



Mehmet Casey <mehmetc@downtownbillings.com>

Widmyer Corporation/Lincoln Apartments

42 messages

Mehmet Casey <mehmetc@downtownbillings.com>

Thu, Jun 9, 2022 at 4:12 PM

To: Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague <chrismontaguet@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, steve wahrlich <sw@bwclocktowerinn.com>, Steve Arveschoug <stevea@bigskyeda.org>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>, Matt Blakeslee <matt@arthousebillings.com>

Hello, DBP -

As promised, this is email 1 of 3 to come for 2/3 majority votes. Attached is the TIF Review Committee's recommendation on the Lincoln Apartments building, located at 2520 1st Ave N. It used to be the women's shelter under the ownership of the Montana Rescue Mission and now it is owned by the Widmyer Corporation, which also bought three other properties in downtown Billings.

Please take a few minutes to read the recommendation as it provides many details. I know this format doesn't provide a presentation by the applicant but Katy and Ethan (Committee and Board members) as well as James and I (staff members) were present when Steve Widmyer presented to the Committee. If you have any follow up questions, I'm happy to answer them here and will be documenting those emails to serve as written commentary should there be any electronic deliberations before the vote.

If not and you're in favor, please reply with a Yay vote. If you're opposed, please reply with a Nay vote. If you have a recommendation for a substitute motion, please let us know and we'll go from there.

In terms of context for time, this is tentatively on Council's agenda for June 27th though it is a busy agenda that night. **I do have to get everything to City Staff no later than June 16th.** Attached is also an up-to-date TIF forecast with this ask being highlighted in yellow.

Thank you,

Mehmet Casey
Development Director**Downtown Billings Alliance**

116 N 29th St., Suite A

Billings, MT 59101

mehmetc@downtownbillings.com

207 | 749-1144 [cell]

406 | 294-5060 [office]

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Andy Patten <APatten@ppbglaw.com>

Thu, Jun 9, 2022 at 4:33 PM

To: Mehmet Casey <mehmetc@downtownbillings.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague <chrismontaguemt@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, steve wahrlich <sw@bwclocktowerinn.com>, Steve Arveschoug <stevea@bigskyeda.org>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, Matt Blakeslee <matt@arthousebillings.com>

Mehmet – do you have any information on what the monthly rent will be per unit?

James A. Patten ♦ Attorney at Law



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E: apatten@ppbglaw.com

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Mehmet Casey <mehmetc@downtownbillings.com>

Thu, Jun 9, 2022 at 5:23 PM

To: Andy Patten <APatten@ppbglaw.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague <chrismontaguemt@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, steve wahrlich <sw@bwclocktowerinn.com>, Steve Arveschoug <stevea@bigskyeda.org>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, Matt Blakeslee <matt@arthousebillings.com>

Rates are not 100% set yet but they're targeting the \$850 range.

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From: Andy Patten <APatten@ppbglaw.com>

Sent: Thursday, June 9, 2022 4:33:00 PM

To: 'Mehmet Casey' <mehmetc@downtownbillings.com>; Erika Guy <eguy@yellowstonecountymt.gov>; Rupsis, Tom <rupsist@billingsmt.gov>; Steve Tostenrud <stostenrud@gmail.com>; Jock West <jock@westlawfirm.pro>; Brandon Scala <bscala@valleyfcu.com>; Meri McGlone <meri.mcglone@fib.com>; Sean Lynch <sean@1111presents.com>; Friday, Wyeth <FridayW@billingsmt.gov>; Front Desk <frontdesk@downtownbillings.com>; Jenny Ross <jenny@downtownbillings.com>; Chris Montague <chrismontaguemt@gmail.com>; Denis Pitman <dpitman@yellowstonecountymt.gov>; Janna Hafer <jhafer@highplainsarchitects.com>; Chris Kukulski <kukulskic@billingsmt.gov>; James Chandler <jamesc@downtownbillings.com>; Katy Easton <keaston@downtownbillings.com>; steve wahrlich <sw@bwclocktowerinn.com>; Steve Arveschoug <stevea@bigskyeda.org>; Ethan Kanning <ekanning@naibusinessproperties.com>; Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>; Joni Harman <joni@swiftlodging.com>; Matt Blakeslee <matt@arhousebillings.com>

Subject: RE: Widmyer Corporation/Lincoln Apartments

[Quoted text hidden]

Andy Patten <APatten@ppbglaw.com>

Thu, Jun 9, 2022 at 5:46 PM

To: Mehmet Casey <mehmetc@downtownbillings.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague <chrismontaguemt@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, steve wahrlich <sw@bwclocktowerinn.com>, Steve Arveschoug <stevea@bigskyeda.org>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, Matt Blakeslee <matt@arhousebillings.com>

I vote to approve.

