

Design fees (also known as soft costs) coincide with design phases; Design fees also have industry standards which Mosaic uses as a reference for establishing anticipated costs associated with each design phase. Below is a breakdown of typical design fees for a project with \$25.6m construction cost.

We find our non-profit clients approach design and construction in one of two ways: 1. They raise all the money required for all phases of the design prior to the start of design and construction, or 2. They break up the design and construction cost into associated phases, initiating the next phase of the project as funding allows.

<b>Architecture &amp; Engineering Design Fee Breakdown</b>			
Below is a breakdown of typical design fees and design phases. This is not specific to Project Ming, but provides a general guide to fees			
<b>Typical Design Fees</b>		<b>12% - 13% of Construction Budget</b>	
Design fees vary with project complexity. Performance spaces, historic preservation, and renovation work represent the most complex building types and require higher fees than typical projects.			
Total Fee	\$	3,072,950.40	Remaining
Concepts	\$	250,000.00	
SD	\$	180,000.00	\$ 2,642,950.40
DD	\$	614,590.08	
CD	\$	1,382,827.68	
Bidding	\$	92,188.51	
CA	\$	553,131.07	\$ 213.06
<b>Fee Breakdown</b>			
		% of overall fee	Notes
Programming & Conceptual Design		10%	Typical Schedule
Schematic Design		10%	3-4 months
Design Development		15%	3 months
Construction Documents		40%	2 months
			4 -6 months
			12 - 14 months
Bidding		5%	
Construction Administration		20%	
		100%	

## NEXT STEPS

### Approach to Fundraising

Fundraising for a new facility requires a lot of effort with multiple moving pieces. To assist with this process, non-profits can find fundraising consultants to be a valuable asset to their team. Below are a list of fundraising consultants for the Helena Symphony if they wish to pursue a fundraising consultant.

#### Bannack Group

<https://bannackgroup.com/>

#### MGI Fundraising Consulting Inc.

<http://mgifundraising.com/>

#### Benvenuti Arts

<https://benvenutiarts.com/about-benvenuti-arts/>

#### BWF

<https://www.bwf.com/>

Helena Food Share, another local non-profit, has offered to provide their experience and thoughts on working with fundraising consultant “Bannack Group.”

Oftentimes, fundraising includes pursuing various grants and other funding sources such as Historic Preservation Tax Incentives and New Market Tax Credits. The subsequent page includes a list of potential funding sources identified by the design team. This list is not exhaustive, but rather, it is a reference list for the fundraising committee to build upon.

### Additional Next Steps

There are some next steps items that can be completed outside of the design and fundraising process. Items include gathering additional site information and working with the CSTA. Below includes a preliminary budget and schedule for these items with a supplemental breakdown of concept design into two phases for fundraising purposes.

#### Project Ming- Schedule and Funding

Start-up and Data Gathering	Budget	Schedule - Weeks	Notes
<hr/>			
Shriners Memorandum of Understanding			
Site Data Gathering - Survey	\$10,000	4-6 weeks	Can overlap design
Site Data Gathering - Building Scan	\$3,500	2-3 weeks	Can overlap design
Funding Capacity Study	verify		Can overlap design
<hr/>			
<b>Design &amp; Planning - Concept Work</b>			
<hr/>			
Concept Design - Part 1	\$125,000	8 weeks	Can overlap Start-Up Tasks
Budget and Funding check		1 week	Team review/budget check
Conceptual Design - Part 2	\$125,000	8 weeks	Sequential to Part 1
Budget and Funding check		1 week	Team review/budget check
Final Fund-raising Design Package	\$25,000	2 weeks	Can overlap last portion of Part 2
Schematic Design	\$125,000		

*We are thrilled to be a part of this project thus far! As a team we've learned allot and can't wait to see this project become a reality. Please reach out with any questions, and let us know how we can help!*

**Project Ming - New Market Tax Credits**

Recent updates to census data has put Downtown Helena OUTSIDE census zones eligible for NMTC.

**Project Ming - Historic Preservation Tax Incentives**

Historic Preservation Tax Incentives total 20% of QREs (Qualified Rehabilitation Expense) for Federal taxes and 5% of QREs for state taxes. HPTI are award AFTER the project is complete. This often requires temporary or bridge funding for the tax credit amount

Tax credits are often syndicated and auctioned, but can be sold with a project backer/partner. If sold to a project backer/participant the sale may result in full credit. If sold to outside buyers, the credits may only sell for 85% - 90% of their value.

The design team identified a series of potential funding sources based on past projects. Those are listed below. Key design-related sources will be the Historic Preservation Grant and potential local TIF funding.

**Project Ming - Preliminary Funding Sources**

		Low	High
MDC Historic Preservation Grant	maximum amount	\$500,000	\$500,000
Local TIF Grant	estimated amount	\$100,000	\$1,000,000
MDEQ Brownsfield	potentially small added support		
Montana Tourism Grant			
Montana Main Street Grant			
NEA Grant	maximum amount	\$150,000	\$150,000
Foundation for MT History			\$10,000
Treacy Foundation		\$25,000	\$100,000
Murdock Foundation	<i>must have 40%, cannot be &gt; 70% public</i>	\$200,000	\$500,000
E.L Wiegand Foundation			\$1,000,000
Dennis and Phyllis Washington Foundation			verify
Steele-Reese Foundation			verify
USDA Rural Development Grant	need to identify job creation		
National Trust for Historic Preservation			\$5,000
Helena Façade Improvement Grant			\$5,000
Otto Bremer Foundation			verify
Montana Community Foundation			verify
Northwest Area Foundation			verify
Northwestern Energy Community Grants			verify
Northwestern Energy - lighting rebate program			\$15 - \$150 fixture
Northwestern Energy Commercial Electric Rebate Program			system based
Northwestern Energy E+ Renewable Incentives			system cost
MDT TA Grants - alternative transportation			walks only
		\$975,000	<b>\$3,270,000</b>

