



**DOWNTOWN (N 27TH STREET) URBAN RENEWAL DISTRICT  
N27URD**

**Tax Increment Financing Fund Application**

**APPLICANT INFORMATION**

Name: Montana Rescue Mission  
Address: 2822 Minnesota Avenue  
City/State/Zip Billings, MT 59101  
Phone: 406-259-3800 E-mail: mattl@billingslf.org

If the applicant is not an individual doing business under his/her own name, the applicant has the status indicated below and is organized or operating under the laws of:

A corporation/LLC:  A non-profit or charitable institution or corporation  A partnership:  Other:   
Known as:

Date of Organization: 7/29/1963

**PROJECT INFORMATION**

Building Address: 2822 Minnesota Avenue  
City: Billings State: MT ZIP Code: 59101  
Legal Description: BILLINGS ORIGINAL TOWNSITE, S03, T01 S, R26 E, BLOCK A, Lot 7 - 8, ORIGINAL TOWNSITE "A" ADDITION

**Property Owner** (if property is not owned by the Applicant, list leasehold interests and attach evidentiary materials)

Property Owner (name or entity): Montana Rescue Mission  
Property Owner Contact Name: Matt Lundgren Contact Phone: 406-259-3800

Lessor's Address: 2902 Minnesota Avenue  
City: Billings State: MT ZIP Code: 59101

**PROJECT ARCHITECTURAL FIRM**

Firm Name: Schutz Foss Architects  
Address: 3030 4th Avenue N, Billings, MT 59101  
Representative:  
Phone: 406-252-9218 E-mail:

**PROJECT CONTRACTOR (OR PARTY RESPONSIBLE FOR CONSTRUCTION)**

Name/Representative: TBD  
Address:  
Phone: E-mail:

**PROJECT FINANCIAL LENDING INSTITUTION (leave blank if not applicable)**

Name/Representative: N/A  
Address:  
Phone: E-mail:

**PROJECT INFORMATION**

**Description of Project:**  
Attach a narrative explanation and any other design information. Use this section to pitch your project and explain how it will eliminate blight and/or benefit the public.

**Rehabilitation Plans:**  
Attach schematic design drawings and/or completed construction document plans - including site, landscaping, and other engineering design information.

**Project Schedule:**  
Attach a timeline or schedule through completion.

**PROJECT FINANCING**

Please complete Sources of Funds detail and summarize below.

**Applicant Equity**

Cash Invested	\$ _____
Land & Buildings	\$ <u>500,000</u>
Other (Specify) <u>LIHTC Equity</u>	\$ <u>5,597,890</u>
Subtotal	\$ <u>6,097,890</u>

If land & building value is more than the State of Montana valuation, a current appraisal must be submitted (within 3 years).

**Lender Commitments** (Attach evidence i.e. Letters of Credit or other documentation)

Lender	Loan Amount	Interest Term	Payment/Period
_____	\$ _____	_____% ____yrs	\$ _____/Month
_____	\$ _____	_____% ____yrs	\$ _____/Month
Total Loan Amount			\$ _____

**TIF Request**

Eligible Improvements

<u>Building Upgrades</u>	\$ <u>1,500,000</u>
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
Subtotal of TIF Funds Requested	\$ <u>1,500,000</u>

**Sources of Funds Summary** (Post totals from above)

Applicant Equity	\$ <u>6,097,890</u>
Lender Commitments	\$ <u>0</u>
TIF Funds Request	\$ <u>1,500,000</u>
Other Funds (Specify) <u>Grants/Donations</u>	\$ <u>4,402,110</u>
<b>Total Project Cost</b>	\$ <u>12,000,000</u>

To receive maximum funding all applications must be submitted to the DBP and approved by the CITY prior to the start of the relevant phase of construction.

**CERTIFICATION**

I (we), Matthew Lundgren (please print), the APPLICANT, certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief.

Signature  Signature \_\_\_\_\_

Title Executive Director Title \_\_\_\_\_

Address 2902 Minnesota Ave Address \_\_\_\_\_

Billings, MT 59102 \_\_\_\_\_

Date 12/22/2020 Date \_\_\_\_\_

*URD TIF GRANT PROGRAMS – Governing Body: City of Billings, City Council*

To receive maximum funding all applications must be submitted to the DBP and approved by the CITY prior to the start of the relevant phase of construction.



Dear members of the Downtown Billings Alliance,

Thank you for considering Montana Rescue Mission's Unified Campus for Tax Increment Funding. Though shelter and services for homeless and hungry individuals and families in our community may not be the first investment that comes to mind when thinking of urban renewal, I believe that you will agree that this investment will truly make Downtown Billings a more stable and vibrant place and create a safer neighborhood.