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From: Mehmet Casey <mehmetc@downtownbillings.com>

Sent: Thursday, June 9, 2022 5:23:10 PM

To: Andy Patten <APatten@ppbglaw.com>; Erika Guy <eguy@yellowstonecountymt.gov>; Rupsis, Tom <rupsist@billingsmt.gov>; Steve Tostenrud <stostenrud@gmail.com>; Jock West <jock@westlawfirm.pro>; Brandon Scala <bscala@valleyfcu.com>; Meri McGlone <meri.mcglone@fib.com>; Sean Lynch <sean@1111presents.com>; Friday, Wyeth <FridayW@billingsmt.gov>; Front Desk <frontdesk@downtownbillings.com>; Jenny Ross <jenny@downtownbillings.com>; Chris Montague <chrismontaguemt@gmail.com>; Denis Pitman <dpitman@yellowstonecountymt.gov>; Janna Hafer <jhafer@highplainsarchitects.com>; Chris Kukulski <kukulskic@billingsmt.gov>; James Chandler <jamesc@downtownbillings.com>; Katy Easton <keaston@downtownbillings.com>; steve wahrlich <sw@bwclocktowerinn.com>; Steve Arveschoug <stevea@bigskyeda.org>; Ethan Kanning <ekanning@naibusinessproperties.com>; Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>; Joni Harman <joni@swiftlodging.com>; Matt Blakeslee <matt@arhousebillings.com>

Subject: Re: Widmyer Corporation/Lincoln Apartments

[Quoted text hidden]

Janna Hafer <jhafer@highplainsarchitects.com>

Thu, Jun 9, 2022 at 6:00 PM

To: Mehmet Casey <mehmetc@downtownbillings.com>

Hi Mehmet,

Is there a reason why I can't print the document to review?

Thanks,

Janna

From: Mehmet Casey <mehmetc@downtownbillings.com>

Sent: Thursday, June 9, 2022 4:13 PM

To: Erika Guy <eguy@yellowstonecountymt.gov>; Rupsis, Tom <rupsist@billingsmt.gov>; Steve Tostenrud <stostenrud@gmail.com>; Jock West <jock@westlawfirm.pro>; Brandon Scala <bscala@valleyfcu.com>; Meri McGlone <meri.mcglone@fib.com>; Sean Lynch <sean@1111presents.com>; Friday, Wyeth <FridayW@billingsmt.gov>; Front Desk <frontdesk@downtownbillings.com>; Jenny Ross <jenny@downtownbillings.com>; Chris Montague <chrismontaguemt@gmail.com>; Denis Pitman <dpitman@yellowstonecountymt.gov>; Janna Hafer <jhafer@highplainsarchitects.com>; Chris Kukulski <kukulskic@billingsmt.gov>; James Chandler <jamesc@downtownbillings.com>; Katy Easton <keaston@downtownbillings.com>; steve wahrlich <sw@bwclocktowerinn.com>; Steve Arveschoug <stevea@bigskyeda.org>; Ethan Kanning <ekanning@naibusinessproperties.com>; Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>; Joni Harman <joni@swiftlodging.com>; James A. Patten <apatten@ppbglaw.com>; Matt Blakeslee <matt@arthousebillings.com>

Subject: Widmyer Corporation/Lincoln Apartments

Hello, DBP -

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Mehmet Casey <mehmetc@downtownbillings.com>

Thu, Jun 9, 2022 at 6:45 PM

To: Janna Hafer <jhafer@highplainsarchitects.com>

Oh weird. It shouldn't. Is it just the recommendation or the TIF forecast too?

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From: Janna Hafer <jhafer@highplainsarchitects.com>

Sent: Thursday, June 9, 2022 6:00:31 PM

To: Mehmet Casey <mehmetc@downtownbillings.com>

Subject: RE: Widmyer Corporation/Lincoln Apartments

Hi Mehmet,

[Quoted text hidden]

Joni Harman <joni@swiftlodging.com>

Thu, Jun 9, 2022 at 11:34 PM

To: Mehmet Casey <mehmetc@downtownbillings.com>

I vote yay.

