

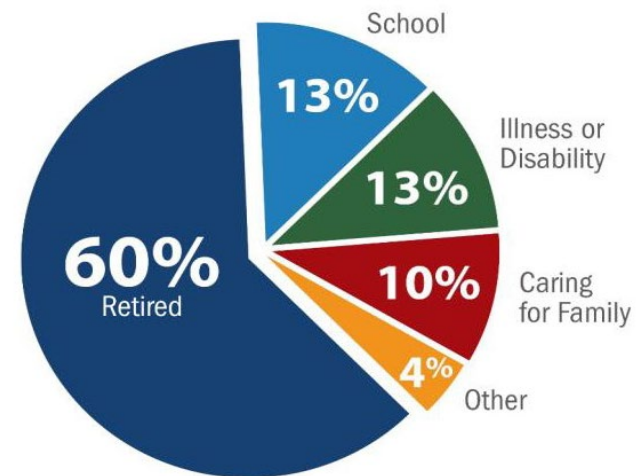
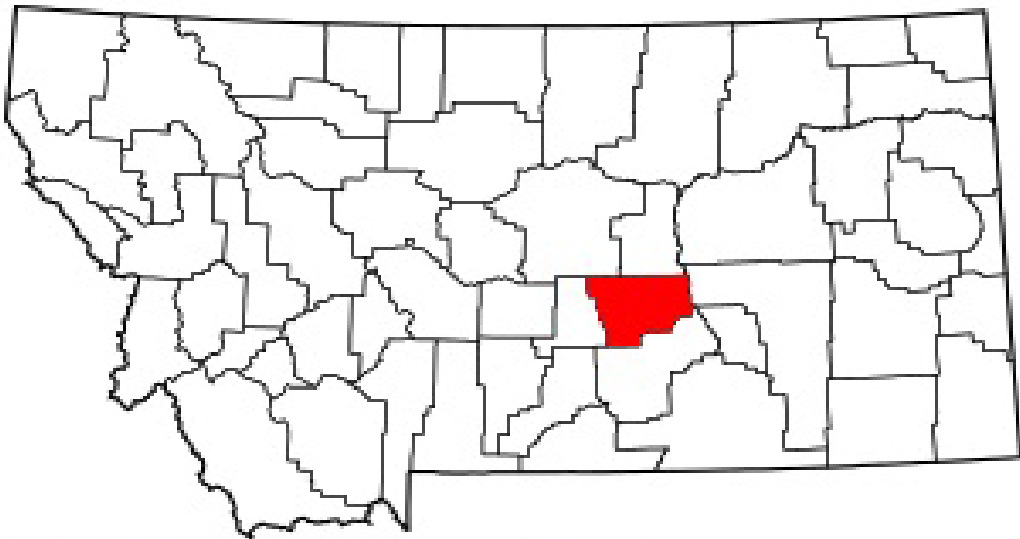