MRM's proposed Unified Campus represents a physical as well as social investment in our community. Care has been taken to preserve the history of crumbling Minnesota Avenue buildings while making them safe, attractive, and usable once more. While the Unified Campus will be built of brick and mortar on nearly a full city block in Downtown Billings, it represents so much more. It is a community commitment to meet the complex needs of individuals experiencing homelessness, so they can become active and thriving community members in a campus dedicated to keeping their care in one centralized location.

The Unified Campus brings all services for homeless individuals and families to one location, which means the services will be readily accessible. We know that breaking the cycle of homelessness requires more than just shelter, it requires us to address complex and interwoven healthcare, job skills, childcare, and other needs – the Unified Campus will give Montana Rescue Mission the ability to meet all of these needs much better than we currently do at multiple locations scattered throughout downtown and with providers all across town.

Your TIF investment will help the downtown by helping the neediest members of our community get back on their feet while contributing to the vitality of Downtown Billings. An investment in the Unified Campus is an investment in our neighbors. Indeed, 94% of the guests we serve have lived in Montana for a significant portion of their lives and very few are transient from other states.

We have thoughtfully responded to each question asked in your designated scoring criteria. Please contact me with any additional questions or requests for further information at [mattl@billingslf.org](mailto:mattl@billingslf.org) or at 406-670-8556. Once again, thank you for your consideration. I look forward to working with the members of the Downtown Billings Alliance to implement this critical project for the neighborhood.

Sincerely,

Reverend Matthew Lundgren  
Executive Director, Montana Rescue Mission

## Vibrancy & Connectedness

### **Elimination of Blight:**

Montana Rescue Mission's Unified Campus project addresses blight by renovating nearly a full city block in Downtown Billings to invigorate the heart of the city and better serve the needs of our community. The Unified Campus will address multiple definitions of blight as defined by the Montana Code Annotated listed below:

- (a) the substantial physical dilapidation, deterioration, age obsolescence, or defective construction, material, and arrangement of buildings or improvements, whether residential or nonresidential.
- (b) inadequate provision for ventilation, light, proper sanitary facilities, or open spaces as determined by competent appraisers on the basis of an examination of the building standards of the municipality.
- (d) high density of population and overcrowding.
- (h) unsanitary or unsafe conditions.
- (i) deterioration of site.

The Unified Campus includes multiple improvements to counteract blight definition "a" and "b" by investing \$12 million dollars upgrading and completely renovating multiple obsolete and deteriorated buildings on Minnesota Avenue. The project removes crumbling and dangerous structural issues and replaces them with affordable housing and a modern shelter facility for Women, Men, Families and Children. Likewise, this project addresses poor ventilation, adds adequate lighting in indoor and outdoor space, mitigates plumbing/sewage inadequacies, decompresses overcrowded shelter space, adds open outdoor green spaces, adds indoor common areas, and beautifies Downtown Billings by upgrading buildings that are currently an eyesore and target of graffiti.

The project addresses definition "d" (high density of population and overcrowding) by providing 29 low-income housing units in Downtown Billings for families and individuals in need of decent and affordable housing. Our city has a waiting list of over 1,000 families looking for affordable housing, so this meets a real community need. In addition, providing living space in the downtown core will serve as an economic driver to boost downtown businesses and vitality. The Unified Campus project also changes the way Montana Rescue Mission will shelter individuals in need of a safe, clean, and warm place to stay. Currently, guests are sheltered in two different downtown buildings in barracks-style rooms, a service-delivery model that is outdated and not conducive to social distancing or privacy. This Unified Campus project will implement best practices for serving homeless individuals by utilizing individualized rooms for smaller groups, an elevator to meet mobility needs, and includes an ADA compliant bathroom for each guest room.

The project also addresses definition "h" (unsanitary or unsafe conditions). Our current buildings are extremely outdated and do not offer adequate bathroom and shower facilities or adequate indoor and outdoor communal space. Current group bathrooms and group showers will be replaced with individual bath and shower spaces to protect privacy and stop the spread

of germs and viruses. Likewise, clean and ADA accessible public bathrooms will address an unmet community need for public restrooms in the downtown area.

Similarly, our plan to provide adequate indoor and outdoor space will diminish our guest’s tendency to congregate on sidewalks near busy streets, often obstructing pedestrian and vehicle traffic. The Unified Campus project includes the divestment of the Women’s and Family Shelter building on the busy 1st Avenue North which does not provide any outdoor space for families with young children currently housed in that space.