Qualified Rehabilitation Expenses	QRE value	25% Tax Incentive
MING Building - Renovation	\$ 12,627,400.00	\$ 3,156,850.00
LT Building Renovation	\$ 3,288,600.00	\$ 822,150.00
Design and Development Costs	\$ 3,282,286.56	\$ 820,571.64
<i>estimated amount</i>		<b>\$ 4,799,571.64</b>

ORDINANCE NO. 2559

AN ORDINANCE RELATING TO THE CITY OF HELENA LAST CHANCE URBAN RENEWAL PLAN AND THE DOWNTOWN DEVELOPMENT STUDY URBAN RENEWAL PLAN; COMBINING THE LAST CHANCE URBAN RENEWAL AREA AND THE DOWNTOWN DEVELOPMENT STUDY URBAN RENEWAL AREA INTO THE CONSOLIDATED CENTRAL HELENA URBAN RENEWAL AREA; RATIFYING MODIFICATION OF URBAN RENEWAL PLANS DESIGNATING AND APPROVING CERTAIN PROJECTS AS URBAN RENEWAL PROJECTS; REVISING GOALS AND OBJECTIVES FOR THE CONSOLIDATED CENTRAL HELENA URBAN RENEWAL AREA; AND AMENDING THE URBAN RENEWAL PLANS TO PROVIDE A PROCEDURE FOR MODIFICATIONS AND AMENDMENTS THERETO.

I, the undersigned, being the duly qualified and acting recording officer of the public corporation issuing the obligations referred to in the title of this certificate, certify that the documents attached hereto, as described above, have been carefully compared with the original records of the corporation in my legal custody, from which they have been transcribed; that the documents are a correct and complete transcript of the minutes of a meeting of the governing body of the corporation, and correct and complete copies of all resolutions and other actions taken and of all documents approved by the governing body; at the meeting, insofar as they relate to the obligations; and that the meeting was duly held by the governing body at the time and place and was attended throughout by the members indicated above, pursuant to call and notice given as required by law.

First Reading:

WITNESS my hand officially as such recording officer and the seal of the City this 4th day of June, 1990.

Barbara R. Brammer  
Barbara Brammer  
Clerk of Commission

(SEAL)

Second Reading:

WITNESS my hand officially as such recording officer and the seal of the City this 2nd day of July, 1990.

Barbara R. Brammer  
Barbara Brammer  
Clerk of Commission

(SEAL)



At the first reading, Commission Member Crennen introduced the following ordinance and moved its adoption:

At the second reading, Commission Member Wordal introduced the following ordinance and moved its adoption:

ORDINANCE NO. 2559

AN ORDINANCE RELATING TO THE CITY OF HELENA LAST CHANCE URBAN RENEWAL PLAN AND THE DOWNTOWN DEVELOPMENT STUDY URBAN RENEWAL PLAN; COMBINING THE LAST CHANCE URBAN RENEWAL AREA AND THE DOWNTOWN DEVELOPMENT STUDY URBAN RENEWAL AREA INTO THE CONSOLIDATED CENTRAL HELENA URBAN RENEWAL AREA; RATIFYING MODIFICATION OF URBAN RENEWAL PLANS DESIGNATING AND APPROVING CERTAIN PROJECTS AS URBAN RENEWAL PROJECTS; REVISING GOALS AND OBJECTIVES FOR THE CONSOLIDATED CENTRAL HELENA URBAN RENEWAL AREA; AND AMENDING THE URBAN RENEWAL PLANS TO PROVIDE A PROCEDURE FOR MODIFICATIONS AND AMENDMENTS THERETO.

BE IT ORDAINED by the City Commission (the Commission) of the City of Helena, Montana (the City), as follows:

Section 1. Recitals. The City by Resolution No. 7050 adopted September 8, 1969, adopted the Last Chance Urban Renewal Plan as an Urban Renewal Plan (the Last Chance Urban Renewal Plan) for the Last Chance Urban Renewal Area (the Last Chance Urban Renewal Area) pursuant to Title 7, Chapter 15, Parts 42 and 43, M.C.A., as amended (the Act) and defining the boundaries of the Last Chance Urban Renewal Area. On August 14, 1978 the Commission adopted Resolution No. 8854 amending the boundaries of the Last Chance Urban Renewal Area and electing to use tax increment financing.

The City by Ordinance No. 2162, adopted November 24, 1980, adopted the Downtown Development Study as an Urban Renewal Plan (the Downtown Development Study Urban Renewal Plan) for the Downtown Development Study Urban Renewal Area (the Downtown Development Study Urban Renewal Area) and defining the boundaries of the Downtown Development Study Urban Renewal Area. Ordinance No. 2162 contained a tax increment provision. The Last Chance Urban Renewal Plan and the Downtown Development Study Urban Renewal Plan are hereinafter referred to as the Plans.

The City proposes to issue and sell its Urban Renewal Tax Increment Bonds, Series 1990, in the estimated aggregate principal amount of \$1,900,000 (the Bonds) to finance the costs of certain projects as hereinafter described to establish a reserve for the Bonds and to pay costs of issuance related thereto. In order to issue the Bonds and make them payable from the tax increment derived from the Last Chance Urban Renewal Area and the Downtown Development Study Urban Renewal Area and to finance projects located in either of the areas, it is necessary that the two areas be combined. It is also necessary and appropriate that other modifications and amendments be made to the Last Chance Urban Renewal Plan and the Downtown Development Study Urban Renewal Plan to approve the urban renewal projects and allow for the issuance of the Bonds.