Musselshell County's Wier Building Revitalization Project

ENABLING OUR COMMUNITY'S VISION & PRESERVING OUR CULTURAL HERITAGE

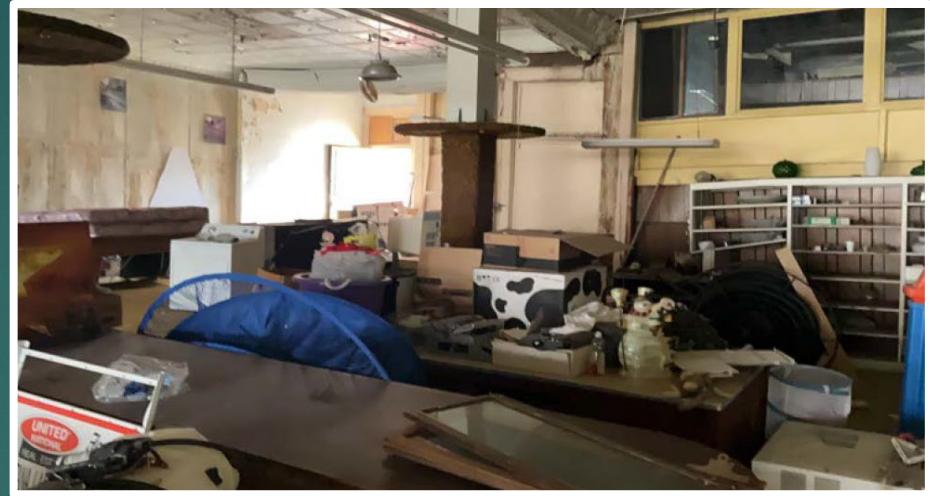
MUSSELSHELL COUNTY

- ▶ Population: 5,308 in 2023 (750 new residents since 2020)
- ▶ 3rd highest growth rate in the state – 14% increase in population since 2020
- ▶ 5% of state's mining/extraction jobs despite having 0.5% of population
- ▶ 50% residents over 15 in labor force (63% statewide) – primary reason: 60% retired
- ▶ 3.1% unemployment rate (2.9% statewide)
- ▶ 9% veterans in 2023; 14% veterans in 2013



Source: Current Population Survey (CPS), U.S. BLS and U.S. Census. MTDLI analysis of IPUMS CPS microdata for Montana for Jan through Dec 2023.

THE ISSUE



- ABOUT 50% OF ROUNDUP'S PRIMARY DOWNTOWN – VACANT, LOST, IN DISREPAIR
- WIER FURNITURE BUILDING (ORIGINALLY THE WALL BUILDING)
- LARGEST BUILDING ON MAIN STREET (OVER 26,000 FT² IN RENTABLE SPACES)
- BUILT IN 1914 = HOLDS GREAT HISTORIC SIGNIFICANCE FOR ROUNDUP
- VACANT AND NOT MAINTAINED FOR LAST 35 YEARS
- ROOF LEAK CAUSING STRUCTURAL ISSUES & A PUBLIC SAFETY CONCERN
- HAZARDOUS MATERIALS, DEBRIS CLEAROUT & STRUCTURAL TOO COSTLY FOR DEVELOPER

DUE DILIGENCE & VISIONING

- ▶ JAN 2024 COUNTY COMMISSIONERS MET WITH CITY OF ROUNDUP
- ▶ MAR - JUL 2024 BROWNFIELDS ASSESSMENT WHILE IN PRIVATE OWNERSHIP
- ▶ MAR 2024 - JAN 2025 KSU-TAB PRODUCT DEVELOPMENT & PUBLIC MEETINGS
- ▶ APR 2024 BUILDING APPRAISAL
- ▶ APR & MAY 2024 STRUCTURAL ASSESSMENTS
- ▶ SEPT 2024 DECISION TO PRESERVE
- ▶ SEPT 2024 DEFINED COUNTY SCOPE OF WORK
- ▶ SEPT 2024 DEVELOPED BUDGET BASED ON INVESTIGATIONS

FEASIBILITY

- ▶ DEMOLITION VERSUS PRESERVATION - Intangible benefits = nonmonetary advantages that cannot be easily measured or quantified, but still provide significant value to the community (cultural heritage, Main Street western and historic aesthetics, economic development cascade effect, etc.)
- ▶ DEMOLITION
 - Out of Pocket Expense: >\$1,100,000
 - Outcome: Vacant Lot with less potential tax revenue and minimal ROI
- ▶ PRESERVATION (Based on Assessments, Construction Estimates, & Developers Data)
 - Out of Pocket Expense: <\$800,000
 - Outcome: Stabilize 26,000 ft² building ready for developer, grant partnerships
 - ROI: Full investment returned to County within 14 years of the developer's completion
- ▶ DECISION – PRESERVATION & DEFINED COUNTY SCOPE OF WORK

COUNTY'S SCOPE OF WORK

▶ GOALS

- Stabilize Envelope & Protect From Further Deterioration
- Make Renovation Fiscally Feasible For Developer

▶ WORK NEEDED TO ACHIEVE GOAL

- Interview 3 Potential Developers

SCOPE = SW Structural Repair, New Roof, & select Haz. Mat. Cleanup

- Refine Budget To Achieve Goal
- Develop Funding Strategy: Build Grant Partnerships & Reduce County Investment
- Determine Return on Investment (ROI) - BSB

