

**VII. Bid Cover Sheet**

**GALLES BUILDING & ADJACENT LOT SALES - BID OFFER**

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

<b>Property Description</b>	<b>Bid Price</b>
10 South 26th Street, Billings, Montana; Block 189, Lot 7	\$60,000.00
Block 189, Lot 8	

**BIDDER INFORMATION**

Printed Name:	MAISIE SULSER
Organization:	
Mailing Address:	1 N 33 <sup>RD</sup> #201
City, State, Zip:	BILLINGS, MT 59101
Phone:	406-690-2645
Email:	mbsulser@gmail.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:	<i>Maisie Sulser</i>
Date:	10.12.2012

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

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## PROJECT DESCRIPTION

At the request of the Community Development Division, this project description and attachments provided present a proposal plan for the Galles Building (referred to as the Maple Leaf Club, from this point on) at 10 S 26<sup>th</sup> Street. I hope you, City Council Members, will take the time to carefully read my proposal and really think about the decision you are going to make on October 22, as to what is in the best interest of Downtown Billings with respect to the steps that have been taken over the past 14+ years to rehabilitate our Downtown into a place that people want to be. Please consider the boundaries and areas that have been identified in Downtown for certain developments.

My name is Maisie Sulser and I am currently an Architect-in-Training at a local architecture firm. As a project manager in the office, I have worked on a variety of projects; the most rewarding are those that have involved downtown revitalization via historic building rehabilitation projects. I have been involved in the Tracy Building Lofts, Oliver Building, Swift Building Lofts, and the Klos Building to name a few. In addition to design and construction of these buildings, I have also been involved in the National Register Nomination and Historic Tax Credit Certification process for Oliver, Swift, Klos, the L&L Building (Subway), as well as the recently created Old Town Historic District. These are all important experiences to note because they will all be a part of the rehabilitation for the Maple Leaf Club. Converting this vacant building into apartments is going to enhance and compliment the work (investments from Steve and Joanie Harman as well as a handful of others that include businesses like Subway, The Field House, and Gym Jay) that is currently in place on the two blocks east of S 27<sup>th</sup> Street along Minnesota Avenue.

For the last four years, I have seen great potential in the Maple Leaf Club. The neighboring developments, the location, the history, and the building itself make this the perfect first project to venture out on as a developer. I have become very familiar with the Maple Leaf Club both for its history and its physical shape and structure. The building holds much interest and fascination for me; I want to be able to convert it into a place that will be alive with the echoes of its past and once again be a part of the scene that is being re-created along Minnesota Avenue. I want to share this building and its importance with the residents that will occupy it. My experience in the design world, the support of my friends in the construction industry, and the knowledge gleaned from the developers of downtown projects who have gone before me, give me the confidence and support to complete this project successfully.

The Maple Leaf Club will become a part of not only the history of the building, but will add to the tax base of the city and is completely in-line with the Downtown Framework Plan's goal of providing housing in the downtown area. The following are taken directly from Downtown Framework Plan<sup>1</sup>:

*Downtown housing is emerging as a primary desire for many in the community...as a part of this planning process [experts] have all agreed that Downtown [Billings] is an obvious location for housing. Housing is the most logical first step of rehabilitation if the Downtown is to be attractive and livable. The housing in turn would stimulate growth and development, support the businesses, add vitality, and provide activity in the Downtown beyond the office hours of eight-to-five.*

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<sup>1</sup> "Downtown Billings Framework Plan: An Action Plan for the Future of Downtown Billings," Citizens of Billings, Montana Tradeport Authority, and the City of Billings, 1997, pp62-65.

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*The Steering Committee recommends that Housing be a top priority and that Billings Partnership pursue its implementation. The City should continue to work with builders and developers...to encourage Downtown housing through loan programs.*

*Identified desirable housing types: loft housing in rehabilitated buildings, new townhomes, new small projects of three or four units, student housing, luxury housing – potential markets include: young professionals, “empty nesters,” students from MSU-B and RMC, and those who work at locations such as the Medical Corridor, the TransWestern Center, or Downtown offices.*

***The range of housing stock is important to attract a broad spectrum of community to Downtown living. Renovation of older buildings provides opportunities for Downtown housing. Loft housing is suited for the Central and Historic Districts where the existing architectural stock can be rehabilitated.***

***Downtown will not truly live beyond the 8-to-5 office hours until people live Downtown.***

What I am proposing to do, I am certain, fits in to these goals. Housing was listed second on the Implementation Priorities of the Downtown Framework Plan. And if you visit any major city's Downtown, you will be hit by the fact that Downtown housing is always a priority and there can never really be too much. Billings is not saturated with housing and given recent retail development; the demand for Downtown housing is at an all-time high. We want to keep Billings diverse and growing – appealing to young professionals, starting families, students, etc. is what we need to continue to do. The Maple Leaf Club Lofts would appeal to those demographics.