This ordinance, adopted on first reading on June 4, 1990, sets forth the intention of the City to combine the Last Chance Urban Renewal Area and the Downtown Development Study Urban Renewal Area into the Consolidated Central Helena Urban Renewal Area (the Urban Renewal Area); to ratify modification of the Plans designating and approving certain projects as urban renewal projects; to revise goals and objectives for the Consolidated Central Helena Urban Renewal Area; and to amend the Plans to provide a procedure for modifications and amendments thereto. Notice of such amendments were mailed to all property owners within the areas. The amendments were submitted to the City-County Planning Board and a public hearing on the proposed amendments was held in accordance with the Act.

Section 2. Combination of Areas - Consolidated Central Helena Urban Renewal Area. The Last Chance Urban Renewal Area and the Downtown Development Study Urban Renewal Area are hereby combined into one urban renewal area which shall be known as the Consolidated Central Helena Urban Renewal Area. The boundaries of the Consolidated Central Helena Urban Renewal Area (the Area) shall be as described and shown on Exhibit A hereto. The tax increment generated from any part of the Area may be used to finance projects located in any part of the Area and may be pledged to the repayment of tax increment urban renewal bonds issued to finance such improvements. The creation of the combined Area does not have the purpose of and shall not have the effect of extending the life of the tax increment provisions beyond August 14, 1990, which is the date the tax increment provision expires for the Last Chance Urban Renewal Area.

Section 3. The Projects. Notice of the following projects was given:

3.1. (a) Site Development Project. Under this project the City will do site work necessary to make properties in the Area capable of being developed at a cost comparable to development outside the Area. The site work may consist of demolition of existing improvements, soil testing, soil stabilization, stabilization of adjacent foundation and related site improvements. The sites will be offered to private business for private development pursuant to Section 17-15-4262, M.C.A. The sites proposed to be prepared for development are: the Independent Record site which is currently owned by the City, the Sixth & Main site which is currently owned by the City and the Parcel 59 site at 15 North Last Chance Gulch which will be acquired by the City.

The estimated cost of this Project including acquisition costs is \$500,000 and will be funded from the proceeds of the Bonds. Money received by the City from the sale of the properties will be used for future site development within the Area.

(b) Grand Street Theatre Project. This project will consist of making improvements to the City-owned Grand Street Theatre located at 325 North Park Avenue. The improvements include: installation of an air conditioner, up-grading the electrical and heating systems, installing wheelchair access ramps and repair of the exterior masonry of the building. This project is estimated to cost \$186,000 and will be funded from the proceeds of the Bonds.

(c) Civic Center Improvement Project. This project will consist of repairing the Civic Center's brick facade, modernizing the auditorium rigging, upgrading the electrical and lighting systems, replacing the hardwood floor in the ballroom, and installing a lift. This project is estimated to cost \$375,000 and will be funded from proceeds of the Bonds.

(d) The Mall Project. This Project will consist of installing improved supplemental lighting on the Last Chance Gulch Mall and making improvements to the deteriorated and decayed walkway. This project will cost approximately \$95,000 and will be funded from the proceeds of the Bonds.

(e) Handicapped Ramp Access Project. This project will install approximately 100 wheelchair access ramps throughout the Area. This Project will cost approximately \$72,255 and will be funded from the proceeds of the Bonds.

(f) Sidewalk Program. This Project will be used to provide street trees, benches and garbage cans on the City sidewalks in the Area at sites to be determined by the City. This Project is estimated to cost \$150,000 and will be funded from the proceeds of the Bonds.

(g) Facade Improvement Program. This Project will establish a program for financing facade restoration of historical buildings in the Area in accordance with City guidelines and standards. This project will cost \$75,000 and will be funded from the proceeds of the Bonds.

(h) Signage Project. This project will consist of placing Welcome to Historic Downtown Helena signs on the City right of way at major entrances to downtown Helena, and erecting directories within the Area showing historic buildings and businesses. In addition, up to 50 historic buildings may be identified by markers attached to the structures - National Register of Historic Places. This project is estimated to cost approximately \$25,000 and will be funded from the proceeds of the Bonds.

(i) Parking Lot Improvements. General drainage and site improvements to City-owned parking lot number nine at Broadway and Park. The estimated cost of \$2,500 will be funded from the proceeds of the Bonds.

(j) Historic Lighting. This project will consist of the installation of additional historic light fixtures on the mall and on the corners of all downtown intersections and conversion from mercury vapor to sodium vapor lamps. This estimated cost of the project is \$165,000 and will be funded from the price of the Bonds.

It is anticipated that the City will issue its Tax Increment Urban Renewal Bonds (the Bonds) in an amount sufficient to pay all or a portion of the costs of the above described Projects. The Bonds will be payable from the tax increment collected within the Consolidated Central Helena Urban Renewal Area.

Section 3.2. Findings. The Commission hereby finds, with respect to each of the Projects described in Section 1 hereof, as follows:

- a. a workable and feasible plan exists for making available adequate housing for any persons who may be displaced by the Projects;

b. the Plan, as modified to include the Projects, conforms to the comprehensive plan or parts thereof of the City;

c. the Plan, as modified to include the Projects, will afford maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Area by private enterprise;

d. a sound and adequate financial program exists for the financing of each of the Projects, which plan includes the sale and issuance of the Bonds in an amount not to exceed \$1,900,000 for the purpose of financing all or a portion of the costs of the Projects as set forth above to establish a reserve therefor and to pay costs of issuance related thereto; and

e. each of the Projects constitute an urban renewal project within the meaning of the Act and the Plan.