▶ FUNDRAISING

OVERALL TIMELINE OF COUNTY'S SCOPE

- ▶ JAN – SEPT 2024 DUE DILIGENCE
- ▶ OCT 2024 ACQUIRE PROPERTY
- ▶ NOV 2024 – APR 2026 DESIGN - ALTERNATE DELIVERY METHOD
- ▶ OCT 2024 – MAR 2026 HAZARDOUS MATERIALS CLEANUP PROCESS
- ▶ JUN 2025 – FEB 2026 STRUCTURAL REPAIR OF SW CORNER
- ▶ OCT 2025 – APR 2026 NEW, INSULATED ROOF INSTALLATION
- ▶ DEC 2024 – JUL 2025 DEVELOPER RFQ-P PROCESS
- ▶ JUL 2025 – JUN 2026 DEVELOPER I.D. & RELATIONSHIP DEVELOPMENT
- ▶ JUN 2026 SELL PROPERTY TO DEVELOPER
- ▶ JUN 2026 – JUN 2028 DEVELOPER DESIGN AND FULL RENOVATION

BROWNFIELDS CHALLENGES

- ▶ TIME REQUIRED TO GET THROUGH ASSESSMENT & CLEANUP PROCESSES
- ▶ HISTORIC CLEARANCE PROCESS AND TIMING
- ▶ DEBRIS CLEAROUT
- ▶ COORDINATION OF CLEANUP WITH OTHER CONTRACTORS
- ▶ \$235,060 LOAN FOR CLEANUP (TOTAL \$470,120 – 50% Loan/50% Grant)
- ▶ LOAN PAYBACK STRATEGY & TIMING (Use Funds from Sale of Building)

REUSE CHALLENGES & SOLUTIONS

▶ LOCAL MARKET CONDITION

SOLUTION: KSU-TAB PRODUCTS HELPED COUNTY & DEVELOPER
- RENDERINGS, MARKET ANALYSIS, & RESOURCE ROADMAP

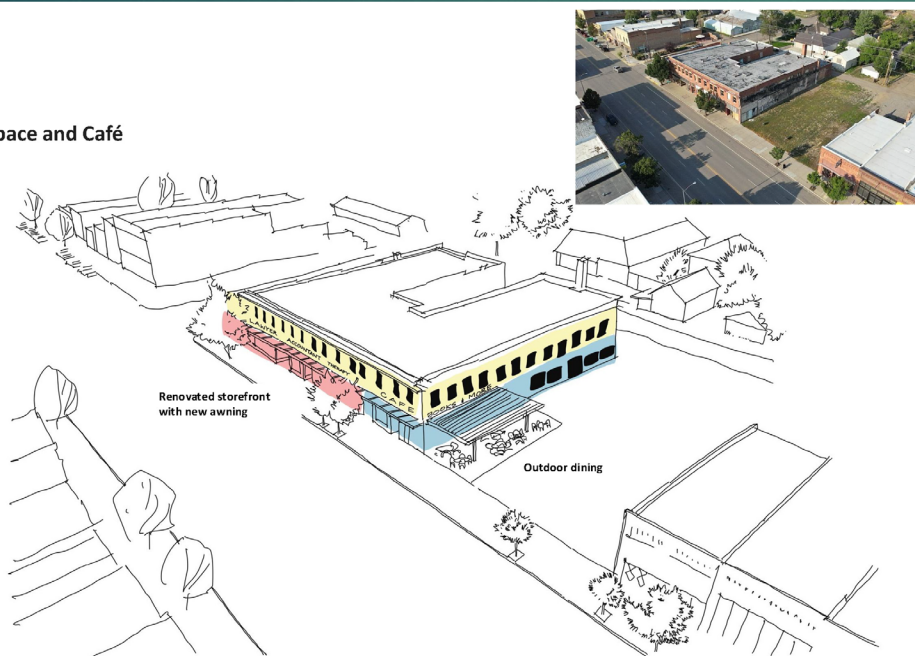
Option 3

Residential Over Office Space and Café

- 10-15 Residential units on top floor
- Coffee shop/café (bookstore/bakery/ice cream/breakfast and lunch) on north side with outdoor dining
- 4k-5k Professional offices (lawyers, accountants, therapists, dentist etc with shared reception)
- 4-5k flex office coworking

Legend

- Residential
- Offices
- Café and bookstore



Outdoor dining on northeast corner



REUSE CHALLENGES & SOLUTIONS (CONT.)