All Montana Rescue Mission guests will be sheltered at the new Unified Campus on Minnesota Avenue, where they will have access to adequate indoor and outdoor communal spaces. We expect this will lead to significantly fewer homeless individuals congregating throughout Downtown Billings. Additionally, with medical, mental health, childcare, laundry, education, training and other services offered on our Unified Campus, the homeless members of our community will stay safer by accessing the services they need all on one campus and spending fewer hours walking across Downtown Billings to access services.

**Improved Housing Opportunities:**

In addition to increasing shelter space for homeless individuals by nearly 50%, the Unified Campus includes 29 low-income housing apartments available to the public and to individuals and families transitioning out of the Montana Rescue Mission shelters. The apartments will provide ongoing access for tenants to Montana Rescue Mission services (medical, mental health, food resources, clothing resources, childcare, laundry, etc.) while helping tenants build independence, rental history, and credit history in support of their next steps. Similarly, these apartments will include all utilities as a part of the rent, thus overcoming a major barrier for some renters. Tenants are very likely to be employed in the downtown Billings corridor and meet a much-needed labor shortage and labor housing need.

Apartments, constructed in compliance with International Building Code (IBC), will be energy efficiency, spacious, will offer natural light, and will be fully furnished. The historic buildings’ 16 foot ceilings will add to the appeal of these units. The project includes seven efficiency apartments, seventeen one-bedroom apartments and five two-bedroom apartments. Rental prices will be between 40- 60% of market rate and will stay at this rate to comply with the Low-Income Housing Tax Credits we received to build this part of the project. Please see the chart below for exact details.

Bedrooms	Bathrooms	Description	# Units	Median Income Targeted	Description	Tenant Paid Rent
0	1.0	LIHTC	1	40%	Efficiency @ 40%	\$510
0	1.0	LIHTC	5	50%	Efficiency @ 50%	\$600
1	1.0	LIHTC	2	40%	1 Bed @ 40%	\$545
1	1.0	LIHTC	10	50%	1 Bed @ 50%	\$685
1	1.0	LIHTC	6	60%	1 bed @ 60%	\$760
2	1.0	LIHTC	3	50%	2 Bed @ 50%	\$820
2	1.0	LIHTC	2	60%	2 Bed @ 60%	\$880

### **Enhanced Landscaping:**

In an existing downtown city block that has no landscaping and no greenspace, the Unified Campus will highlight green spaces that provide optimal shade, accessibility, and drainage. Water retention areas will mitigate run off and provide irrigation for grass, plants, and trees on the campus. Community gathering areas with seating, conversation areas, a gas outdoor fire pit, a pet walking area, and sandstone block features will be available for the public, shelter guests, and tenants. External landscaping will include multiple raised bed garden plots for tenants, a robust playground for the childcare area, multiple trees, and a designated smoking area. Much of this landscaping will be enclosed in a park-like setting surrounded by an attractive fence to provide security and beauty. Similarly, in keeping with the historical nature of Minnesota Avenue, placards noting our buildings' historical importance and role in Billings' early years will be installed to provide guidance for tourists, walking tours, and history buffs in their quest to explore historic Downtown Billings, "Old Town Historic District".

### **Activation of Inactive Space:**

The Unified Campus project includes a major renovation of the following buildings comprising ¾ of a city block: Granny's Attic Building located at 2804 Minnesota Avenue, the Montana Rescue Mission Men's Shelter at 2822 Minnesota Avenue, and the former Montana Rescue Mission Bargain Center at 21 South 29<sup>th</sup> Street. In their current condition, these buildings have very few viable uses and all need major repairs. Currently, less than 40,000 of 200,000 square feet (20% of the available space) are occupied and viable. Furthermore, upper floors are unusable in their current condition.

Our planned renovation of over 100,000 square feet will transform these buildings into a Unified Shelter Space for Men, Women, Families and Children, 29 affordable apartments and a community learning center to deliver healthcare, mental health counseling, job skills training, a barber/beauty salon, an auditorium, and classrooms for adult and community education. The renovations will allow for the full use of all floors of buildings and will transform the property into a thriving and usable space. Sections of existing buildings that are structurally unsound will be removed and replaced with green park space and parking. Likewise, an existing parking lot located north of South 29<sup>th</sup> Street which is in disrepair, will be upgraded and repurposed to provide better traffic flow and mitigate loitering.

### **Walkways, Parks and Parking:**

In addition to the existing 40 diagonal and 12 parallel on street parking spots, the Unified Campus will include 47 additional lighted parking spots for staff, tenants and guests which will ease the parking burden in the surrounding area. Covered and weatherproof storage and parking for 100 bikes will also accompany this parking area for the safety and security of those who travel via bicycle. A storage area for 20 strollers will also be placed into service to provide space for those with children to keep strollers and kid equipment close at hand. Ample 10' sidewalks already exist on the perimeter of the property and will be repaired and replaced, as necessary, to keep pedestrian traffic on track and safe. As mentioned above, historical placards

and information will be included on the sidewalks to note our buildings historical importance. Finally, a large brightly colored and fun playground will be placed in the center of the park to accommodate children's need to play and explore.