Section 3.3. Approval of the Project. This Commission hereby ratifies and confirms modification of the Plan to designate the Projects as urban renewal projects within and under and to be undertaken pursuant to the Plan, and the Projects are hereby approved. All actions of this Commission heretofore taken with respect to the Projects, to the extent not inconsistent herewith, are hereby ratified and confirmed.

Section 4. Section 2 of the Last Chance Urban Renewal Plan and Chapter VI of the Downtown Redevelopment Study Urban Renewal Plan should read as follows:

Goals and Objectives for Consolidated Central Helena Urban Renewal Area:

Develop both short and long-term capital improvement and maintenance projects designed to restore and improve the character and environment of the physical area by breaking the cycle of economic, cultural, physical and environmental decay.

Promote the area as the retail/commercial, financial, office, hotel/convention, cultural, historical, and entertainment focal point for the Helena urban area.

Encourage efficient housing patterns in and around the project area with a special emphasis on the needs of low and moderate income families and elderly persons.

Eliminate physical decay by the removal of deteriorated, substandard, deficient, and obsolete buildings.

Stimulate private investment, including the rehabilitation of existing-to-remain structures, by providing physical and economic incentives for downtown development.

Develop a long-range fiscal program that will result in upgraded property values and will encourage future renewal in adjoining areas.

Protect and restore certain historical and architecturally significant buildings in order to preserve and promote the unique character and features of the area.

Encourage the clustering of complementary activities and provide pleasant, diverse physical surroundings with an emphasis on quality in overall urban design to create an atmosphere that will attract tourists while at the same time address the needs of the community.

Redevelop the area in a manner which will balance the business area of the community and protect existing business development to avoid additional economic decay.

Adopt and promote development strategies for the undeveloped land and underdeveloped sites within the area, with emphasis on the Getchell-Front Streets section and the Cruse Avenue corridor.

Promote energy efficiency of project area developments and redevelopments.

Relieve vehicular and pedestrian traffic problems in the area and improve access to and from the area as well as improve circulation within the area.

Provide a method of establishing parking facilities for all vehicular demands.

Section 5. Section F of the Last Chance Urban Renewal Plan is amended to read as follows:

"F. Procedure for Amendment or Modification of Plan and Designation of and Approval of Urban Renewal Projects.

The Commission may modify and amend the Plan, including modifications and amendments to designate and approve urban renewal projects to be undertaken pursuant thereto, by enacting an ordinance providing for and setting forth the modification and amendment. No such ordinance shall be adopted until after a public hearing has been conducted thereon and notice of said hearing has been given in the official newspaper once a week for two consecutive weeks preceding the hearing.

If the modification or amendment involves the addition or deletion of land from the Area, mailed notice shall be given to all persons owning property to be added or deleted at the time and the manner provided by Section 7-15-4215(1), M.C.A. All notices shall provide the information regarding the modification required by Section 7-15-4215(2), M.C.A. Nothing herein shall limit or affect the authority of the Commission to undertake and carry out renewal activities on a yearly basis as provided by Section 7-15-4220, M.C.A."

Section 6. The Downtown Development Study Urban Renewal Plan is modified by adding a Chapter VII to read as follows:

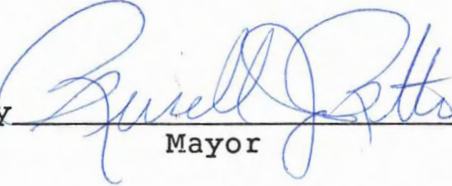
"Chapter 7. Procedure for Amendment or Modification of Plan and Designation of and Approval of Urban Renewal Projects.

The Commission may modify and amend the Plan, including modifications and amendments to designate and approve urban renewal projects to be undertaken pursuant thereto, by enacting an ordinance providing for and setting forth the modification and amendment. No such ordinance shall be adopted until after a public hearing has been conducted thereon and notice of said hearing has been given in the official newspaper once a week for two consecutive weeks preceding the hearing.

If the modification or amendment involves the addition or deletion of land from the Area, mailed notice shall be given to all persons owning property to be added or deleted at the time and the manner provided by Section 7-15-4215(1), M.C.A. All notices shall provide the information regarding the modification required by Section 7-15-4215(2), M.C.A. Nothing herein shall limit or affect the authority of the Commission to undertake and carry out renewal activities on a yearly basis as provided by Section 7-15-4220, M.C.A."

PASSED by the City Commission on first reading this 4th day of June, 1990.

CITY OF HELENA

By   
Mayor

Attest:

By:   
Clerk of Commission

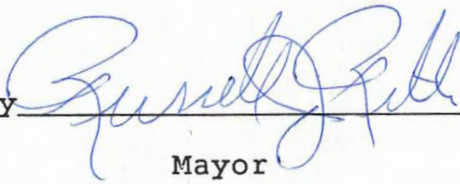
The motion for the adoption of the foregoing ordinance on first reading was duly seconded by Commission Member Murray, and upon vote being taken thereon, the following voted in favor thereof: Commissioner Crennen;  
Commissioner Wordal; Commissioner Huddleston; Commissioner  
Murray; Mayor Ritter

The following voted against the same: \_\_\_\_\_  
\_\_\_\_\_



PASSED by the City Commission on second reading  
this 2nd day of July, 1990.

CITY OF HELENA

By   
Mayor

Attest:

By: Barbara R Brammer  
Clerk of Commission

The motion for the adoption of the foregoing ordinance on second reading was duly seconded by Commission Member Crennen, and upon vote being taken thereon, the following voted in favor thereof: Commissioner Crennen; Commissioner Wordal; Commissioner Huddleston; Commissioner Murray; Mayor Ritter

The following voted against the same: \_\_\_\_\_

\_\_\_\_\_ whereupon the ordinance was declared duly passed and adopted, and was signed by the Mayor, which signature was attested by the Clerk of Commission.