▶ POVERTY MINDSET AND COMMUNITY SUPPORT


SOLUTIONS: 1) COMMUNITY COFFEE TO GATHER INPUT AND SHARE VISION

2) PUBLICITY (REGULAR PRESS RELEASES AND SOCIAL MEDIA POSTS)

3) NO USE OF TAXES, USE OF GRANTS & FEDERAL MINERAL ROYALTIES

The Musselshell County Commissioners
and Roundup Community Partners Invite
You To The:

Wier Building Visioning Community Coffee



**Monday, November 18
5:30 PM**

Attend to learn more about the market analysis and reuse renderings for the historic Wier Building provided by KSU TAB. Light refreshments will be provided.

Musselshell County Central Commons
610 2nd St W., Roundup, MT 59072

Contact Theresa Doumitt (tdoumitt@hotmail.com) with questions

We hope to see you there!



Wier Building Community Input Survey 2024 Results Summary of 441 Responses

Community Group

Student	6%
Parent	29%
Community Member	50%
Business Owner	10%
Other	4%

Age Range

Under 25 (12%)	12%
25-54 (58%)	58%
55-84 (30%)	30%

Where Do You Live

Roundup (69%)	69%
Musselshell County (26%)	26%
Elsewhere (5%)	5%

Categories of Services Missing in Roundup

- Entertainment
- Dining Options
- Retail Stores/Shopping
- Affordable Housing
- Event Rental Space
- Office Space
- Youth after-school programs

Specific Stores or Businesses Like to See in Roundup

- Entertainment & Events
Safe places for youth and teens to have fun and stay out of trouble and family-friendly entertainment (arcade, movie theater, bowling alley, rec center with after school programs; event rental space)
- Retail Stores/Shopping
Clothing, shoes, outdoor/sporting goods; grocery or organic/specialty food stores; gift shop or craft store
- Restaurants & Brewery
Fast food and/or sandwich shop; Mexican, Chinese, or Italian options; brew pub or distillery; breakfast/coffee shop; fine dining/steakhouse
- Medical/Professional Services
Optometrist, dentist, primary doctor, therapist; daycare, gym; salon/spa

What ways do you think reusing this building could make Roundup a better place to live?

- Boost economy and create more jobs
- Attract tourists and keep those living in Roundup from leaving
- Beautification/cleanup and revitalization of old and abandoned buildings, bringing Main Street and surrounding areas to life
- Saving historic buildings
- Create safe place for youth and teens to hang out and stay out of trouble

REUSE CHALLENGES & SOLUTIONS (CONT.)

- ▶ LENGTH OF ABANDONMENT AND NEGLECT OF STRUCTURE
 - UNCERTAINTY OF COSTS OF STRUCTURAL REPAIR
 - STRUCTURAL COSTS: ESTIMATED - \$395,894; ACTUAL - \$641,627SOLUTION: PLANNING, PARTNERS DEVELOPMENT, & FUNDRAISING
- ▶ FUNDING COUNTY SCOPE – PUBLIC HAD NO INTEREST IN USING TAX FUNDS
SOLUTIONS:
 - 1) GRANT PARTNERS – \$810,000 IN GRANTS SECURED WITH \$131,000 PENDING
 - 2) USE OF FEDERAL MINERAL ROYALTIES WITH 14 YEAR ROI
 - 3) INCOME FROM SELL OF BUILDING TO DEVELOPER

