

Livingston Urban Renewal Agency Agenda



Join Zoom Meeting

<https://us02web.zoom.us/j/89823012031?pwd=VWEyNGMyQ3lSWUJMcFVVcmpKeGxHdz09>

Meeting ID: 898 2301 2031

Passcode: 320512

The regular meeting of the Livingston Urban Renewal Agency Committee has been scheduled for October 22, 2024 at 4:30 PM in Community Room, City/County Complex. This meeting will be facilitated by Allison Vicenzi.

1. Roll Call

2. Approval of Minutes

A. APPROVAL OF MINUTES FROM AUGUST 27, 2024, REGULAR MEETING

3. New Business

A. FACADE GRANT APPLICATION: DANFORTH MUSEUM OF ART

B. FACADE GRANT APPLICATION: DEYOUNG GALLERY

C. APPOINTMENT OF TWO COMMUNITY MEMBERS TO FILL BOARD VACANCIES

4. Old Business

5. Public Comments

6. Board Comments

7. Adjournment

File Attachments for Item:

A. APPROVAL OF MINUTES FROM AUGUST 27, 2024, REGULAR MEETING

Livingston Urban Renewal Agency Agenda

The regular meeting of the Livingston Urban Renewal Agency Committee has been scheduled for August 27, 2024 at 4:30 PM in Community Room, City/County Complex. This meeting will be facilitated by Allison Vicenzi.



Join Zoom Meeting

<https://us02web.zoom.us/j/82459221735?pwd=RkhUb1henpxamRaNjFpdk9xbnEzQT09>

Meeting ID: 824 5922 1735

Passcode: 259438

1. Roll Call

Chair Allison Vicenzi, Vice Chair Rick Van Aken, Lisa Garcia

2. Approval of Minutes

A. APPROVAL OF MINUTES FROM APRIL 23, 2024, REGULAR MEETING

B. APPROVAL OF MINUTES FROM JULY 23, 2024, REGULAR MEETING

Chair Vicenzi asked if there were questions or comments about the April and July Minutes.

Lisa Garcia requested more detail in the minutes for all future minutes.

Lisa Garcia motioned to approve the minutes.

Chair Vicenzi felt the minutes were lacking and would like to see more detail and offered that

a secretary be hired for URA minutes.

Vice-Chair Van Aken seconded

Minutes approved by 3 members present

3. New Business

A. DISCUSSION REGARDING BOARD MEMBERSHIP

Chair Vicenzi stated that board member Kevin Stewart would like to resign effective immediately and stated they will have an open board seat.

To ensure that it is passed on to the voting members, written public comment should be submitted before noon the day of any public meeting. This deadline is set to ensure comments reach City Commission, Boards, Committees, and City Staff timely allowing all parties to review comments prior to the start of any public meeting. Comments received after this deadline are not guaranteed to reach the intended persons before the start of the meeting.

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Rick Van Aken stated he also would like to resign from the URA board and feels the URA is not in his wheelhouse. He would like to resign as soon as possible, but understand need for quorum.

Chair Vicenzi is excited to see this open up and what applications might come in.

Chair Vicenzi asked for a motion to transfer the Vice-Chair position from Rick to Lisa.

Rick motioned to transfer Vice-Chair to Lisa

Seconded by Lisa

Motion approved by 3 members present.

Chair Vicenzi brought up being able add more members to the URA board as a possibility if they have a large application pool with good applicants for current vacancies.

4. Old Business

A. DISCUSSION OF FY 2024-25 BUDGET PRIORITIES

Chair Vicenzi checked with members that they had time to review staff reports about budget.

Chair Vicenzi reviewed Julie's budget comments via email. Julie's items listed in order of importance are as follows: Housing, Infrastructure, Downtown Programming, and Economic Development.

Lisa Garcia would like the URA to be more proactive rather than reactive. She would like to put grants at a lower ranking in a list of importance to give more focus to housing with a new approach.