Joni

On Jun 9, 2022, at 4:13 PM, Mehmet Casey <mehmetc@downtownbillings.com> wrote:

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 **Development Committee Recommendation.pdf**
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 **FY23 Downtown TIF Cash.pdf**
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Brandon Scala <bscala@valleyfcu.com> Fri, Jun 10, 2022 at 7:14 AM
 To: Andy Patten <APatten@ppbglaw.com>, Mehmet Casey <mehmetc@downtownbillings.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague <chrismontaguemt@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, steve wahrlich <sw@bwclocktowerinn.com>, Steve Arveschoug <stevea@bigskyeda.org>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, Matt Blakeslee <matt@arthousebillings.com>

I vote yes



Brandon Scala | SVP of Business Development,
 CUBDP
 O: 406-655-2755 | Toll Free: 800-735-6803 | F: 406-655-5037
 E: bscala@valleyfcu.com | Website: <http://www.valleyfcu.com>
 207 N. Broadway, Suite 305, Billings, MT59101



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From: Andy Patten <APatten@ppbglaw.com>**Sent:** Thursday, June 9, 2022 5:47 PM

To: Mehmet Casey <mehmetc@downtownbillings.com>; Erika Guy <eguy@yellowstonecountymt.gov>; Rupsis, Tom <rupsist@billingsmt.gov>; Steve Tostenrud <stostenrud@gmail.com>; Jock West <jock@westlawfirm.pro>; Brandon Scala <bscala@valleyfcu.com>; Meri McGlone <meri.mcglone@fib.com>; Sean Lynch <sean@1111presents.com>; Friday, Wyeth <FridayW@billingsmt.gov>; Front Desk <frontdesk@downtownbillings.com>; Jenny Ross <jenny@downtownbillings.com>; Chris Montague <chrismontaguemt@gmail.com>; Denis Pitman <dpitman@yellowstonecountymt.gov>; Janna Hafer <jhafer@highplainsarchitects.com>; Chris Kukulski <kukulskic@billingsmt.gov>; James Chandler <jamesc@downtownbillings.com>; Katy Easton <keaston@downtownbillings.com>; steve wahrlich <sw@bwclocktowerinn.com>; Steve Arveschoug <stevea@bigskyeda.org>; Ethan Kanning <ekanning@naibusinessproperties.com>; Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>; Joni Harman <joni@swiftlodging.com>; Matt Blakeslee <matt@arthousebillings.com>

Subject: Re: Widmyer Corporation/Lincoln Apartments

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Mehmet Casey
Development Director



Downtown Billings Alliance

116 N 29th St., Suite A

Billings, MT 59101

mehmetc@downtownbillings.com

207 | 749-1144 [cell]

406 | 294-5060 [office]

[Quoted text hidden]

Sean Lynch <sean@1111presents.com> Fri, Jun 10, 2022 at 7:21 AM

To: Brandon Scala <bscala@valleyfcu.com>
Cc: Andy Patten <apatten@ppbglaw.com>, Mehmet Casey <mehmetc@downtownbillings.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Meri McGlone <meri.mcglone@fib.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague <chrismontaguemt@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, steve wahrlich <sw@bwclocktowerinn.com>, Steve Arveschoug <stevea@bigskyeda.org>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, Matt Blakeslee <matt@arhousebillings.com>

I vote to approve.

Sean

Sent from my iPhone

On Jun 10, 2022, at 7:16 AM, Brandon Scala <bscala@valleyfcu.com> wrote:

I vote yes

mehmetc@downtownbillings.com

207 | 749-1144 [cell]

406 | 294-5060 [office]

[Quoted text hidden]

Meri Mcglone <Meri.Mcglone@fib.com>
To: Mehmet Casey <mehmetc@downtownbillings.com>

Fri, Jun 10, 2022 at 7:35 AM

I vote "yes".