EXHIBIT A

PERIMETER DESCRIPTION OF THE TAX  
INCREMENT DISTRICT (MAY 1990)

Said Tax Increment District encompasses parts of the Getchell and Child Placer, the Chessman and Davis Placer, the Thompson Placer, the Parchen Addition, and the Central Addition Numbers 1, 2 and 3 all in the SW 1/4 of Section 30, Township 10 North, Range 3 West, P.M.M., Lewis and Clark County, Montana, and parts of the Original Helena Townsite to the City of Helena, Lewis and Clark County, Montana. Said area is described as follows:

Beginning at a point in the south-east corner of Block 402; thence westerly along the south property line of Block 402, a distance of 201.5 feet, more or less, to a point in the south-west corner of Block 402; thence westerly across Benton Avenue a distance of 62.5 feet, more or less, to a point on the south-east corner of Block 395; thence southerly across Clark Street a distance of 51.0 feet, to a point in the north-east corner of Block 52; thence south-westerly along the east line of Block 52 a distance of 480.00 feet, more or less, to a point in the south-east corner of Block 52; thence south-westerly across Edwards Street a distance of 48.00 feet to a point in the north-east corner of Block 60; thence south-westerly along the east line of Block 60 a distance of 351.0 feet, more or less, to a point in the south-east corner of Block 60; thence westerly along the south line of Block 60 to a point situated on the east alley line and the north R/W line of Adams Street in Block 60; thence  $S9^{\circ} 11'38''W$  across Adams Street, a distance of 57.908 feet to a point on the east alley line and the south R/W line of Adams Street in Block 61; thence  $S11^{\circ} 18'27''W$  a distance of 336.726 feet to a point on the east alley line in Block 61; thence  $N80^{\circ} 35'00''W$  across the alley a distance of 15.00 feet to a point on the west alley line in Block 61; thence  $N80^{\circ} 35'00''W$  a distance of 100 feet, more or less, to an iron pin on the east R/W line of Jefferson Street in Block 61; thence  $S11^{\circ} 18'26''W$ , a distance of 84.00 feet to an iron pin on the

east R/W line of Jefferson Street in Block 61; thence  $N83^{\circ}28'13''W$  a distance of 70 feet, more or less, across Jefferson Street to a point in the south-east corner of Block 62; thence  $N79^{\circ}06'04''W$  a distance of 200.00 feet to an iron pin in the south-west corner of Block 62; thence  $N80^{\circ}16'44''W$  a distance of 70.00 feet across Howie Street to an iron pin in the south-east corner of Block 63; thence  $N79^{\circ}47'18''W$ , a distance of 199.671 feet to an iron pin in the south-west corner of Block 63; thence  $S10^{\circ}46'13''W$  a distance of 70.00 feet across Chatham Street to an iron pin in the north-west corner of Block 72; thence  $S10^{\circ}46'15''W$  a distance of 419.389 feet to an iron pin in the south-west corner of Block 72; thence  $S10^{\circ}46'15''W$  a distance of 70.00 feet across Donaldson Street to an iron pin in the north-west corner of Block 75; thence  $S10^{\circ}46'15''W$  a distance of 420.00 feet to an iron pin in the south-west corner of Block 75; thence  $S10^{\circ}46'15''W$  a distance of 70.00 feet across Taylor Street to an iron pin located at the intersection of the south R/W line of Taylor Street and the east R/W line of Harrison Avenue extended; thence  $N79^{\circ}55'17''W$  a distance of 58.332 feet to an iron pin on the Townsite line in the north-west corner of Block 1; thence  $S3^{\circ}06'08''E$  a distance of 236.892 feet to an iron pin on said Townsite line; thence  $S39^{\circ}34'54''W$  a distance of 109.015 feet to an iron pin on the west line of Block 1; thence  $S50^{\circ}28'41''E$  a distance of 150.008 feet to an iron pin on the east R/W line of West Main Street in Block 2; thence  $S39^{\circ}31'19''W$  a distance of 283.092 feet to an iron pin in the south-west corner of Block 2; thence  $S50^{\circ}28'41''E$  a distance of 98.00 feet to an iron pin in the south-east corner of Block 2; thence  $N46^{\circ}41'45''E$  a distance of 329.489 feet to an iron pin on the East R/W line of Block 2; thence  $S87^{\circ}38'41''E$ , a distance of 218.299 feet to a point on the south R/W line of Acropolis Street in Block 78; thence  $N41^{\circ}28'19''E$  a distance of 12.210 feet to a point on the south R/W line of Acropolis Street in Block 70; thence  $N87^{\circ}38'41''E$  a distance of 742.00 feet to an iron pin on the west R/W line of Sparta Street in the north-east corner of Block 78; thence  $N3^{\circ}38'18''E$  a distance of 103.140 feet to an iron pin on the east R/W line of Congress Street in the south-west corner of Block 3; thence  $N35^{\circ}05'37''E$  a distance of 300.00 feet to an iron pin on the east R/W line of Congress Street in the north-west corner of Block 3; thence  $S54^{\circ}53'12''E$  a distance of 199.837 feet to an iron pin on the south R/W line of Pine Street in Block 3.