Chair Vicenzi would like to see some separation in their 2 grant programs and clearly define a cap on the amount they give. Right now they have a cap on the amount per project, and a cap on overall budget. She feels it would like to approach advertising of these grants in a different way with more specificity on amounts or quantity of grants. Ultimately wanting to encourage folks to apply. She feels housing is an important topic, and likes the idea of ADU's in the URA district based on affordability and ability to build with a large impact for the community that is in need of housing. She is also interested in upper level housing and lower level community or retail commercial space. She would like to discuss how to utilize the bank of money they currently have and how to continue this level of work and projects in the future with less money per year. She would like to find a way to help vacant storefronts, and feels it would be beneficial to partner with BID in some way to help with this. She asked the City Manager how much money might be requested from the URA in the future for infrastructure.

The City Manager stated from a CIP standpoint he stated the City does not have the next phase designed. There is potential that the 2nd and 3rd alley will be undertaken in the next couple years, but it's unclear if URA will be utilized in that, but it's possible if an applicant

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is in that area that they may approach the URA and could either look for infrastructure support or housing support.

Rick stated he feels the URA is kind of stuck around the areas of residential and façade grants and just sitting waiting for someone to come to the URA and would like to find a way to reach out to businesses. He thought it would be beneficial to partner with other agencies as well.

Rick and Chair Vicenzi both agreed and discussed the lull in grants.

The City Manager indicated that this is a standard timeline for a URA board where they might hit what feels like a lull, but it's the transition period between capital improvement projects moving into to more projects initiated by the community rather than at City direction.

Lisa reminded that they are in the 24/25 FY and are already in a year with projects happening and stated some of these projects take a long time so keeping that in mind with future budget. She asked the City Manager to clarify Downtown Programming and Economic Development.

The City Manager stated the Downtown Programming is items like holiday light and hanging flower baskets. Economic Development is things such as events downtown, or when business relocate into the URA district.

Chair Vicenzi clarified they don't have to spend all their funds it would just roll to the next year if not spent. She would like to hear from Katherine Daly if ADU strategy would make sense in the URA district and if there are currently people considering ADU's that would be motivated to make them workforce affordable housing.

The City Manager asked for clarification about vibrancy and beautification grants and stated we don't have existing grant programs for that and wondered if he needs to take that as direction to look for and set guideline for that type of grant.

Chair Vicenzi expressed what she thought was considered beautification and she thought the baskets would more fall under that category, and the programming was more event based. She would like to do something like a call for proposal.

Lisa expressed not really wanting a specific grant program for beautification and vibrancy.

The City Manager stated there are some zoning restrictions in the CBD that does overlap the URA district that would impact use of ADU's.

Lisa listed her topics by level of importance with housing, specifically workforce housing, and would like to take a proactive approach. Downtown Programming using the City's definition of beautification because it's low cost and easy win. She stated Capital Improvement and Economic Development are tied and would like the Downtown Master Plan considered as part of that. She listed grants as ranked last.

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Rick stated he like Lisa's ranking expressing its not complicated and money would only be going to 4-5 places.

Chair Vicenzi expressed it is hard to focus on housing first without a place to put it stating if 2nd and 3rd floors don't want it and ADU's can't happen the only other option for URA is develop themselves. She further stated she doesn't believe the URA ever planned to do a whole housing building.

Lisa and Chair Vicenzi discussed URA owning a piece of property to develop housing. So with that as the goal, they will keep housing as top priority.

Chair Vicenzi asked if this will be a topic for the City Commission as part of Downtown Master Plan.

The City Manager stated he thinks it will be touched on as a topic

5. Public Comments

Katherine Daly HRDC Housing Coordinator talked about ADU's and the URA and CBD overlap. She talked about an ADU tour starting 9/11. She explained a little about the Missoula Redevelopment Agency and offered to get them in front of the URA if that would be helpful.

6. Board Comments

Chair Vicenzi wants to meet with EPS and Crescendo to update documents they use.

7. Adjournment

Lisa motioned to adjourn seconded by Rick at 5:41pm. Approved by 3 members present.

