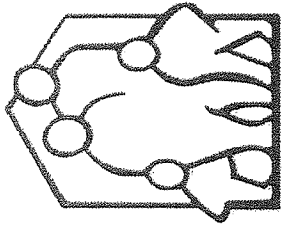


Interfaith
Hospitality
Network

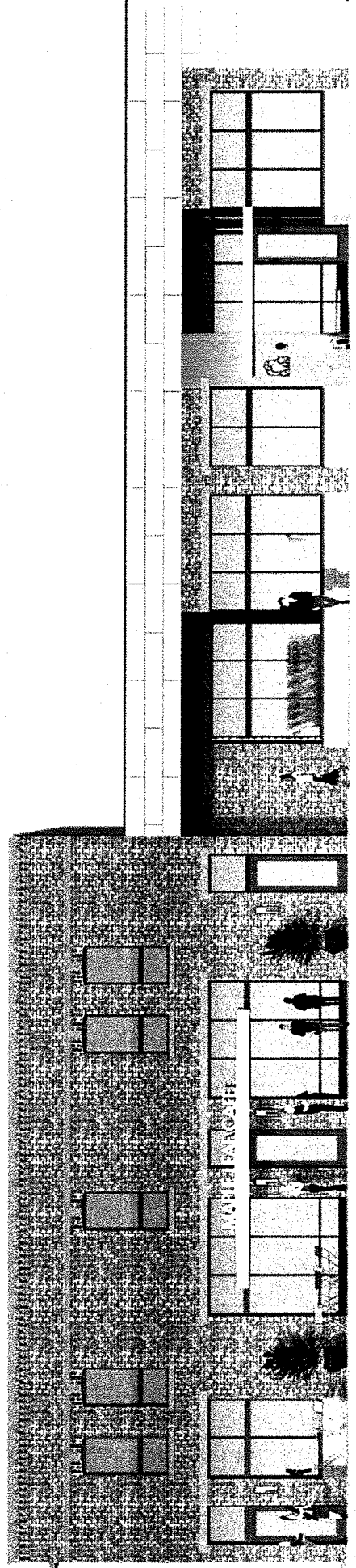
Day Center & MAPLE LEAF CAFE





Interfaith
Hospitality
Network

Day Center & MAPLE LEAF CAFE

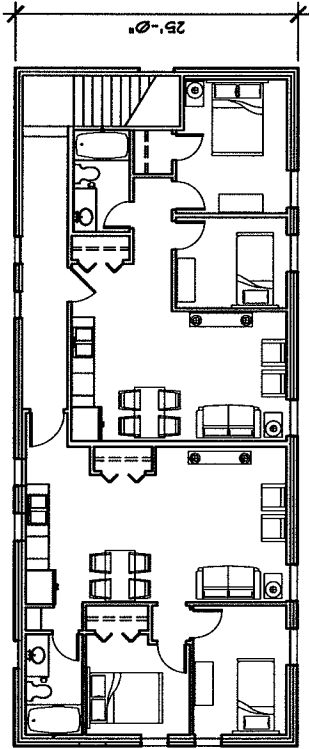


COLLABORATIVE DESIGN
ARCHITECTS

2280 GRANT ROAD SUITE C BILLINGS, MT 59102 406.248.3443

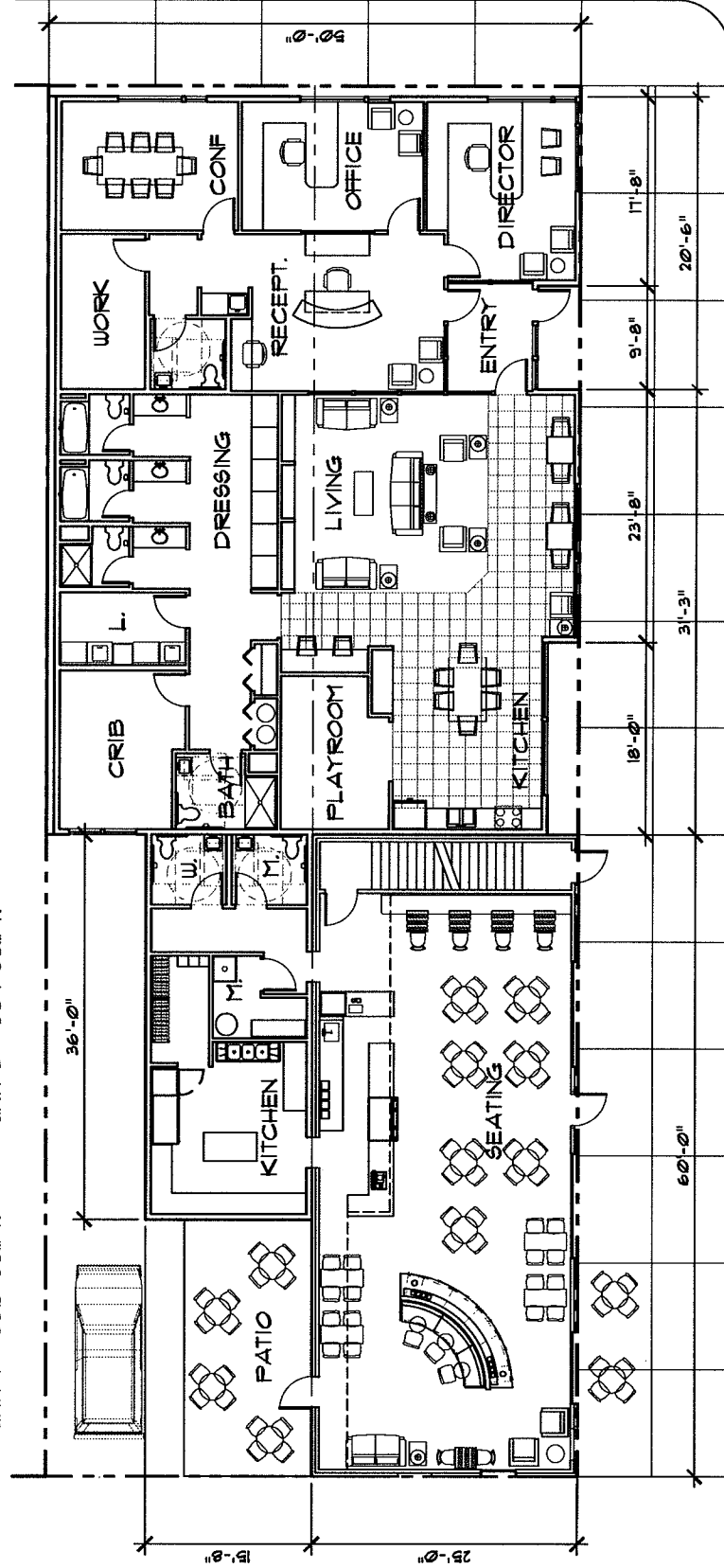
IHN DAY CENTER, APARTMENTS AND COFFEE SHOP

DAY CENTER 3,357 SQ. FT.
 COFFEE SHOP 2,064 SQ. FT.
 APARTMENTS 1,500 SQ. FT.



UNIT 1 - 630 SQ.FT.

1 UPPER FLOOR PLAN
 AI 9'02" - 1'-0"



MINNESOTA AVENUE

NORTH 26th STREET

2 MAIN FLOOR PLAN
 AI 9'02" - 1'-0"

COLLABORATIVE DESIGN

ARCHITECTS
 www.collaborativedesignarchitects.com
 406.248.3443

28 OCTOBER 2011

IHN DAY CENTER AND APARTMENTS BILLINGS, MONTANA

VII. Bid Cover Sheet

GALLES BUILDING & ADJACENT LOT SALES - BID OFFER

BID DEADLINE: October 12, 2012 at 2:00pm (MST)

Property Description	Bid Price
10 South 26th Street, Billings, Montana; Block 189, Lot 7	\$68,750
Block 189, Lot 8	\$16,250

BIDDER INFORMATION

Printed Name: E Andy Rio
Organization: Interfaith Hospitality Network
Mailing Address: 40 10th Street West
City, State, Zip: Billings, MT 59102
Phone: 406.294.7432
Email: Andy Rio [ario@littlehornstatebank.com]

REQUIRED ATTACHMENTS

Did you attach a complete Project Description?

Describe the development that will occur on the property in narrative format, including (but not limited to): intended use(s); preservation of historic value; estimated costs; access to financing; and other factors that may affect the bidder's ability to complete the proposed project.

Yes No

SIGNATURE

Signature:



Date:

10/12/2012

Submit bids and other required information to the
City of Billings - Office of the City Clerk at 210 North 27th Street, Billings, MT 59101
in a sealed envelope marked **GALLES BUILDING**. Late bids may not be accepted or reviewed.

PROJECT DESCRIPTION

Intended use:

Interfaith Hospitality Network of Yellowstone County intends to build a new Day Center to serve homeless families who are struggling to re-establish themselves in the community. In addition to the Day Center, IHN intends to remodel the existing structure to provide a new coffee shop and two apartments.