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From: Mehmet Casey <mehmetc@downtownbillings.com>
Sent: Thursday, June 9, 2022 4:12:40 PM
To: Erika Guy <eguy@yellowstonecountymt.gov>; Rupsis, Tom <rupsist@billingsmt.gov>; Steve Tostenrud <stostenrud@gmail.com>; Jock West <jock@westlawfirm.pro>; Brandon Scala <bscala@valleyfcu.com>; Meri Mcglone <Meri.Mcglone@fib.com>; Sean Lynch <sean@1111presents.com>; Friday, Wyeth <FridayW@billingsmt.gov>; Front Desk <frontdesk@downtownbillings.com>; Jenny Ross <jenny@downtownbillings.com>; Chris Montague <chrismontaguemt@gmail.com>; Denis Pitman <dpitman@yellowstonecountymt.gov>; Janna Hafer <jhafer@highplainsarchitects.com>; Chris Kukulski <kukulskic@billingsmt.gov>; James Chandler <jamesc@downtownbillings.com>; Katy Easton <keaston@downtownbillings.com>; steve wahrlich <sw@bwclocktowerinn.com>; Steve Arveschoug <stevea@bigskyeda.org>; Ethan Kanning <ekanning@naibusinessproperties.com>; Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>; Joni Harman <joni@swiftlodging.com>; James A. Patten <apatten@ppbglaw.com>; Matt Blakeslee <matt@arhousebillings.com>
Subject: [EXTERNAL] Widmyer Corporation/Lincoln Apartments

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steve wahrlich <sw@bwclocktowerinn.com> Fri, Jun 10, 2022 at 7:50 AM
To: Mehmet Casey <mehmetc@downtownbillings.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague <chrismontaguemt@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, Steve Arveschoug <stevea@bigskyeda.org>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>, Matt Blakeslee <matt@arhousebillings.com>

Mehmet, I'm more than likely in favor of this project but the information provided makes me uncomfortable approving this. So here are my questions:

1. What are they looking at for total project cost?

2. Are they going to be coming back to the partnership for additional funds?
3. Do we have any drawings of what they are proposing?
4. Do we have a budget from them?
5. What is the time frame they look to start and time complete?

At least with these it would be a lot easier to make a positive recommendation. If this has been sent I apologize. I've only gotten the brief description and TIF cash position.

[Quoted text hidden]

Mehmet Casey <mehmetc@downtownbillings.com>

Fri, Jun 10, 2022 at 9:26 AM

To: steve wahrlich <sw@bwclocktowerinn.com>

Cc: Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague <chrismontaguemt@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, Steve Arveschoug <stevea@bigskyeda.org>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>, Matt Blakeslee <matt@arthousebillings.com>

Those are good questions that usually come up in an in-person meeting. No need to apologize as they were not in the recommendation but were discussed in the committee meeting. Below are the answers:

1. Total project cost (acquisition and construction) is \$2,602,326.
2. Not for this project. The plan is to privately fund improvements to the second and third floors down the road.
3. Attached is the floor plan of the ground level apartments.
4. Acquisition was \$1.6M and the rest is construction. They have a commercial loan and cash investments.
5. Construction is beginning this month but will begin with non TIF items until Board and Council approval is obtained. If everything goes smoothly, Oct 1 is their estimated time of completion.

Thank you,

Mehmet Casey
Development Director



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Billings, MT 59101

mehmetc@downtownbillings.com

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Steve Arveschoug <SteveA@bigskyeda.org>

Fri, Jun 10, 2022 at 10:42 AM

To: Mehmet Casey <mehmetc@downtownbillings.com>, steve wahrlich <sw@bwclocktowerinn.com>

Cc: Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague

<chrismontaguet@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>, Matt Blakeslee <matt@arhousebillings.com>

Mehmet,

What does "moderate market rate" really mean? What rental rate do they need to secure in order to make the project work financially?

With that info in hand, I would support the project as well.

Steve

BIGSKYECONOMICDEVELOPMENT.ORG



STEVE ARVESCHOUG

EXECUTIVE DIRECTOR

stevea@bigskyeda.org

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Market rate doesn't always mean affordable but with this project, because of the size of apartments, even when it's market rate, it is somewhat affordable to an employee who makes \$15 an hour. Thus they're targeting moderate and not high or low.