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File Attachments for Item:

A. FACADE GRANT APPLICATION: DANFORTH MUSEUM OF ART

LIVINGSTON URBAN RENEWAL AGENCY

Applicant Organization:

- Park County Friends of the Arts; DBA The Danforth Museum of Art
 - 106 North main St. Livingston
 - Formerly, The Danforth Gallery
 - Between TruNorth and The Main Print Shop

Organization Tax Status:

- 501c3, 1976

Project Title:

- Windows for the Danforth

Key Contact (name, title, address, e-mail, phone):

- Storrs Bishop, ED
- PO Box 1341, Livingston, MT 59047
- 106 North Main St., Livingston
- storrs@thedanforth.org
- 406-222-6510 (office)
- 406-223-7026

Project Start Date:

- Six weeks from URA approval (Mid-October)

Project End Date:

- Late October, 2024

Amount Requested:

- \$15,865 (this is 50% of full retail: \$31,730)

Breakdown of what the total will be used for:

- Upstairs windows: \$6,479
- Upstairs Installation: \$6,100
- Downstairs windows & installation: approx. \$13,000; formal quote TBD

APPLICATION FORM

Due 10 days before the URA meeting at which the application will be discussed

Include substantiating documents, bids, etc. E-mail completed form and any budget and workplan attachments to ura@livingstonmontana.org

APPLICANT ORGANIZATION NAME:

- Park County Friends of the Arts – DBA: Danforth Museum of Art (DMA)

PROJECT TITLE:

- Windows for the Danforth Museum of Art

PROJECT SUMMARY:

Include a concise project description—including project goals and expected outcomes. Please also describe how it eliminates blight and/or increases the health and safety of the neighborhood.

- All of the windows and glazing on the Danforth's façade need to be replaced due to age, deterioration, and compromised safety.

STATEMENT OF CONDITION/NEED:

Describe why this program or project is needed and include the following in your description:

- Nature of the condition/need that this project will address, including its impact on people and the local business environment.
 - o One of the four windows on the second floor was blown in by a wind gust on May 7, 2024 due to the aging plastic sash. The plastic on all the windows is brittle and damaged, and insufficient to allow the windows to securely function.
 - o One of the nine street level windows is fogged due to a broken seal and others show etching from age. The resulting effect is an inability to properly clean the windows or see through them to the items on display.
- Extent of the need this project will address.
 - o The Danforth block's façade appears old and uncared for and is heading toward dilapidation. Replacing all the glazing and windows will revitalize the presence of the Danforth façade and provide a safe and environmentally secure work environment.

PROJECT WORK PLAN:

- Storrs Bishop, the PCFA executive director will manage the project.
- Pella Windows estimates installation can begin six weeks after the work order is placed.
- The work order will be placed immediately after the URA awards the grant.
- The construction process should take approximately one week.

PROJECT BUDGET/FINANCIAL INFORMATION:

Pella Windows of Bozeman has offered a discounted, all-inclusive quote for this project. This means they have discounted the windows by about 24%. The installation is by their subcontractor and is not discounted.

Pella prioritized quoting the upstairs windows to beat the imminent cold weather. Their formal quote for the downstairs, sidewalk windows, is forthcoming (next week). The sales manager, Edbo Gennet, has indicated it will be a little under \$13,000.

I have used \$13,000 as the place-holder number for the downstairs portion of the project.

After accounting for the in-kind donations, the URA contribution, and the existing cash donations, the DMA must fundraise for an additional \$7,114. We believe this amount is a reasonably achievable goal in a six-week time frame.

Attached are:

- The DMA project budget
- Pella’s quote
- A previous Marvin Windows quote
- The Pella Windows catalog with the line of windows in question
- The PCFA IRS Letter, 1976

CRITERIA FOR URBAN RENEWAL AGENCY FAÇADE GRANT PROGRAMS

1. Has the proposed project been approved by the Historic Preservation Board if within the Historic District?
2. Will the proposed project bring into repair, a property suffering from blight, dilapidation, or substandard conditions?
 - a YES. A wind gust blew out one of the four windows on the second floor in May, shattering glass on the office floor. The window is now covered by plywood. The remaining windows are old and no longer keep the elements out, specifically dust, wind gusts, or extreme temperatures.
3. To what extent will the completed project address unsanitary conditions, unsafe conditions, or threats to the public health, safety, morals, or welfare?
 - a The office space in the front of the building is unusable due to the unsafe and drafty windows. The windows were last replaced over 40 years ago, and the plastic sashes have become brittle and weak. Their deteriorated condition indicates the remaining three windows are also at risk of failing.
4. To what extent will the completed project address issues of economic or social liability?
 - a The PCFA executive director, Storrs Bishop, must work at home instead of onsite. Having him in the Danforth building during business hours means he can be available to the museum's visiting patrons, hold business meetings in the building, and he can tend to the management of the facility and art collection as part of the regular workday and not as a special trip to the Danforth.
 - b New windows will present the Danforth Museum of Art as a serious business and as a valued part of the Main Street community.
 - c Museums cannot have holes. The DMA would like to apply for accreditation from the American Alliance of Museums in the future. In addition to a long list of requirements—like temperature and humidity controls—the physical plant must be secure from the outside elements. Replacing these windows is one step toward the larger accreditation goal.
5. To what extent will the completed project positively benefit the general public?