thence N27° 27'35"E a distance of 48.393 feet across Pine Street to an iron pin in the south-west corner of Block 9; thence N27° 27'35"E a distance of 175.244 feet to an iron pin in the north-west corner of Block 9; thence N26° 39'43"E a distance of 39.947 feet across Cutler Street to an iron pin in the south-west corner of Block 17; thence N32° 01'32"E a distance of 198.944 feet to an iron pin in the north-west corner of Block 17; thence N29° 46'39"E a distance of 45.817 feet across State Street to an iron pin in the south-west corner of Block 23; thence N35° 22'33"E a distance of 70.565 feet to an iron pin in the north-west corner of Block 23; thence N21° 07'43"E a distance of 33.859 feet across Miller Street to an iron pin in the south-west corner of Block 31; thence N26° 35'47"E a distance of 396.082 feet to an iron pin on the east R/W line of Warren Street; thence N32° 15'03"E a distance of 365.848 feet on said R/W line to a point in the north-west corner of Block 31; thence N31° 00'15"E a distance of 70.103 feet across Broadway Street to a point in the south-west corner of Block 34; thence N31° 40'35"E a distance of 218.942 feet to a point in the north-west corner of Block 34; thence N31° 40'36"E a distance of 64.720 feet across Breckenridge Street to a point in the south-west corner of Block 39; thence N31° 38'19"E a distance of 216.302 feet to a point in the north-west corner of Block 39; thence N30° 15'26"E a distance of 50.883 feet across Fifth Avenue to a point in the south-west corner of Block 43; thence N30° 13'47"E a distance of 213.776 feet to a point in the north-west corner of Block 43; thence northwesterly to the intersection of the centerline of sixth Avenue with the centerline of Warren Street; thence northeasterly along the centerline of Warren Street to it's intersection with the centerline of Seventh Avenue; thence northwesterly along the centerline of Seventh Avenue to it's intersection with the easterly line of Cruse Avenue; thence northerly along the easterly line of Cruse Avenue to the centerline of Lawrence Street; thence easterly along the centerline of Lawrence Street to it's intersection with the centerline of Logan Street; thence northerly and northeasterly along the centerline of Logan Street to it's intersection with the centerline of Eleventh Avenue; thence northwesterly along the centerline of Eleventh Avenue to it's intersection with the centerline of Jackson Street; thence northeasterly along the centerline of Jackson Street to it's intersection with the centerline of Thirteenth Street.

thence northwesterly along the centerline of Thirteenth Street to it's intersection with the projection of the centerline of the N-S alley in Block 14 of the Central Addition Numbers 1 and 3; thence northeasterly along the centerline of the alley in said Block 14, across Fourteenth Street, and then continuing northeasterly along the centerline of the alley between Block 569 and 575, of the Central Addition No. 2, to it's intersection with the westerly projection of the southerly boundary of Lot 7 in said Block 575; thence southeasterly along the southerly boundary of said Lot 7 and along the projection of said southerly boundary of Lot 7, to the centerline of Jackson Street; thence northeasterly along the centerline of Jackson Street to it's intersection with the centerline of Sixteenth Street, thence northwesterly along the centerline of Sixteenth Street to it's intersection with the projection to the south of the centerline of the N-S alley in Block 37 of the Central Addition No.2; thence northeasterly along the centerline of said alley to the centerline of Lyndale Avenue; thence westerly along the centerline of Lyndale Avenue to it's intersection with the centerline of Kessler Street; thence southerly along the centerline of Kessler Street to it's intersection with the centerline of Getchell Street; thence southeasterly along the centerline of Getchell Street to it's intersection with the centerline of Stuart Street; thence northwesterly and westerly along the centerline of Stuart Street to it's intersection with the centerline of Benton Avenue; thence southerly along the centerline of Benton Avenue to it's intersection with Lawrence Street; thence southeasterly to the northwest corner of Block 402 of the Original Helena Townsite to the City of Helena, Montana; thence southerly along the west line of said Block 402 to the point of beginning. Said area contains 218 acres more or less.



SCALE: 1" = 1000'

ORDINANCE NO. 2804**AN ORDINANCE DESIGNATING AND APPROVING A CERTAIN PROJECT AS  
AN URBAN RENEWAL PROJECT IN THE CITY OF HELENA, MONTANA  
AND AMENDING ORDINANCE NO. 2559**

**BE IT ORDAINED BY THE COMMISSION OF THE CITY OF HELENA,  
MONTANA:**

**Section 1. Recitals:** The City of Helena, by Resolution No. 7050, adopted September 8, 1969, adopted the Last Chance Urban Renewal Plan as an Urban Renewal Plan (the Last Chance Urban Renewal Plan) for the Last Chance Urban Renewal Area (the Last Chance Urban Renewal Area) pursuant to Title 7, Chapter 15, Parts 42 and 43, MCA, as amended (the Act), and defining the boundaries of the Last Chance Urban Renewal Area. On August 14, 1978, the Commission adopted Resolution No. 8854 amending the boundaries of the Last Chance Urban Renewal Area and electing to use tax increment financing.

The City, by Ordinance No. 2162, adopted November 24, 1980, adopted the Downtown Development Study as an Urban Renewal Plan (the Downtown Development Study Urban Renewal Plan) for the Downtown Development Study Urban Renewal Area (the Downtown Development Study Urban Renewal Area) and defining the boundaries of the Downtown Development Study Urban Renewal Area. Ordinance No. 2162 contained a tax increment provision. The Last Chance Urban Renewal Plan and the Downtown Development Study Urban Renewal Plan are hereinafter referred to as the Plans.

The City, by Ordinance No. 2559, adopted July 2, 1990, combined the Last Chance Urban Renewal Area and the Downtown Development Study Urban Renewal Area into the Consolidated Central Helena Urban Renewal Area (the Urban Renewal Area); modified the goals and objectives of the Urban Renewal Area and provided a procedure for amendment or modification of the Plans and designation of tax increment financing for urban renewal projects in the Urban Renewal Area.