Interfaith Hospitality Network of Yellowstone County (IHN) was formed in 2004; it is a community of **22** Billings religious congregations and approximately **1800** volunteers who put their faith into action with more than **20,000** hours of volunteer time to provide meals, shelter, and a safe, non-judgmental environment for families experiencing homelessness. Unlike organizations that provide overnight shelter and feed as many people as possible, our mission is to help homeless families achieve and sustain independence. Our success rate speaks for itself; approximately three out of every four people who enter our program graduate with jobs and a place to live. Three out of four people who enter our program become contributing, tax-paying members of society.

Each family receives intensive case management support, mentoring, and guidance while they look for jobs and housing. The IHN program is about compassion and accountability, and families are expected to work hard to accomplish their goals and attain jobs and housing. In the words of one "graduated" mom who is now living, with her son, in her own home, "IHN was hard but it changed my life."

Interfaith Hospitality Network currently has four Transitional Housing apartments for families in our program. The families in Transitional Housing have income, and their rents are based on a sliding scale to allow them to save up their "seed" money to pay their first month's rent and get them started in commercially available housing.

The new Day Center and additional two units of Transitional Housing will allow us to offer our services to more of these families than we can currently. For Billings and Yellowstone County this means putting more self-sufficient, tax-paying citizens into the community.

Preservation of Historic Value

We are committed to the preservation of the Galles Building and respect the rich and unique history of the "Maple Leaf Club" that occupied this site. Our building addition will complement the original architecture that contributes to

Billings' heritage, and we will willingly work with the Montana State Historic Preservation Office to ensure a satisfactory transition for the site. The historic use of this site was a store/restaurant/nightclub, and a part of our intended use is for a coffee shop/café, which will provide IHN with income and some of our guest families with on-the-job training. To honor the history of the building, we are proposing to name our coffee shop the 'Maple Leaf Café.

Estimated Costs

The total project budget, including the purchase of property from the City of Billings will be approximately \$725,000. Also included in this cost are soft costs, financing costs, furniture, fixtures and equipments and start-up costs for the café.

Financing

We have commitments from First Interstate Bank to finance 80% of our land purchase. Additionally, the IHN Board will provide 20% of the purchase price. Depending upon our fund-raising efforts, we will provide at least 50% of the construction financing from donations, and First Interstate Bank has committed to financing the balance. The coffee shop/café on the main floor will provide approximately \$20,000 per annum income to service the debt, and the two Transitional Housing units on the second floor will provide another \$7,000 in annual income for debt service.

Other Factors

- Although on the "Bid Cover Sheet" we have arbitrarily divided our bid into two parts, our project requires both parcels of land: Block 189, Lot 7, and Block 189, Lot 8. Our total bid for both parcels is \$85,000.
- The Montana Historic Property Record lists the Architectural Style as WESTERN COMMERCIAL and lists the property type as COMMERCIAL. It has historically been a commercial property and our proposal is consistent with the past commercial and mixed uses for the building.
- The property is located in the Historic District of the Downtown Billings Framework Plan. The goal of this district is 'To preserve and compliment this heritage, create and active business, residential and pedestrian environment.' Our proposal will create both business and residential uses and will activate the pedestrian streetscape during the day and on evenings and weekends.
- The property is also located in a HUD Enterprise Zone. The Community Renewal Initiative for the Zone is to encourage businesses to open, expand and hire local residents from the designated areas. Our proposed Maple Leaf Café will provide up to 15 part-time and full-time

jobs for our clients, but also provide job opportunities for the residents of the adjacent neighborhoods.

- IHN is a non-profit organization but the café portion of the proposal will be taxed at commercial rates adding to the tax increment for the area. Also creation of 15 new jobs will generate additional tax revenue.
- The office addition to the north side of the existing building will add back building mass that has been removed from the area. Historically there has been a structure on that corner as evidenced by the photos provided in the bid materials.
- The Galles Building location is an excellent location to provide easy access for our clients to other services that they require. Some of these services are health care, housing assistance, HRDC support, bus lines, counseling and shopping. It is centrally located for our participating congregations and for the schools our clients' children attend.

The IHN Day Center proposal for a mixed use facility is exactly the type of development that is needed in downtown Billings. Jane Jacobs in her book 'The Death and Life of Great American Cities' states that "Insufficient primary mixed uses is typically the principal fault in our downtowns." There is something about mixed use developments that provide an active street throughout the day everyday of the week that creates a sense of place, provides security and forms a synergy between all the adjacent uses. This synergy then draws other businesses and activity to it.

Thank you for your consideration and support of our IHN Day Center project!