### **Green Space and Public Space:**

As the shelter, apartments and the community building are open to the public, our added green spaces and parks will significantly improve a block with no current greenspace. Community gathering areas with seating, conversation areas, an outdoor fire pit, a pet walking area and sandstone block landscaping features will be available for shelter guests, tenants and members of the public who use our services. External landscaping will include multiple raised bed garden plots for the tenants and community and historical placards will be placed to honor the history of the site and buildings. A robust playground in the childcare area will include grass, hills and play areas. Multiple trees will shade the parking area and a designated smoking area will provide for adequate separation for those who smoke. Much of this landscaping will be enclosed in a park-like setting surrounded by an attractive fence to provide security and beauty. Montana Rescue Mission will maintain and improve this park as a good neighbor and member of the downtown community.

## **Strong Identity**

### **Increased Visitation:**

The Montana Rescue Mission Unified Campus will unquestionably add to the "Strong Identity" of Downtown Billings. Having walkable social services all located on one city block will build community and foster accessibility. Furthermore, our Medical and Mental Health Clinic, as well as "Mission Diner" meal services, will be available to the public and meet a critical need for nutrition, health, and wellness. The Auditorium and Chapel spaces will be available to host community meetings and gatherings. Our beauty/barber shop, classrooms and licensed childcare will also meet a critical need for personal growth and educational development. As this campus is taking a cutting edge and state of the art "campus approach," ours will be a national model and pilot project for others working to end homelessness to visit and emulate. Furthermore, developing this large section of Minnesota Avenue will stimulate development and revitalize the entire Minnesota Avenue area spurring investment and redevelopment of a little visited part of Downtown Billings.

### **Design and Aesthetic:**

The Montana Rescue Mission's Unified Campus will improve the design and aesthetic of the entire block. Replacing the current crumbling stucco and rotting brick exterior with a new façade and a safe structure will not only make the buildings more attractive, but will also preserve the historic nature of the area by stopping decay, stabilizing the structures and adding the aforementioned historical placards to note the history of Minnesota Avenue. Work with the

Western Heritage Museum and Yellowstone County Historical Preservation Board is already underway to document this area's historical impact and ensure the design of our new structure is appropriate for the overall look and feel of the Minnesota Avenue community. Furthermore, we will be discontinuing the use of the alley between our buildings and making that a park space by replacing derelict loading docks with plants and landscaping for the future enjoyment of the community.

**Pedestrian and Visitor Experience:**

The Unified Campus plans include robust interior and exterior lighting to ensure safety for guests and the public. Similarly, the landscaping, public seating, gas outdoor fire pit, and park areas will all brighten passerby's experience. The addition of trees, landscaping, community gardens and gathering areas will enhance the experience of all who visit this space. Finally, the historical placards will educate and inform people about Minnesota Avenue's historical relevance and will allow pedestrians to experience past and present Downtown Billings history.

**Public Art:**

Public art will be on display with the historical placards and façade renovation. Part of our commitment to keep the "spirit of the neighborhood" alive is to include window boxes with historical artifacts from the south side and the work of the Rescue Mission over the years. Likewise, we will include artifacts from the interior of our building into the park spaces to display the role of these buildings over the years.

**Diverse Economy & Sustainability**

**Creation of Jobs:**

The Unified Campus is expected to support 80 jobs of varying skill and education levels across several service areas. We plan to add 20-30 positions across many pay ranges with this expansion, including therapists, case managers, maintenance, food service, childcare workers, nurses, chaplains, administrators, and property managers. Furthermore, providing affordable workforce housing in the heart of downtown will mean downtown employers will have staff close at hand to fill positions. From our case management experience, we know that lack of affordable downtown housing and lack of transportation often prohibit low-wage employees from maintaining employment in Downtown Billings, the new low-income housing units should help reduce this problem by providing housing close to downtown employers. Between 29 housing units and over 200 shelter beds, we expect 150-250 individuals housed by the Unified Campus will be employees who work to fuel the growth, sustainability and vibrancy of Downtown Billings.