**Section 2.1 The Project:** Notice of the following project is hereby given:

**The Great Northern Area Project:** To provide Artisan, LLP, \$880,000 in tax increment financing annual increment monies in the form of a loan to provide funding necessary to purchase approximately nine (9) acres of land in the area known as the Great Northern Area, and to provide funds for the installation of infrastructure and improvements necessary to promote development within the area. This loan shall carry interest at the rate of three percent (3%) per annum, with a deferral period from the time of the loan until July 31, 2001 at which time the accrued interest will be added to the outstanding principal balance and amortized so as to provide for final payment no later than July 31, 2016.

Since the amount contained in the tax increment financing fund prohibits the disbursement of the entire loan amount of \$880,000 at one time, the following schedule will be used for distribution of the loan proceeds:

1. \$300,000 thirty (30) days after final passage of this Ordinance;
2. \$300,000 on January 15, 1998; and
3. \$280,000 on July 15, 1998.

**Section 2.2. Findings:** The Commission hereby finds, with respect to the Project described above, as follows:

(a) A workable and feasible plan exists for making available adequate housing for any persons who may be displaced by the Project;

(b) The Plan, as modified to include the Project, conforms to the Comprehensive Plan of the City or parts thereof;

(c) The Plan, as modified to include the Project, will afford maximum opportunity, consistent with the needs of the City as a whole, for the rehabilitation or redevelopment of the Area by private enterprise;

(d) A sound and adequate financial program exists for the financing of the Project; and

(e) The Project constitutes an urban renewal project within the meaning of the Act and the Plan.

**Section 2.3. Approval of the Project:** The Commission hereby ratifies and confirms modification of the Plan to designate the Project as an urban renewal project within the terms of the Urban Renewal Plan, and to be undertaken pursuant to that Plan. The Project listed above is hereby approved. All actions of the Commission heretofore taken with respect to the Project, to the extent not inconsistent herewith, are hereby ratified and confirmed.

FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 21ST DAY OF JULY, 1997.

  
MAYOR

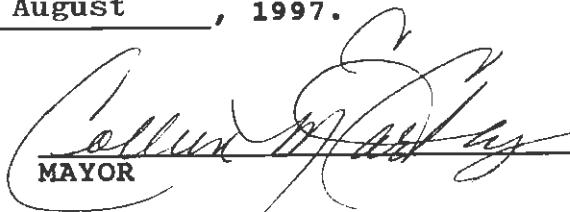
ATTEST:

  
CLERK OF THE COMMISSION

The motion for the adoption of the foregoing Ordinance on first reading was duly seconded by Commission Member Stults, and upon vote being taken thereon, the following voted in favor thereof: Stults, White, Richards, McGree and McCarthy

The following voted against the same: \_\_\_\_\_

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, THIS 4th DAY OF August, 1997.

  
MAYOR

ATTEST:

  
CLERK OF THE COMMISSION



The motion for the adoption of the foregoing Ordinance on second reading was duly seconded by Commission Member McGree, and upon vote being taken thereon, the following voted in favor thereof: Mayor McCarthy, Commissioners Richards, Stults, McGree, White

The following voted against the same: \_\_\_\_\_

Whereupon, the Ordinance was declared duly passed and adopted, and was signed by the Mayor whose signature was attested by the Clerk of the Commission.

FILED  
CITY

**ORDINANCES OF THE CITY OF HELENA, MONTANA**

ORDINANCE NO. 3027

AN ORDINANCE AMENDING ORDINANCE NO. 2804  
THAT DESIGNATED AND APPROVED THE GREAT NORTHERN AREA PROJECT  
AS AN URBAN RENEWAL PROJECT TO AMEND THE TERM OF THE LOAN

WHEREAS, on August 4, 1997, the Helena City Commission finally passed Ordinance No. 2804 that designated and approved the Great Northern Area, now known as the Great Northern Town Center, as an urban renewal project, and provided Artisan, LLP with \$880,000 in tax increment financing annual increment monies in the form of a loan to provide funding to purchase the land and install infrastructure and improvements to promote development within the area; and

WHEREAS, Artisan, LLP, has requested a restructuring of the payments established to repay the \$800,000 TIF loan.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA, AS FOLLOWS:

That Section 2.1 of Ordinance No. 2804 is hereby amended as follows:

"Section 2.1 The Project: Notice of the following project is hereby given:

The Great Northern Area Project: To provide Artisan, LLP, \$880,000 in tax increment financing annual increment monies in the form of a loan to provide funding necessary to purchase approximately nine (9) acres of land in the area known as the Great Northern Area, and to provide funds for the installation of infrastructure and improvements necessary to promote development within the area. This loan shall carry interest at the rate of three percent (3%) per annum, with a deferral period from the time of the loan until July 31, 2001 at which time the accrued interest

**ORDINANCES OF THE CITY OF HELENA, MONTANA**

will be added to the outstanding principal balance ~~and amortized so as to provide for final payment no later than July 31, 2016.~~ Subsequent payments, interest accrual, and adjustment to principal and interest are as follows:

1. Commencing August 1, 2001, the principal is amortized at three percent (3%) interest per annum with monthly payments.

2. Starting July 1, 2002, all monthly payments are deferred until April 1, 2020.

3. On July 1, 2005, the loan balance is reduced by the amount of tax increments realized from the increase in incremental taxable value for the period July 1, 2002 to July 1, 2005, due to construction improvements to the Great Northern Hotel on Lots 1 through 6 in Block F and Lot 1 in Block H of the Great Northern Town Center.

4. During the deferral of monthly payments, interest of three percent (3%) per annum accrues from July 1, 2002 until July 1, 2007, unless the Great Northern Hotel is constructed to completion and fully occupied by September 1, 2005, in which case interest only accrues from August 1, 2005 through July 31, 2007.