As alluded to earlier, I am planning on converting the space into loft apartments. Five units will be provided – including (3) studios on the first floor and (2) one-bedroom units on the second floor (refer to attachments A1 & A2). The basement will be accessed through a new door on the north side of the building. I am intending to pursue Certified Historic Tax Credits on this project; based on my knowledge and proposed design, I have begun preliminary talks with the Montana State Historic Preservation Office (SHPO) to see if they will accept what I am planning. I have learned over the last 5 years the power of Certified Historic Tax Credits in making projects a reality and using them to attract investors; I am employing this strategy here. And while there are rules that need to be followed when rehabilitating a project according to the Secretary of the Interior's Standards, it is a process that I am more than familiar with and a set of rules that I am willing and happy to follow. Therefore there will be no problem getting approval from the Yellowstone Historic Preservation Board (YHPB) and adhering to the Local Historic Ordinance set forth in (revised) Article 27-500, Historic Preservation of the Billings, Montana City Code. All items under Section 27-501, Intent, are met with my proposal:

*The intent of this ordinance is to promote the educational, cultural, economic, and general welfare of the community by:*

- 1) Providing a mechanism to identify and preserve the distinctive historic architectural characteristics of the City of Billings that represent elements of the city's cultural, social, economic, political, military and architectural history;*
- 2) Fostering civic pride in the beauty and noble accomplishments of the past as represented in the City of Billings prehistoric and historic sites and historic districts;*

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- 3) *Conserving and improving the value of property designated as historic sites or within historic districts;*
- 4) *Protecting and enhancing the attractiveness of the city to home buyers, tourists, visitors, and shoppers, and thereby supporting and promoting business, commerce and industry, and providing economic benefit to the city;*
- 5) *Fostering and encouraging preservation, restoration, and rehabilitation of structures, areas, and neighborhoods and thereby preventing future urban blight.*

The demand for attractive, affordable downtown living is strong and not fulfilled at this point in time. People are eager to live downtown, and I have seen this eagerness first-hand. My office is the contact for over a dozen apartments and we are fielding several inquiry calls per week for these places. The Maple Leaf Club is the right size to create newly renovated and finished apartments that will be efficient and affordable. I have seen a missing link between the more costly apartment living and the fixed income apartment living that is available in the heart of downtown, the Maple Leaf Club Lofts can help fill that gap.

I believe in the reuse of existing structures. Reusing a sound building such as the Maple Leaf Club offers much more longevity and character than a newly constructed building can. Conserving resources and reducing waste not only during the construction process, but also in the operation and maintenance of the building are key goals for this project. These goals are inherent to any project where you are starting with a structurally sound, existing building. This project will not be seeking any formal environmental certification, such as LEED, but the principals and ideals set forth by these certification programs will be a part of the rehabilitation of the Maple Leaf Club. Another important aspect in the reuse of this building is recognition of the building itself. Anytime I have mentioned the building I want to develop, most people have no idea to which I am referring. As it sits, the building is non-descript and gets lost; this plan would make the building have a presence and become another showpiece on the block to compliment the L&L Building and the Swift Building that surround it.

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The development of a tax paying, attractive property, I believe, will not only support existing developments but will attract further development. The City owns another lot (available for bid along with the Maple Leaf Club building) as well as the public parking lot on the block and the way I see it, with the pending success of the Empire Parking Garage, another similar development could take place on the public parking lot currently sitting next to the Maple Leaf Club. My proposed Maple Leaf Club Lofts development and the existing developments along Minnesota Avenue would support such a development and thus the city could effectively create another TIF district along Minnesota Avenue. That TIF district (that currently does not exist) could become a new source of revenue for the City that the council could then use as a designated fund for social service entities, community resources, improved roads/trails, etc. If there are people living Downtown that demand services and entities, those services and entities will find their way to downtown locations and the Downtown economy of Billings will continue to grow and thrive as we enter a new era and a revised framework plan.