- a The new windows will not fall on their heads.
 - b The public will feel safe on, and proud of, Livingston's historic Main Street.
6. To what extent will the completed project lead to an appreciation of property values within the Urban Renewal District and thus lead to increased tax revenue?
- a The Danforth building's façade will contribute to Livingston's iconic Main Street beauty, maintaining curb appeal and ensuring everyone's safety inside the building and out.
7. To what extent will the completed project enhance the local economy?
- a Improving the DMA's façade will show investors (donors, grant makers, patrons) that this community values The Danforth's legacy and future. They will appreciate that their investment in the programming and capital expenditures will sustain the DMA's work and contribute to the museum as an educational and tourism destination.
8. Is there a workable feasible plan to make available adequate housing for any persons displaced by the project?
- a N/A
9. To what extent will the completed project create housing opportunities?
- a N/A
10. To what extent will the completed project reduce, prevent, abate, or eliminate pollution?
- a This project will improve the indoor air quality that is currently preventing the museum staff from using the office.
11. When compared with grants previously awarded under the same or a similar program, is the amount requested or awarded proportionate, fair, equitable, and just?
- a YES. Pella windows is applying a discount greater than its contractors' discount.

12. Do the total project costs appear to be in line with local norms for a project of the type? In other words, do the project costs appear to be overly expensive considering the size, scope, and measure of the work to be done?
 - a The PCFA prepared a submission to the URA in March of 2018, when costs were almost half of what they are now. The URA appropriated its entire budget to the sidewalk renovations that year, derailing the application. The setback was followed by COVID, which severely limited fundraising in the arts. The PCFA has not been in a position to address any façade situations until now.

13. Does the proposed project appear to be extravagant, wasteful, or lavish?
 - a NO. The goal is to keep the façade in line with the other buildings on Main Street.

14. Prior to project completion, what portion of the total taxable value of the Urban Renewal District does the proposed project site comprise?
 - a The Park County Friends of the Arts, an IRS designated 501c3 nonprofit since 1976, has owned the property outright since 1996. As such the PCFA does not pay property taxes.

15. Other than those benefits already discussed in connection with the above questions, what benefits or positives will the completed project bring to the City of Livingston and/or the Urban Renewal District?
 - a The Danforth Museum of Art will be able to better fulfill its mission to celebrate the legacy of Livingston's arts community and expand engagement with art through exhibitions, education and the permanent collection.

16. What potential problems or negatives, if any, will the completed project bring to the City of Livingston and/or the Urban Renewal District?
 - a None.

17. If funds are granted, what amount of program funds will be available for future urban renewal projects in the Urban Renewal District?
 - a Unknown by PCFA

18. Are other projects and/or entities requesting program funds from the Urban Renewal Agency at the time of the present request?

a Unknown by PCFA

19. Does the Urban Renewal Agency anticipate that other projects and/or entities will request program funds in the foreseeable future?

a Unknown by PCFA

20. If the Urban Renewal Agency awards some or all of the requested funds, do the project sponsors acknowledge that misuse of the funds may be actionable under the Montana False Claims Act?

a YES.

21. If the Urban Renewal Agency awards some or all of the requested funds, are the project sponsors willing to sign the required program contract?

a YES.