**Economic Growth:**

Montana Rescue Mission's Unified Campus project will promote economic growth and increase tax value in downtown Billings. Often, nonprofit projects are criticized because they do not contribute to the tax base, however, our project is different and will contribute to the tax base. To centralize our work and move toward a "Unified Campus" approach, we will be divesting our current Women and Families shelter at 2520 1<sup>st</sup> Avenue North. This property, across from Stella's Bakery is listed for sale for \$1.7 million and the current interested parties are planning to substantially invest in this building to develop and grow this property as another vital part of downtown revitalization. This will place 2520 1<sup>st</sup> Avenue North property back on the tax rolls and generate income for Downtown Billings. Furthermore, our properties on Minnesota Avenue and 29<sup>th</sup> Street, while not currently on the tax role and not returning to the tax role with this project, provide millions of dollars of tax savings relief for the city and county by caring for the homeless and hungry as a private nonprofit and thus saving costs that would otherwise be allocated from city or county funds. The work we do serving the homeless saves the city and county money without any cost to the taxpayers.

**Energy Efficiency:**

The Unified Campus project will incorporate energy efficient design and components to meet modern building codes and save vital resources. All doors, windows, roofing, HVAC, plumbing, and electrical will be replaced and the highest level of efficiency will be installed. Buildings will be designated as "Green Buildings" in accordance with Montana Board of Housing standards. Furthermore, the renovations will use all approved measures to save future operating costs, including solar panels, and repurposing and recycling current building components for future use. Remodeling the buildings instead of completely replacing them will also recycle much of the main structures and flooring to create a modern space with a historical and authentic character.

**Business Development:**

The Unified Campus will encourage business development in multiple ways; by developing businesses and providing a trained workforce. Our campus will house a childcare facility open to the public that serves children ages zero to three. This will support multiple childcare jobs and will also support the ability of parents to participate in the workforce while their children are supervised.

In support of the workforce, the campus will include vocational training areas for shelter guests and community members to receive training in automotive, wood, metal, metal, culinary, cosmetology and clerical job skills areas. This workforce training component of our campus will more than encourage business, it will be a life blood to provide staffing for critical workforce shortages in downtown Billings and beyond.

Additionally, the 29 rental units and over 200 shelter beds will provide workforce housing close to the heart of downtown. This housing will be vital as rental costs continue to escalate in Billings and more of the workforce is driven further out of town.

**Benefit to the Public**

**Public Parking:**

The Unified Campus will provide adequate signage for wayfinding in Billings and also add public parking. In addition to the existing 40 diagonal and 12 parallel on street parking spots surrounding our property, the Unified Campus will include 47 additional lighted parking spots on ground level for staff, tenants and guests, which will ease the parking burden in the surrounding area. Covered and weatherproof bike storage and parking for 100 bikes will also accompany this parking area for the safety and security of those who travel via bicycle. A storage area for 20 strollers will also be available for parents to store strollers and other equipment.

**Public Safety:**

The Unified Campus plans were designed with public safety in mind and a CPTED evaluation was performed by Dan Brooks of the Chamber of Commerce. Additionally, plans for our campus were used as a case study and for training for a regional CPTED conference held in Billings in December. The CPTED evaluation helped identify several areas for enhanced public safety on the Unified Campus. Examples of safety components include intentionally designed sight lines for staff and security cameras, as well as a thoughtful reconfiguration of the existing alley and loading docks, which will be transformed into a green space to deter vagrancy.

In alignment with CPTED strategies, the Unified Campus will also promote a safer downtown Billings by helping residents of affordable housing units and guests at the Montana Rescue Mission experience a sense of community. The Unified Campus represents a planned community (much like Josephine Crossing) that includes all necessary amenities in one location (food, housing, childcare, medical, educational, social, etc.). Meeting these needs in place and providing more on-site activities will alleviate the need for homeless individuals to wander other parts of Billings.

Residents and guests of our campus will learn that community includes personal and corporate responsibility and that residents are expected to look out for their neighbors and alert authorities or MRM staff and volunteers of unsafe situations or activities. The MRM Facilities will be a drug, alcohol and firearm free space, further contributing to public safety.

**Pedestrian Crossing and Traffic Calming:**

Montana Rescue Mission will ask the city to place pedestrian crosswalks on both Minnesota Avenue 29<sup>th</sup> Street and 28<sup>th</sup> Street to promote traffic safety and calm traffic on the perimeters of this campus to make pedestrians safe. Our existing 10' sidewalks are ample for safety and will be repaired or replaced to be up to code with the advent of this project. Other measures to promote pedestrian safety may be considered as the need arises.

Additionally, by sheltering families at the Unified Campus and divesting the current Women's and Family Shelter building at 2520 1st Avenue North, the sidewalks and alleyways between our two separate shelters will see less pedestrian traffic and be a safer experience for our guests and downtown motorists alike.

