

Currie Demolition

Demolition and abatement of blight located at 213 and 219 N 20th.

The 200 block of N 20th is filled with homelessness and crime. Over the past two years 64 site visits were performed by the Billings police to several abandoned properties in the area. As a community we now have a chance to remove this blight from our streets and improve the neighborhood.

The homes located at 213, and 219 N 20th are now owed by Trent Currie. A local real estate investor who would like the TIF's assistance in funding the demolition of the blight by these homes. The land has been purchased with the intent for future development. However in the mean time the buildings must be removed to prevent further crime and vandalism in the area.

There are two homes on this lot. The specifics of the homes are:

213 N 20th - 668 SF single story single family home. 6.5' foundation comprised of concrete and CMU. Approximately 1200 SF of exterior sidewalk 5" thick. The home has been vandalized multiple times and has been a frequent stop for the homeless population.

219 N 20th - 1250 SF single story single family home. Slab on grade foundation with thickened edges 24" thick on edge. Exterior has approximately 2500 SF of concrete slab 5" thick with a thickened edge 24" thick on sides for a total linear length of 250LF. Similar to 213, 219 is well known among the homeless population. This is a frequent stop and often used as a makeshift shelter after being broken into.

Relevance to EBURD:

These homes are a source of blight and hardship for the neighborhood. Local businesses such as the homebrew store have customers wary of even approaching their shop due to the environment surrounding them. The homes have become a hotbed for break ins and used as shelter by the homeless. Regardless of the measures taken to secure the properties it continues to be an on going battle to ensure the properties are not used for illicit activities.

Removal of the blight will be a tremendous improvement for the local neighborhood. The demolition of the homes will open up the opportunity for new developments following the EBURD Master Plan.

Economic Stimulus:

The leverage of private to public funds would be 70% private and 30% public. Only cash directly from the owner of the property and TIF funds will be used for the demolition.

On a qualitative scale it will improve the operating environment for many local businesses including Billings HomeBrewer's Supply, Wilcoxson's Ice Cream, Mamacita's Cafe, 1 Stop Automotive, Golden Nugget Body & Paint, along with many others in the surrounding area.

Tax Generation:

This will open the opportunity up for future development and increases in the tax value.

Employment Generation:

2 FTE – Construction for one month of labor

Elimination of Blight:

Please see attached photos.

Demolition does have complications from the contaminants on site. Most meth contaminated products have been removed. Additional testing and remediation may be needed to ensure the products do not affect the surrounding environment. All contaminated products will have the proper procedures performed to ensure safe transport to the proper handling agencies.