Thank you,

From: Steve Arveschoug <SteveA@bigskyeda.org>

Sent: Friday, June 10, 2022 10:42:34 AM

To: Mehmet Casey <mehmetc@downtownbillings.com>; steve wahrlich <sw@bwclocktowerinn.com>

Cc: Erika Guy <eguy@yellowstonecountymt.gov>; Rupsis, Tom <rupsist@billingsmt.gov>; Steve Tostenrud <stostenrud@gmail.com>; Jock West <jock@westlawfirm.pro>; Brandon Scala <bscala@valleyfcu.com>; Meri McGlone <meri.mcglone@fib.com>; Sean Lynch <sean@1111presents.com>; Friday, Wyeth <FridayW@billingsmt.gov>; Front Desk <frontdesk@downtownbillings.com>; Jenny Ross <jenny@downtownbillings.com>; Chris Montague <chrismontaguemt@gmail.com>; Denis Pitman <dpitman@yellowstonecountymt.gov>; Janna Hafer <jhafer@highplainsarchitects.com>; Chris Kukulski <kukulskic@billingsmt.gov>; James Chandler <jamesc@downtownbillings.com>; Katy Easton <keaston@downtownbillings.com>; Ethan Kanning <ekanning@naibusinessproperties.com>; Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>; Joni Harman <joni@swiftlodging.com>; James A. Patten <apatten@ppbglaw.com>; Matt Blakeslee <matt@arhousebillings.com>

Subject: RE: Widmyer Corporation/Lincoln Apartments

[Quoted text hidden]

Steve Arveschoug <SteveA@bigskyeda.org>

Fri, Jun 10, 2022 at 1:06 PM

To: Mehmet Casey <mehmetc@downtownbillings.com>, steve wahrlich <sw@bwclocktowerinn.com>

Cc: Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague <chrismontaguemt@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>, Matt Blakeslee <matt@arhousebillings.com>

So the rental rates will be \$800+ a month? \$1,000 per month? Or, closer to \$600 per month?

At \$15 per hour earnings (\$31,000 per year), paying 30% of income on housing related costs (rent and utilities), that would put the rent at \$650 to \$750 per month. Close?

[Quoted text hidden]



image003.png
27K

Mehmet Casey <mehmetc@downtownbillings.com>

Fri, Jun 10, 2022 at 1:25 PM

To: Steve Arveschoug <SteveA@bigskyeda.org>, steve wahrlich <sw@bwclocktowerinn.com>
Cc: Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Chris Montague <chrismontaguemt@gmail.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>, Matt Blakeslee <matt@arhousebillings.com>

\$850 is their aim. Their formula calculates 33% of income.

Thank you,

From: Steve Arveschoug <SteveA@bigskyeda.org>

Sent: Friday, June 10, 2022 1:06:52 PM

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[Quoted text hidden]

Chris Montague <chrismontaguemt@gmail.com>

Fri, Jun 10, 2022 at 1:26 PM

To: Mehmet Casey <mehmetc@downtownbillings.com>
Cc: Steve Arveschoug <SteveA@bigskyeda.org>, steve wahrlich <sw@bwclocktowerinn.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>, Matt Blakeslee <matt@arhousebillings.com>

vote aye

thanks

Chris Montague
Montague's Jewelers- Since 1937
[2810 2nd Avenue North](http://28102ndavenuenorth.com)
Billings, Montana 59101
406.294.9370
chrismontaguemt@gmail.com
montaguesjewelers.com
[facebook.com/montaguesjewelers](https://www.facebook.com/montaguesjewelers)

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Mehmet Casey <mehmetc@downtownbillings.com>
To: Janna Hafer <jhafer@highplainsarchitects.com>

Mon, Jun 13, 2022 at 9:53 AM

Here's the word document. Maybe this version will print?

Thank you,

Mehmet Casey
Development Director



Downtown Billings Alliance

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mehmetc@downtownbillings.com

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 **Development Committee Recommendation.docx**
394K

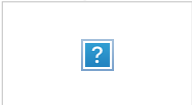
Mehmet Casey <mehmetc@downtownbillings.com>
To: Chris Montague <chrismontaguet@gmail.com>

Mon, Jun 13, 2022 at 11:49 AM

Cc: Steve Arveschoug <SteveA@bigskyeda.org>, steve wahrlich <sw@bwclocktowerinn.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>, Matt Blakeslee <matt@arhousebillings.com>

Thank you! Just to keep everyone up to date...I have 6 yay votes so far and 0 nay votes. Need 5 more "yay" votes for approval of the recommendation. Otherwise, happy to answer any other follow up questions.