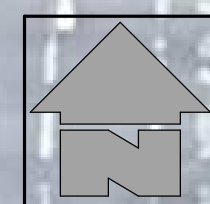
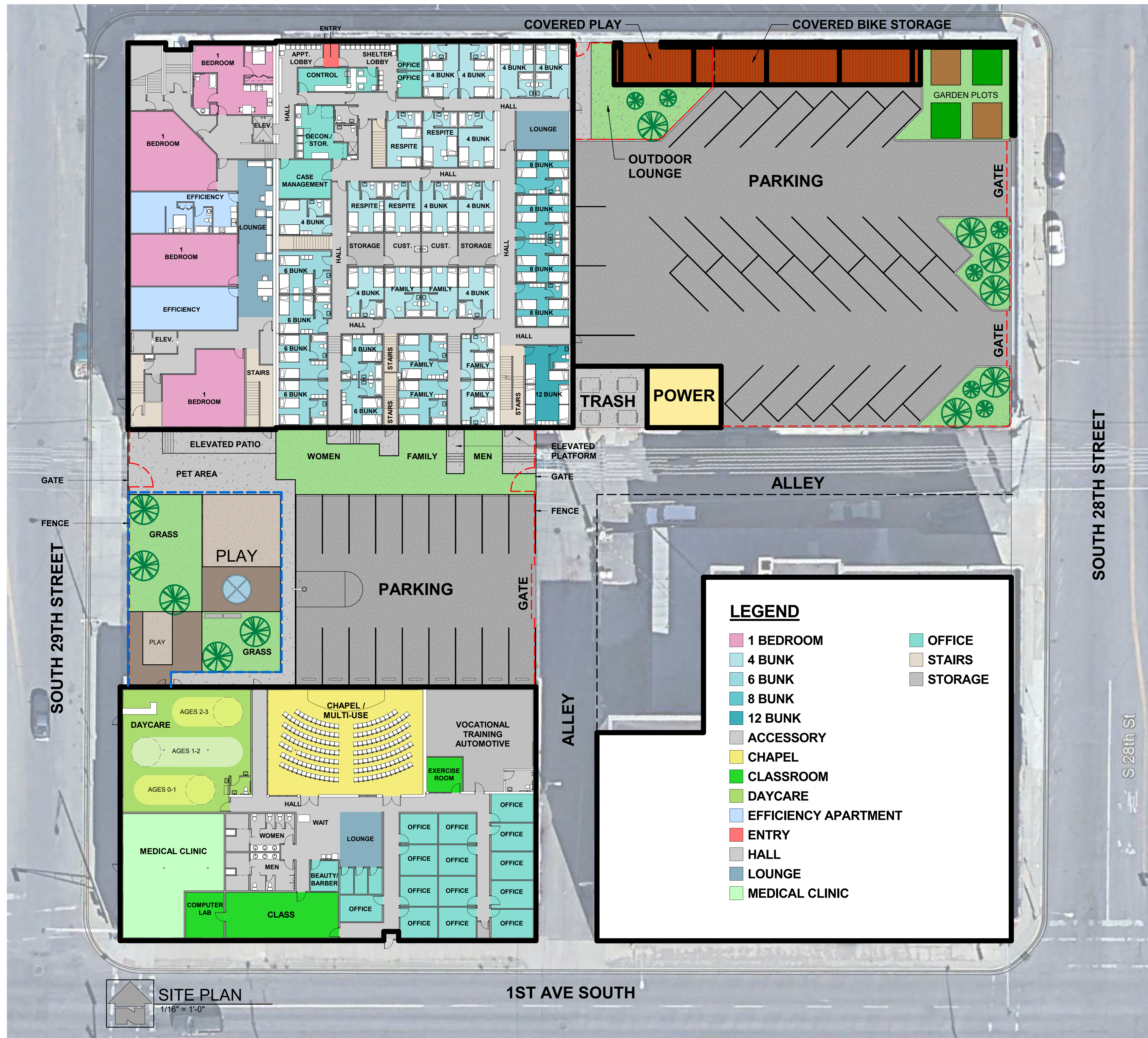
**Additional****Convention Center:**

The Auditorium and Chapel spaces at the Unified Campus will be available to host community meetings and gatherings. Meetings will be offered free for nonprofits, while a small fee to cover our costs for set up, tear down, and cleaning will be charged to the public or businesses using our convention space.

**Infrastructure:**

Montana Rescue Mission's Unified Campus builds social infrastructure that supports the vibrancy of Downtown Billings. It provides dignified shelter and housing for Billings community members who need help getting back on their feet. The Unified Campus has been purposefully designed to implement best practices in serving homeless members of our community.

Of critical importance, this project will bring all Montana Rescue Mission services onto one campus, allowing for more coordinated service delivery and making homelessness brief, rare and non-reoccurring for our guests so they can quickly regain their independence as thriving members of our community and keep our homeless guests close to services that help them grow.