Proposal - Detailed

Pella Window and Door Showroom of Bozeman
1001 Oak Street Suite 108
Bozeman, MT 59715

Sales Rep Name: Genet, Edward
Sales Rep Phone: 406-587-6003
Sales Rep E-Mail: edwardg@pellamt.com
Sales Rep Fax:

Customer Information	Project/Delivery Address	Order Information
STORRS BISHOP Primary Phone: (406) 2226510 Mobile Phone: Fax Number: E-Mail: storrs@thedanforth.org Contact Name: Great Plains #: Customer Number: 1011810821 Customer Account:	DANFORTH WINDOW REPLACEMENT 106 N Main St Lot # Livingston, MT 59047-2622 County: Owner Name: Owner Phone:	Quote Name: DANFORTH WINDOW REPLACEMENT Order Number: 224 Quote Number: 18544747 Order Type: Non-Installed Sales Wall Depth: Payment Terms: Tax Code: Cust Delivery Date: None Quoted Date: 8/15/2024 Contracted Date: Booked Date: Customer PO #:

Customer Notes: THANK YOU FOR THE OPPORTUNITY TO BID THIS PROJECT
THE FOLLOWING NOTES APPLY TO THIS BID:

SERIES: IMPERVIA
EXTERIOR: BLACK
INTERIOR: BLACK
HARDWARE: BLACK
SCREENS: INCLUDED
DELIVERY: INCLUDED
INSTALLATION: INCLUDED
LEAD TIME AT DATE OF QUOTE: 6 WEEKS

CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO ORDER

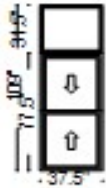
FOR DELIVERY INFORMATION PLEASE CALL 406-587-5944

Line #	Location:	Attributes
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10 FRONT FACADE, UPPER

Impervia, Double Hung, Impervia, Direct Set Fixed Frame Rectangle, 37.5 X 109, Black

Qty
4



PK #
2173

Viewed From Exterior

Rough Opening: 38" X 109.5"

1: Non-Standard Size Non-Standard Size Double Hung, Equal

Frame Size: 37 1/2 X 77 1/2

General Information: Standard, Duracast®, Block, Foam Insulated, 3", 1 11/16"

Exterior Color / Finish: Black

Interior Color / Finish: Black

Glass: Insulated Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Hardware Options: Cam-Action Lock, Matte Black

Screen: Full Screen, InView™

Performance Information: U-Factor 0.29, SHGC 0.28, VLT 0.53, CPD PEL-N-126-00997-00004, Performance Class LC, PG 30, Calculated Positive DP Rating 30, Calculated Negative DP Rating 30, STC 26, OITC 22, Egress Meets Typical 5.7 sqft (E) (United States Only)

Grille: No Grille,

2: 37.531.5 Fixed Frame Direct Set

Frame Size: 37 1/2 X 31 1/2

General Information: Impervia Direct Set (New), Standard, Duracast®, Block, Foam Insulated, 3 1/4", 1 15/16", Interior Access Only Required

Exterior Color / Finish: Black

Interior Color / Finish: Black

Glass: Insulated Dual Low-E Advanced Low-E Insulating Glass Argon Non High Altitude

Performance Information: U-Factor 0.27, SHGC 0.32, VLT 0.61, CPD PEL-N-257-00206-00001, Performance Class CW, PG 50, Calculated Positive DP Rating 50, Calculated Negative DP Rating 55, STC 28, OITC 23

Grille: No Grille,

Horizontal Mull 1: FactoryMull, Standard Joining Mullion, Frame To Frame Width- 0", Mull Design Pressure- 20

Wrapping Information: No Exterior Trim, Pella Recommended Clearance, Perimeter Length = 293".

Line #	Location:	Attributes
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15

INSTALLATION

Qty
1

Thank You For Your Interest In Pella® Products

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

PELLA WARRANTY:

Pella products are covered by Pella's limited warranties in effect at the time of sale. All applicable product warranties are incorporated into and become a part of this contract. Please see the warranties for complete details, taking special note of the two important notice sections regarding installation of Pella products and proper management of moisture within the wall system. Neither Pella Corporation nor the Seller will be bound by any other warranty unless specifically set out in this contract. However, Pella Corporation will not be liable for branch warranties which create obligations in addition to or obligations which are inconsistent with Pella written warranties.

Clear opening (egress) information does not take into consideration the addition of a Rolscreen [or any other accessory] to the product. You should consult your local building code to ensure your Pella products meet local egress requirements.

Per the manufacturer's limited warranty, unfinished mahogany exterior windows and doors must be finished upon receipt prior to installing and refinished annually, thereafter. Variations in wood grain, color, texture or natural characteristics are not covered under the limited warranty.