5. During deferral of monthly payments from July 1, 2007 until April 1, 2020, there is no accrual of interest.

6. Commencing April 1, 2020, the principal, as previously adjusted, together with applicable accrued interest, is amortized into monthly payments running for 168 months, with final payment due March 1, 2034.

7. Collateral for the loan is a mortgage on Lot 12 in Block E of the Great Northern Town Center, with at least second priority.

. . . .

FIRST PASSED BY THE COMMISSION OF THE CITY OF HELENA, MONTANA,

THIS 23 DAY OF May, 2005.

ATTEST:

James E. Smith  
MAYOR

Debbie Havens  
CLERK OF THE COMMISSION

# ORDINANCES OF THE CITY OF HELENA, MONTANA

FINALLY PASSED BY THE COMMISSION OF THE CITY OF HELENA,  
MONTANA, THIS 23 DAY OF May, 2005.

James E. Smith  
MAYOR

ATTEST:

Debbie Havens  
CLERK OF THE COMMISSION

**City of Helena, Montana**

**02/11/2025**

**To:** Tim Burton, City Manager

**From:** David Knoepke, Transportation Systems Director  
Rebecca Dockter, City Attorney

**Subject:** Transportation Systems - Municipal Infractions Discussion

**Present Situation:** There are a number of City Code infractions that have been brought to our attention. ADA infractions have been brought up through the ADA Compliance Committee and concerned citizens. Other code infractions have been brought up by staff and concerned citizens. Staff evaluated City Code and identified potential mitigation measures.

**Background Information:** Portions of the City Code are not being observed by the members of the community. These infractions cause safety hazards for pedestrians and bicycle traffic but also vehicular traffic. Public comments and recommendations encouraged the City to find a way to strengthen enforcement of City Code.

**Proposal/Objective:** The proposal will outline a process for municipal infractions and potential consequences.

**Advantage:** As education is always the first step, there are at times a need for stricter enforcement. This proposal intends to address public comment we have received.

**Notable Energy Impact:** N/A

**Disadvantage:** N/A

**Quasi-Judicial Item:** False

**Notice of Public Hearing:** False

**Staff Recommendation/  
Recommended Motion:** Information only presentation to the Commission. Discussion and potential consensus to move forward with the next steps in this process.

**City of Helena, Montana**

**02/25/2025**

**To:** Tim Burton, City Manager

**From:** Ryan Leland, Public Works Director  
Jamie Clark, City Engineer

**Subject:** Presentation of 2025 Engineering Department Capital Projects Update

**Present Situation:**

The City of Helena Engineering Division has worked on over 13 capital improvement projects over the past year, totaling over 22 million dollars in construction costs. This includes the American Rescue Plan Act (ARPA) projects totaling over 10 million dollars, State Revolving Fund projects totaling over 4.2 million dollars, and City budgeted capital improvement projects. The projects currently underway include but are not limited to the following:

- City of Helena Project #20-09 Ten Mile WTP Filter Upgrade Project
- City of Helena Project #22-01 Cross-Town Connector Valve Replacement Project
- City of Helena Project #22-02 West Main Street/Eureka to Hale Connector Project
- City of Helena Project #22-03 Ten Mile Diversion Structures Replacement Project
- City of Helena Project #22-04 Red Mountain Flume Repair Project
- City of Helena Project #20-10 Eureka Pump Station and Well Rehabilitation Project
- City of Helena Project #19-42 WWTP Primary Scum Pump Station Replacement Project
- City of Helena Project #24-19 Centennial Drive Water Main Replacement Project
- City of Helena Project #23-14 MRWTP Production Wells Infrastructure Project
- City of Helena Project #24-25 City Wide Well Fields Project
- City of Helena Project #24-04 Sewer Main Rehabilitation Project
- City of Helena Project #23-06 Fire Hydrant Replacement Project

**Background Information:**

The City of Helena Engineering Division has worked on over 13 capital improvement projects over the past year, totaling over 22 million dollars in construction costs. This includes the American Rescue Plan Act (ARPA) projects totaling over 10 million dollars, State Revolving Fund projects totaling over 4.2 million dollars, and City budgeted capital improvement projects. The projects currently underway include but are not limited to the following:

- City of Helena Project #20-09 Ten Mile WTP Filter Upgrade Project
- City of Helena Project #22-01 Cross-Town Connector Valve Replacement Project
- City of Helena Project #22-02 West Main Street/Eureka to Hale Connector Project
- City of Helena Project #22-03 Ten Mile Diversion Structures Replacement Project
- City of Helena Project #22-04 Red Mountain Flume Repair Project

- City of Helena Project #20-10 Eureka Pump Station and Well Rehabilitation Project
- City of Helena Project #19-42 WWTP Primary Scum Pump Station Replacement Project
- City of Helena Project #24-19 Centennial Drive Water Main Replacement Project
- City of Helena Project #23-14 MRWTP Production Wells Infrastructure Project
- City of Helena Project #24-25 City Wide Well Fields Project
- City of Helena Project #24-04 Sewer Main Rehabilitation Project
- City of Helena Project #23-06 Fire Hydrant Replacement Project

**Proposal/Objective:** Review existing capital projects underway or recently completed by the City of Helena’s Engineering Division.

**Advantage:** Greater understanding of the existing capital improvements program and the projects currently underway or recently completed. Staff project update on budgets and project status will allow for a current understanding of all capital projects and their impacts to City infrastructure as well as budgets

**Notable Energy Impact:** n/a

**Disadvantage:** None

**Quasi-Judicial Item:** False

**Notice of Public Hearing:** False

**Staff Recommendation/Recommended Motion:** Informational only