**SITE PLAN**  
1/16" = 1'-0"

**1ST AVE SOUTH**

**LEGEND**

- 1 BEDROOM
- 4 BUNK
- 6 BUNK
- 8 BUNK
- 12 BUNK
- ACCESSORY
- CHAPEL
- CLASSROOM
- DAYCARE
- EFFICIENCY APARTMENT
- ENTRY
- HALL
- LOUNGE
- MEDICAL CLINIC
- OFFICE
- STAIRS
- STORAGE

**PRELIMINARY**

Date 10-29-2020  
Issue Preliminary  
Drawn by SmN

NUMBER	REVISION DESCRIPTION	DATE

**UNIFIED CAMPUS**  
**MONTANA RESCUE MISSION**

Billings, MT



**SCHUTZ FOSS**  
ARCHITECTS, P.C.  
ARCHITECTURE - INTERIORS - PLANNING  
BILLINGS, MT & GILLETTE, WY & DICKINSON, N.D.  
WWW.SCHUTZFOSS.COM

**SITE PLAN**  
CONCEPT

Project No. 1843  
**2.1**

**LEGEND**

- 1 BEDROOM
- 4 BUNK
- 6 BUNK
- 8 BUNK
- 12 BUNK
- ACCESSORY
- EFFICIENCY APARTMENT
- ENTRY
- HALL
- LOUNGE
- OFFICE
- STAIRS
- STORAGE



**MAIN FLOOR PLAN**  
1/8" = 1'-0"

**PRELIMINARY**

Date 10-29-2020  
Issue Preliminary  
Drawn by SmN

REVISIONS	NUMBER	REVISION DESCRIPTION	DATE

**UNIFIED CAMPUS  
MONTANA RESCUE MISSION**  
Billings, MT

**SCHUTZ FOSS  
ARCHITECTS, P.C.**  
ARCHITECTURE - INTERIORS - PLANNING  
BILLINGS, MT & GILLETTE, WY & DICKINSON, N.D.  
[WWW.SCHUTZFOSS.COM](http://WWW.SCHUTZFOSS.COM)

**MAIN FLOOR  
REMODEL PLAN**

Project No. 1843  
**3.0**



**LEGEND**

- 1 BEDROOM
- 2 BEDROOM
- EFFICIENCY APARTMENT
- HALL
- LAUNDRY
- LIVING ROOM
- MAINTENANCE
- STAIRS



**UPPER FLOOR PLAN**  
1/8" = 1'-0"

**PRELIMINARY**

Date 10-29-2020  
Issue Preliminary  
Drawn by SmN

REVISIONS NUMBER	REVISION DESCRIPTION	DATE

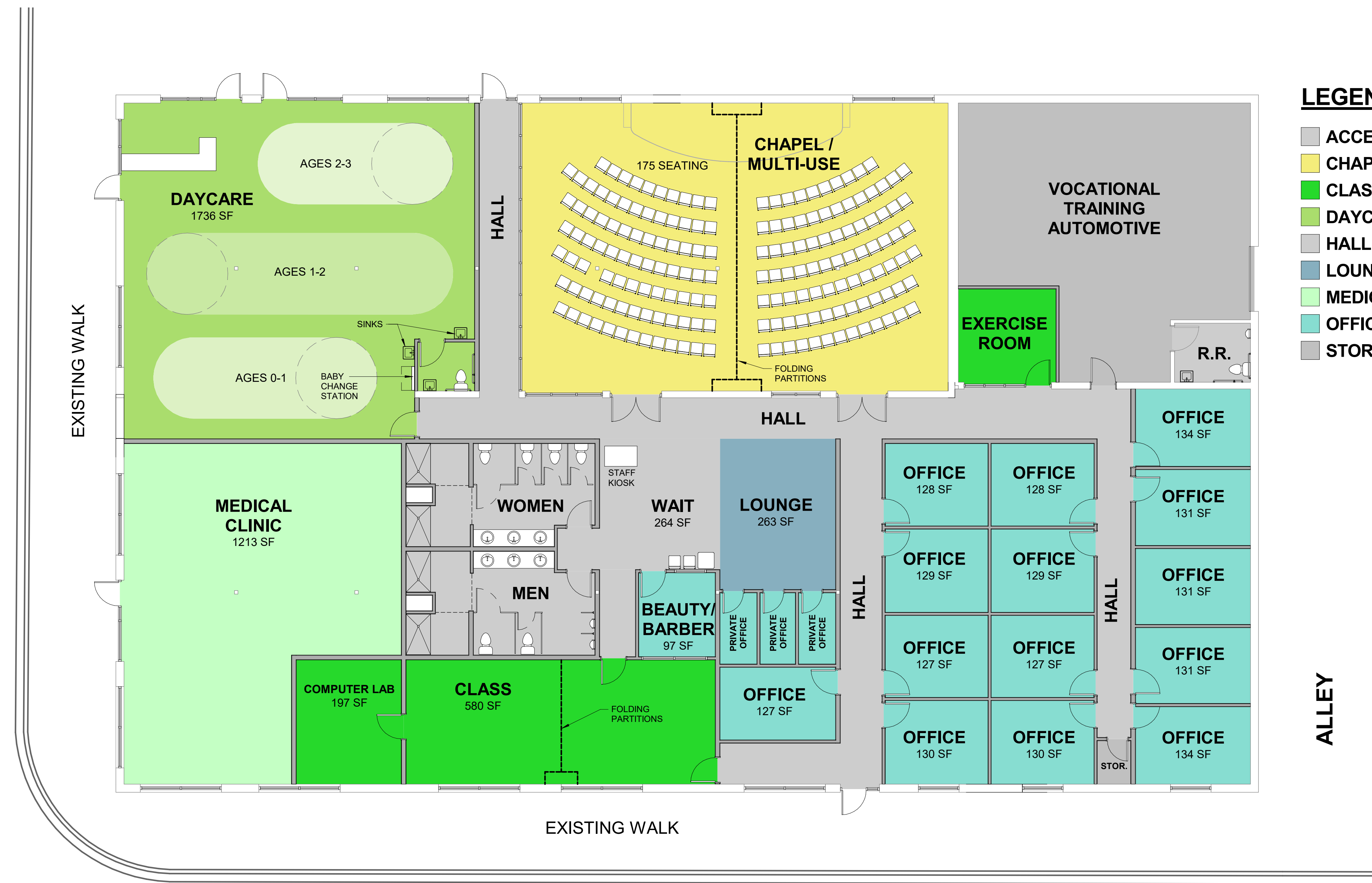
**UNIFIED CAMPUS**  
**MONTANA RESCUE MISSION**  
Billings, MT