INSYNCTIVE PRODUCTS: In addition, Pella Insynctive Products are covered by the Pella Insynctive Products Software License Agreement and Pella Insynctive Products Privacy Policy in effect at the time of sale, which can be found at [Insynctive.pella.com](https://www.pella.com). By installing or using Your Insynctive Products you are acknowledging the Insynctive Software Agreement and Privacy Policy are part of the terms of sale.

Notice of Collection of Personal Information: We may collect your personal information when you interact with us. Under the California Consumer Privacy Act (CCPA), California residents have specific rights to request this information, request to delete this information, and opt out of the sharing or sale of this information to third parties. To learn more about our collection practices and your rights under the CCPA please visit our link <https://www.pella.com/california-rights-policy/> at [pella.com](https://www.pella.com).

ARBITRATION AND CLASS ACTION WAIVER ("ARBITRATION AGREEMENT")

YOU and Pella and its subsidiaries and the Pella Branded Distributor AGREE TO ARBITRATE DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS (INCLUDES PELLA GOODS AND PELLA SERVICES) AND WAIVE THE RIGHT TO HAVE A COURT OR JURY DECIDE DISPUTES. YOU WAIVE ALL RIGHTS TO PROCEED AS A MEMBER OR REPRESENTATIVE OF A CLASS ACTION, INCLUDING CLASS ARBITRATION, REGARDING DISPUTES ARISING OUT OF OR RELATING TO YOUR PELLA PRODUCTS. You may opt out of this Arbitration Agreement by providing notice to Pella no later than ninety (90) calendar days from the date You purchased or otherwise took ownership of Your Pella Goods. To opt out, You must send notice by e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Opt Out" or by calling (877) 473-5527. Opting out of the Arbitration Agreement will not affect the coverage provided by any applicable limited warranty pertaining to Your Pella Products. For complete information, including the full terms and conditions of this Arbitration Agreement, which are incorporated herein by reference, please visit www.pella.com/arbitration or e-mail to pellawebsupport@pella.com, with the subject line: "Arbitration Details" or call (877) 473-5527. D'ARBITRAGE ET RENONCIATION AU RECOURS COLLECTIF ("convention d'arbitrage") EN FRANÇAIS SEE PELLA.COM/ARBITRATION. DE ARBITRAJE Y RENUNCIA COLECTIVA ("acuerdo de arbitraje") EN ESPAÑOL VER PELLA.COM/ARBITRATION.

Seller shall not be held liable for failure or delay in the performance of its obligations under this Agreement, if such performance is hindered or delayed by the occurrence of an act or event beyond the Seller's reasonable control (force majeure event), including but not limited to earthquakes, unusually severe weather and other Acts of God, fire, strikes and labor unrest, epidemics, riots, war, civil unrest, and government interventions. Seller shall give timely notice of a force majeure event and take such reasonable action to mitigate the impacts of such an event.

Product Performance Information:

U-Factor, Solar Heat Gain Coefficient (SHGC), and Visible Light Transmittance (VLT) are certified by the National Fenestration Rating Council (NFRC).

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. NFRC does not recommend any products and does not warrant the suitability of any product for any specific use.

Design Pressure (DP), Performance Class, and Performance Grade (PG) are certified by a third party organization, in many cases the Window and Door Manufacturers Association (WDMA). The certification requires the performance of at least one product of the product line to be tested in accordance with the applicable performance standards and verified by an independent party. The certification indicates that the product(s) of the product line passed the applicable tests. The certification does not apply to mulled and/or product combinations unless noted. Actual product results will vary and change over the products life.

For more performance information along with information on Florida Product Approval System (FPAS) Number and Texas Dept. of Insurance (TDI) number go to www.pella.com/performance.

Including during the construction period, casement windows should never be left open and unlocked for prolong periods or during high wind conditions to avoid sash detachment/damage.

Actual sizes tested for documented STC and OITC ratings may vary from the ASTM E 1425 sizes to better represent Pella product offering.

STC and OITC ratings shown may be conservatively based on products tested with thinner panes of glass.

STC and OITC ratings may be from test results from an equivalent product.