To get to the specific financials of my project proposal, I am making an offer of \$60,000.00 for the Maple Leaf Club (Galles Building). For this development, a partnership has started to develop. I have one committed partner, and several potentials. We have spoken with representatives from Stockman Bank and Western Security and so the financials connection has been made (see attachment "Project Financial Outline" for further information). This partnership process has worked in other projects I have been a part of, and so I am confident this will work in this case, if I have the time to



# maple leaf club lofts

do so. I have the support of the Minnesota Avenue neighborhood, and I am passionate about the project. I believe the rehabilitation I am offering to the disposal/selling process of this building is reasonable, it is actually pretty perfect. The feasibility of this alteration is based on this - my proposal is well thought out and is, in my opinion, the highest and best use of the property taking into account the surrounding neighborhood, tax-base increase, support of the Downtown Framework Plan, and endorsement of Downtown community members that I have contacted; this is a project that has so many positive impacts for Downtown Billings.

My construction partner, Mike Handley and I have put a lot of thought and work into the Maple Leaf Club project thus far, and all we need is for the city of to give us a chance to purchase this vacant building so that we can do something great with a property we have always seen the potential in to develop. The prospect of developing this property excites us and drives us to create something wonderful that will become a shining example of what development in the heart of Downtown Billings should be. We appreciate your time and attention in this matter, which is an important one to us. We love downtown Billings and know it well. The time is ripe for this sort of investment by the City in active and involved community members.

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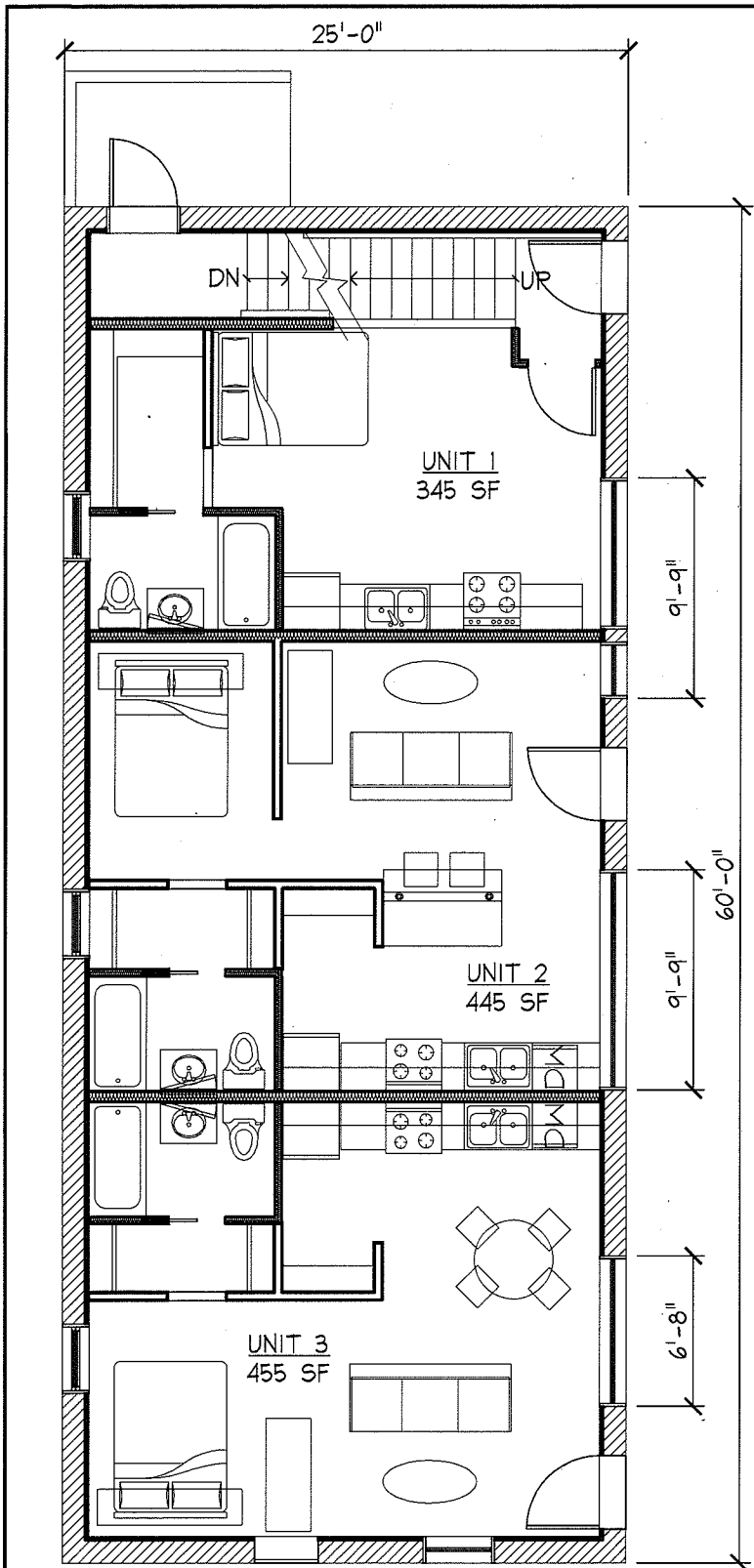
## PROJECT DESCRIPTION TABLE OF CONTENT