Mehmet Casey
Development Director



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steve wahrlich <sw@bwclocktowerinn.com>
To: Mehmet Casey <mehmetc@downtownbillings.com>

Mon, Jun 13, 2022 at 12:07 PM

Sorry for not getting back with some other questions:

1. What exterior improvements are they planning – especially the front and the alley between pub station and the building?
Anything with their garbage area in the alley
2. Lighting and landscaping
3. Building color

From: Mehmet Casey <mehmetc@downtownbillings.com>
Sent: Friday, June 10, 2022 9:26 AM
To: steve wahrlich <sw@bwclocktowerinn.com>

[Quoted text hidden]

[Quoted text hidden]

Ethan Kanning <ekanning@naibusinessproperties.com>
To: Mehmet Casey <mehmetc@downtownbillings.com>

Mon, Jun 13, 2022 at 12:25 PM

approve

Ethan Kanning

ekanning@naibusinessproperties.com

NAI Business Properties

Cell: 406 672 0435

Direct: 406 294 6314

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Janna Hafer <jhafer@highplainsarchitects.com>
To: Mehmet Casey <mehmetc@downtownbillings.com>

Mon, Jun 13, 2022 at 12:41 PM

Got it – and it printed!

[Quoted text hidden]

Mehmet Casey <mehmetc@downtownbillings.com>
To: Ethan Kanning <ekanning@naibusinessproperties.com>

Mon, Jun 13, 2022 at 12:42 PM

Thank you!

Mehmet Casey
Development Director



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Mehmet Casey <mehmetc@downtownbillings.com>
To: Janna Hafer <jhafer@highplainsarchitects.com>

Mon, Jun 13, 2022 at 12:43 PM

Yay!

Mehmet Casey
Development Director



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Denis Pitman <dpitman@yellowstonecountymt.gov>
To: Mehmet Casey <mehmetc@downtownbillings.com>

Mon, Jun 13, 2022 at 12:50 PM

OK

Denis Pitman

From: Mehmet Casey <mehmetc@downtownbillings.com>
Sent: Monday, June 13, 2022 11:50 AM
To: Chris Montague <chrismontaguemt@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

Rupsis, Tom <rupsist@billingsmt.gov>
To: Mehmet Casey <mehmetc@downtownbillings.com>

Mon, Jun 13, 2022 at 12:57 PM

Just want to confirm that I am a non-voting member, and you're not expecting a response from me. Right?

Thanks, Mehmet!

Tom

Tom Rupsis

Billings City Council – Ward 5

rupsist@billingsmt.gov

406-545-0701

From: Mehmet Casey <mehmetc@downtownbillings.com>
Sent: Monday, June 13, 2022 11:50 AM
To: Chris Montague <chrismontaguemt@gmail.com>

[Quoted text hidden]

[Quoted text hidden]

Matt Blakeslee <matt@arthousebillings.com> Mon, Jun 13, 2022 at 1:22 PM
To: Mehmet Casey <mehmetc@downtownbillings.com>
Cc: Chris Montague <chrismontaguemt@gmail.com>, Steve Arveschoug <SteveA@bigskyeda.org>, Steve Wahrlich <sw@bwclocktowerinn.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Janna Hafer <jhafer@highplainsarchitects.com>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>

I vote yes.

Matt

[Quoted text hidden]

[Quoted text hidden]

[Quoted text hidden]

vote aye

thanks

[Quoted text hidden]

[Quoted text hidden]

Confirming my yes vote. Thanks, Mehmet, for addressing my questions.

Steve

BIGSKYECONOMICDEVELOPMENT.ORG



STEVE ARVESCHOUG

EXECUTIVE DIRECTOR

stevea@bigskyeda.org

P 406.869.8401

GRANITE TOWER

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SUITE 200

BILLINGS, MT 59101

406.256.6871



From: Mehmet Casey <mehmetc@downtownbillings.com>
Sent: Monday, June 13, 2022 11:50 AM
To: Chris Montague <chrismontaguemt@gmail.com>

[Quoted text hidden]

[Quoted text hidden]



image003.png
27K

Mehmet Casey <mehmetc@downtownbillings.com>
To: steve wahrlich <sw@bwclocktowerinn.com>

Mon, Jun 13, 2022 at 2:58 PM

No worries.