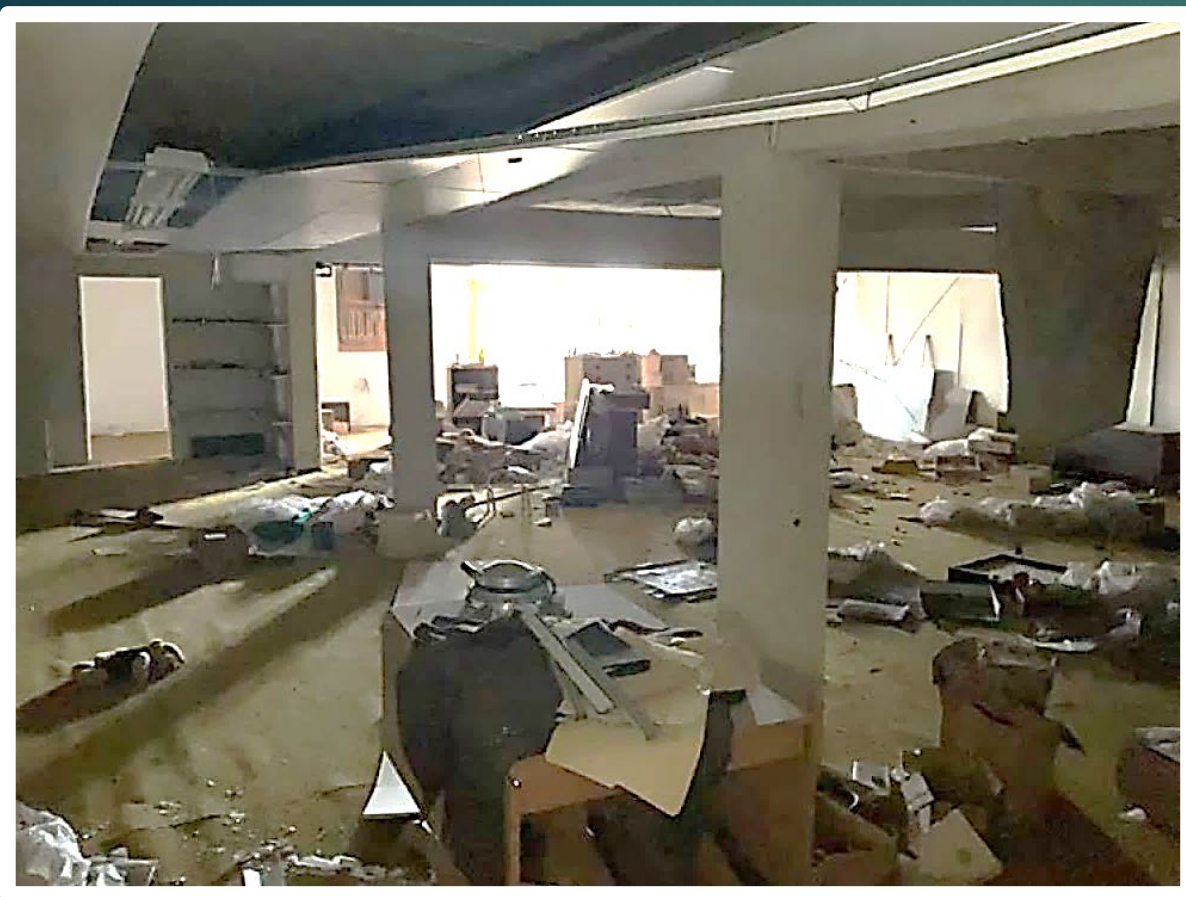
BROWNFIELDS IMPACT



BROWNFIELDS IMPACT (CONT.)



BROWNFIELDS IMPACT (CONT.)



BROWNFIELDS IMPACT (CONT.)



BROWNFIELDS IMPACT (CONT.)



BROWNFIELDS IMPACT (CONT.)



CURRENT PROJECT STATUS

- ▶ OCTOBER 2025 – APRIL 2026 NEW, INSULATED ROOF INSTALLATION
- ▶ JULY 2025 – JUNE 2026 DEVELOPER I.D. & AGREEMENT
- ▶ JUNE 2026 SELL PROPERTY TO DEVELOPER
- ▶ JUNE 2026 FINAL REPORTS TO GRANTORS & PARTNERS
- ▶ JUNE 2026 – JUNE 2028 DEVELOPER DESIGN & FULL RENOVATION



SPECIAL THANKS

- Musselshell County Commissioner
- MT Department of Commerce, Montana Main Street Program (MMS)
- MT Department of Commerce, Montana Coal Board
- Signal Peak Community Foundation
- City of Roundup – enabled joint MMS grant applications
- Snowy Mountain Development Corporation – Brownfields Program
- EPA – Brownfields Program
- Montana DEQ Brownfields Program
- KSU-TAB Team
- ▶ Butte-Silver Bow Community Development Team



QUESTIONS?

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