- A Project Financial Outline
- A1 Main Floor Plan
- A2 Upper Floor Plan
- A3 Exterior Elevations
- A4 Exterior Elevations

Email Dated 9/28/2010 to Brenda Beckett, City of Billings Community Development Manager – initial contact with the city about touring the Galles Building (Maple Leaf Club)

Content





**FLOOR PLAN NOTES:**

1. The two existing floor plans have been divided into (5) loft apartment units. There are (3) studio units on the main floor and (2) one-bedroom units on the upper floor. The rent/month for the units vary from \$500 - \$750. This is based on neighboring rental rates determined by \$/SF of space per apartment. These are subject to change, but for purposes of this proposal and the financial feasibility this is the minimum rate range that will make this proposal viable.
2. As many of the existing interior elements as possible will be reused - trim, base, windows, stair and railing. The flooring is in pretty rough shape and most likely will not be reused as flooring. Those pieces that are not damaged will be dismantled and used for trim, wall coverings, and accents for the new construction elements in the units. For the most part, the space is a blank canvas and what is there will be the character of the new loft units.
3. There has only been one added exterior opening - this is the door for access to the basement which will be used as storage and mechanical space.
4. Mechanical systems will be very low-impact as well, minimal (to no) duct work and radiant floor heat will allow the space to maintain it's high ceilings and original detailing with little mechanical clutter.

**1 MAIN FLOOR PLAN**

A1

1/8" = 1'-0"



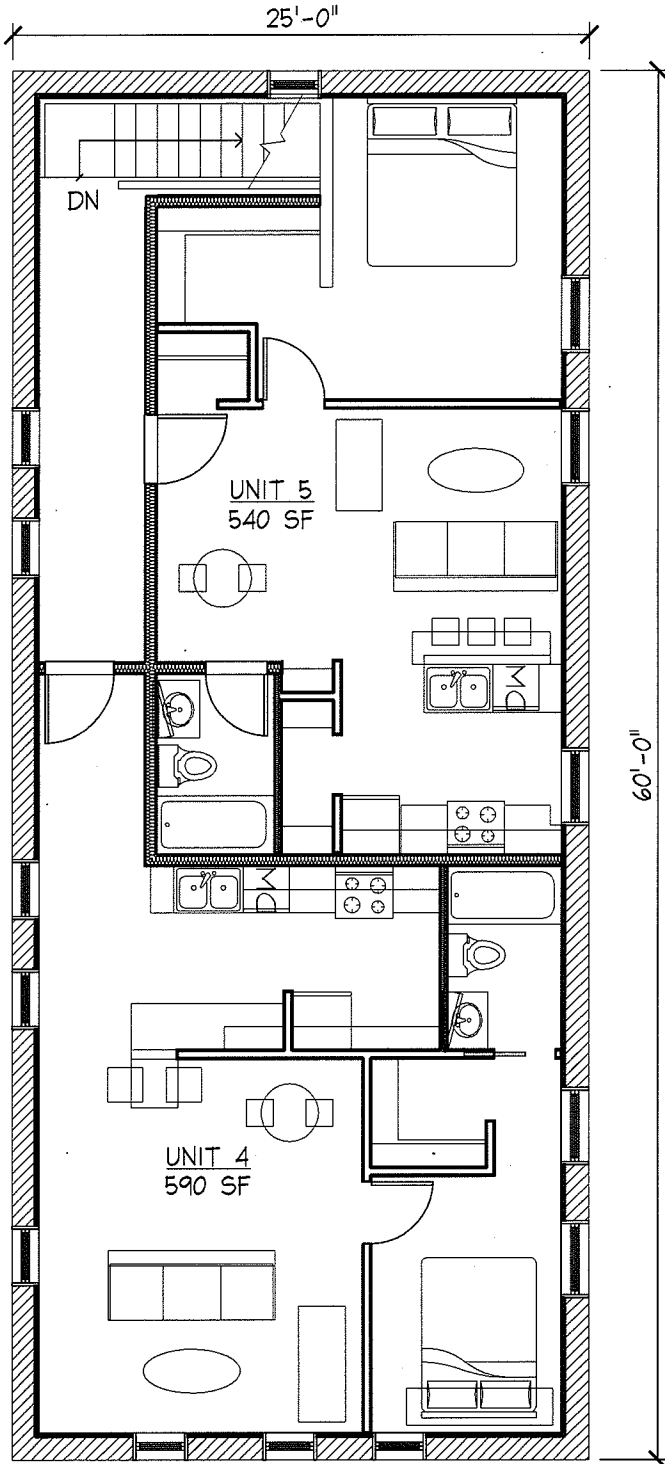
**MAPLE LEAF CLUB LOFTS PROPOSAL** PREPARED FOR BILLINGS COMMUNITY DEVELOPMENT DIVISION