There will be new lighting at the entrance of the ground level apartments and commercial space (once a tenant is finalized/identified).

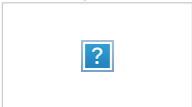
They will install motion lights on the alley.

The color of the building will follow the same tones as the existing masonry. The EFIS locations on the exterior of the building will be removed as these will become recessed patios for the apartments.

Code requires them to add trees so they're currently examining the number of wells and where trees can be added.

Thank you,

Mehmet Casey
Development Director



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 **Pictures.pdf**
1843K

steve wahrlich <sw@bwclocktowerinn.com>
To: Mehmet Casey <mehmetc@downtownbillings.com>

Tue, Jun 14, 2022 at 10:28 AM

FYI – I was the one that hung the existing awing over the front door. I was also the one who did the pointing on the east wall (Alley) so they may want to check with me. I'm also the one who removed the old Lincoln hotel sign.

Thanks

[Quoted text hidden]

steve wahrlich <sw@bwclocktowerinn.com>
To: Mehmet Casey <mehmetc@downtownbillings.com>

Tue, Jun 14, 2022 at 10:30 AM

The only other item would be changes to the front of the building, due to unknown circumstances should be brought in front of the design committee. Personally, I'd love to know if things changes as I look directly at them.

[Quoted text hidden]

steve wahrlich <sw@bwclocktowerinn.com>
To: Mehmet Casey <mehmetc@downtownbillings.com>

Tue, Jun 14, 2022 at 10:37 AM

Just looked at the picture again, are they planning on redoing the brick on the alley side or just paint or nothing? Picture shows "new brick"

[Quoted text hidden]

Mehmet Casey <mehmetc@downtownbillings.com>
To: steve wahrlich <sw@bwclocktowerinn.com>

Tue, Jun 14, 2022 at 12:17 PM

Thanks for sharing that! I'll share your email address with Steve Widmyer if I may so they can learn more about the condition/history of the building given your involvement. :)

The color of the building will follow the same tones as the existing masonry and should be consistent on all fronts (26th, 1st, and alley).

Thank you,

Mehmet Casey
Development Director



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Janna Hafer <jhafer@highplainsarchitects.com>

Wed, Jun 15, 2022 at 12:43 PM

To: Matt Blakeslee <matt@arhousebillings.com>, Mehmet Casey <mehmetc@downtownbillings.com>

Cc: Chris Montague <chrismontaguemt@gmail.com>, Steve Arveschoug <SteveA@bigskyeda.org>, Steve Wahrlich <sw@bwclocktowerinn.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>

Mehmet,

I will vote in favor of the project.

Thanks,

Janna

[Quoted text hidden]

Mehmet Casey <mehmetc@downtownbillings.com>

Thu, Jun 16, 2022 at 9:17 AM

To: Janna Hafer <jhafer@highplainsarchitects.com>

Cc: Matt Blakeslee <matt@arhousebillings.com>, Chris Montague <chrismontaguemt@gmail.com>, Steve Arveschoug <SteveA@bigskyeda.org>, Steve Wahrlich <sw@bwclocktowerinn.com>, Erika Guy <eguy@yellowstonecountymt.gov>, "Rupsis, Tom" <rupsist@billingsmt.gov>, Steve Tostenrud <stostenrud@gmail.com>, Jock West <jock@westlawfirm.pro>, Brandon Scala <bscala@valleyfcu.com>, Meri McGlone <meri.mcglone@fib.com>, Sean Lynch <sean@1111presents.com>, "Friday, Wyeth" <FridayW@billingsmt.gov>, Front Desk <frontdesk@downtownbillings.com>, Jenny Ross <jenny@downtownbillings.com>, Denis Pitman <dpitman@yellowstonecountymt.gov>, Chris Kukulski <kukulskic@billingsmt.gov>, James Chandler <jamesc@downtownbillings.com>, Katy Easton <keaston@downtownbillings.com>, Ethan Kanning <ekanning@naibusinessproperties.com>, Mary Walks Over Ice <mwalksoverice@nadc-nabn.org>, Joni Harman <joni@swiftlodging.com>, "James A. Patten" <apatten@ppbglaw.com>

Thank you all! I have received more than 2/3 majority. :)

Mehmet Casey
Development Director



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