

From: Mike Dayton <mldayton@gmail.com>
Sent: Tuesday, September 28, 2021 12:51 PM
To: Cromwell, Nicole <CromwellN@billingsmt.gov>
Subject: [EXTERNAL] Draft zoning marijuana regulations

Hi Nicole, I got your contact info from Zack Terakedis with the BIRD.

I've read up on recently proposed regulations for MMJ businesses within the city limits, and have looked at the current zoning map to see where these businesses may be able to locate.

I would like to see changes made before these proposed regulations are passed. Just over five years ago I formed a partnership and bought a large vacant warehouse located at 2102 2nd Ave Nth here in Billings. My partner and I also own the neighboring lot on 1st Ave Nth, which is now rented out by a UHaul business. Since purchasing this property the neighborhood has not improved. Although there has been some new construction and minor improvements in the area, and some dilapidated properties torn down, vagrancy, graffiti, and crime has increased.

Our building is 60k sqft. At most we've only had one third of this rented out at a time. Without occupying tenants, which we've endured a number of times since the purchase of this building, crime to our property swiftly escalates.

Both my partner and I would love to be able to rent this space out to an MMJ business such as a growing facility. Over the years we have been contacted by a number of such entities unaware of the city's current moratorium. We have not been able to find others willing to pay the price these MMJ businesses are willing to pay, or wanting as much space. We've also visited some of these businesses on our own and are confident they would be a huge improvement not only for the current state of our property, but also the neighborhood. Nothing is going to help this part of town more than occupancy. I'm invested in the BIRD, my partner is invested in the BIRD and owns along with his extended family a number of properties both occupied and unoccupied in the neighborhood, and I now have many acquaintances also invested in the BIRD, and all of us are in agreement simple occupancy is critical if the BIRD is ever going to become a place worthwhile to keep investing our money and our time.

Sincerely,

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