10 S 26TH STREET BILLINGS, MT 59101

FLOOR PLANS - 5 UNIT OPTION

DATE: 10/12/2012  
 DRAWN BY: MBS  
 PROJECT NUMBER: 2012-1  
 SHEET #

**A1**



1 UPPER FLOOR PLAN

A2

$\frac{1}{8}'' = 1'-0''$



MAPLE LEAF CLUB LOFTS PROPOSAL PREPARED FOR BILLINGS COMMUNITY DEVELOPMENT DIVISION  
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 SHEET #

A2



## 2 EAST ELEVATION

A3

$\frac{1}{8}'' = 1'-0''$



## 1 NORTH ELEVATION

A3

$\frac{1}{8}'' = 1'-0''$

### ELEVATION NOTES:

1. The facade design was inspired by historic photos and created with respect to the Secretary of the Interior's Standards for Historic Preservation. This includes restoring the storefront using similar proportions; modified only slightly. Existing second story windows (boarded up currently) will be refurbished with sash kits and upgraded glass. This is unless complete replacement is deemed necessary and approved by SHPO.
2. Paint removal is up for discussion; it will depend on cost and possibility. The brick used for the Maple Leaf Club is common brick; once painted removal can be harmful to brick and impossible to do without ruining its integrity. This option will be explored; if possible, it will be done in another phase of the project due to cost.
3. Original openings will be maintained; one new opening on the north facade will be added to access the basement for mechanical and possibly laundry services.

MAPLE LEAF CLUB LOFTS PROPOSAL PREPARED FOR BILLINGS COMMUNITY DEVELOPMENT DIVISION

10 S 26TH STREET BILLINGS, MT 59101

EXTERIOR ELEVATIONS

DATE: 10/12/2012  
DRAWN BY: MBS  
PROJECT NUMBER: 2012-1

SHEET #

A3



# 2 WEST ELEVATION

A4

$\frac{1}{8}'' = 1'-0''$



# 1 SOUTH ELEVATION

A4

$\frac{1}{8}'' = 1'-0''$

MAPLE LEAF CLUB LOFTS PROPOSAL PREPARED FOR BILLINGS COMMUNITY DEVELOPMENT DIVISION

10 S 26TH STREET BILLINGS, MT 59101

EXTERIOR ELEVATIONS

DATE: 10/12/2012  
DRAWN BY: MBS  
PROJECT NUMBER: 2012-1

SHEET #

A4

## Maisie Sulser

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**From:** Beckett, Brenda <BeckettB@ci.billings.mt.us>  
**Sent:** Tuesday, September 28, 2010 3:22 PM  
**To:** 'Maisie Sulser'  
**Subject:** RE: Galles Building

You bet!

*Brenda Beckett*

Community Development Manager  
PO Box 1178, Billings, Montana 59103  
Phone: (406) 657-8286 Fax: (406) 657-8327  
Email: [beckettb@ci.billings.mt.us](mailto:beckettb@ci.billings.mt.us)  
Website: <http://www.ci.billings.mt.us>

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**From:** Maisie Sulser [<mailto:msulser@highplainsarchitects.com>]  
**Sent:** Tuesday, September 28, 2010 3:17 PM  
**To:** Beckett, Brenda  
**Subject:** RE: Galles Building

Thanks, Brenda!  
Looks like we're on for tomorrow. See you at four @ the building.  
Thanks, again.

Maisie

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**From:** Beckett, Brenda [<mailto:BeckettB@ci.billings.mt.us>]  
**Sent:** Tuesday, September 28, 2010 3:11 PM  
**To:** 'msulser@highplainsarchitects.com'  
**Cc:** 'Randy Hafer'  
**Subject:** Galles Building

Thanks for your interest in the Galles Building!

*Brenda Beckett*

Community Development Manager  
PO Box 1178, Billings, Montana 59103  
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