**SCHUTZ FOSS**  
**ARCHITECTS, P.C.**  
ARCHITECTURE - INTERIORS - PLANNING  
BILLINGS, MT & GILLETTE, WY & DICKINSON, N.D.  
[WWW.SCHUTZFOSS.COM](http://WWW.SCHUTZFOSS.COM)

**UPPER FLOOR  
REMODEL PLAN**

Project No. 1843  
**3.2**

SOUTH 29H STREET



**LEGEND**

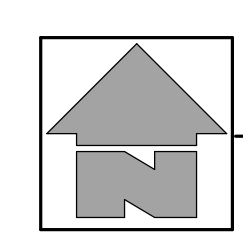
- ACCESSORY
- CHAPEL
- CLASSROOM
- DAYCARE
- HALL
- LOUNGE
- MEDICAL CLINIC
- OFFICE
- STORAGE

PRELIMINARY

Date 10-29-2020  
 Issue Preliminary  
 Drawn by SmN

REVISIONS	REVISION DESCRIPTION	DATE
NUMBER		

**UNIFIED CAMPUS**  
**MONTANA RESCUE MISSION**  
 Billings, MT



**BUILDING 21 REMODEL PLAN**  
 1/8" = 1'-0"

**SCHUTZ FOSS**  
 ARCHITECTS, P.C.  
 ARCHITECTURE - INTERIORS - PLANNING  
 BILLINGS, MT & GILLETTE, WY & DICKINSON, N.D.  
 WWW.SCHUTZFOSS.COM

**BUILDING 21**  
**REMODEL PLAN**

Project No. 1843

**3.4**



## Unified Campus Timeline

### 2020 Tasks Completed

- Architectural planning with Schutz Foss Architects PC.
- Coordination with community stakeholders, including endorsements from the Billings City Council and Yellowstone County Commissioners.
- \$6.4million in tax credits earmarked to match community investment.
- \$1.4million in pledged community funding.
- \$4.6million in requested funding
- Fundraising underway
- Pre-Development meeting with City Departments – building, zoning, engineering, to discuss development plans, recently, was met with great support.

### 2021 Tasks Planned

- Divest Montana Rescue Mission Women's Shelter to free capital for this project and add to tax rolls.
- Finalize partnership Memorandums of Understanding for all agencies and individuals who will provide services at the Unified Campus.
- Secure additional funding needed to complete the project.
- Development of Design to include details of all disciplines. Issuance of final design Construction Documents to the City of Billings.
- Receive city, county and state permitting approval to begin construction.
- Choose construction contractor through a competitive bid process.
- Begin construction.

### 2022-2023

- Complete the construction phase of the Unified Campus; as per contractors time line, yet to be established.