TERMS & CONDITIONS:

PLEASE READ CAREFULLY AND SIGN OR INITIAL WHERE REQUIRED. YOU ARE RESPONSIBLE FOR UNDERSTANDING THE ENCLOSED INFORMATION AS IT RELATES TO YOUR ORDER AND OUR COMPUTER PRINTOUT OF YOUR ORDER.,

- These windows and doors will be ordered from the factory specifically for your home or business
- 50% deposit is required at time of order, balance due upon delivery (Unless we have an approved credit report on file, then all credit terms will apply).
- Pella Windows requires a 5 WORKING DAY notification prior to all deliveries
- In the event of failure to receive product within 10 business days of your original delivery date a storage fee of \$50 per week will be assessed.
- RETURNS, CHANGE ORDERS OR CANCELLATIONS are subject to a 50% restocking charge
- Unless other arrangements are made, ALL DELIVERIES are tailgate, and YOU MUST FURNISH LABOR TO UNLOAD.
- Delivery dates are not guaranteed, and Pella Windows & Doors shall not be liable for any direct, indirect, or consequential damages or loss caused by delay in shipment.

ORDER CHECKLIST - CUSTOMER MUST INITIAL EACH

_____ I understand that I have three working days after the date of delivery to report concealed damage, error, or shortages.

_____ I or my authorized representative have verified the product attributes, handing, color, measurements, and dimensions for the product ordered.

_____ Deliveries require heavy lifting. I understand I must off load product from the truck tailgate into my home or garage.

_____ I understand that a signed and dated copy of this Sales Contract must be in the possession of Pella Windows & Doors, Inc., along with my deposit check and credit application (if either is required) before my order can be submitted to the factory for production.

_____ I understand that all orders are subject to acceptance by an office of Pella Windows & Doors, Inc.

For more information regarding the finishing, maintenance, service and warranty of all Pella® products, visit the Pella® website at www.pella.com

_____ I understand the hinging and sliding designations for ALL products are viewed from the OUTSIDE of the structure and from left to right.

_____ I understand that wood is a natural product and that variations in grain and shading will occur and because no two pieces of wood are exactly alike, variations after finishing are normal and not considered defective.

_____ I understand that all specifications which are not explicitly stated in the product quotes or in the Pella Architectural Design Manual (ADM) are to be governed by industry standards including but not limited to FIGA (Fenestration and Glazing Industry Alliance), and ASTM (American Society for Testing Materials), this include, but no limited to, quality and imperfections of: glass, fit and finishing, and assembly.

_____ I understand that payment in full for installed product and services is due upon Substantial Completion, which is defined as completed to the point where product and/or services can be used for their intended purpose: there may remain outstanding punch list items, trivial imperfections, omissions, or warranty items.

_____ I understand that building and safety code compliance is my responsibility as the purchaser.

_____ Product warranty and other important information are contained in this document

_____ I understand that Pella Impervia Model 1 and Lifestyle Dual Pane patio doors come with a sealed oak threshold, that is not stained or painted. It will not match the finish of the door.

EPA'S LEAD RENOVATION, REPAIR & PAINTING RULE

Effective April 22, 2010 a federal law was enacted requiring contractors that disturb lead-based paint in homes, child care facilities and schools, built before 1978 to be certified and follow specific work practices to prevent lead contamination. Please ask to see your contractor's certification.

SCENESCAPE DOORS

Before purchasing and installing, verify performance of product meets the requirements of the application and region. Not all products or sill types are rated for water performance. To reduce the likelihood of water infiltration where application exceeds product performance, install doors under an overhang that extends to meet a 45 degree line from the door sill, and slope the exterior 2 degrees away from the door or use a stepdown.

FAILURE TO DO SO MAY RESULT IN DAMAGE TO THE INTERIOR OF THE STRUCTURE.

ALERT

Due to ongoing supply chain issues, lead times are provided for estimation purposes only. Actual delivery times may vary greatly. Purchaser acknowledges this fact with their acceptance of this contract.

Note: These totals DO NOT include tax

Order Totals	
Taxable Subtotal	\$12,579.00
Sales Tax @ 0%	\$0.00
Non-taxable Subtotal	\$0.00
Total	\$12,579.00
Deposit Received	\$0.00
Amount Due	\$12,579.00

Pella® Impervia®

Fiberglass Windows & Patio Doors

22



Delivering **unmatched strength.**¹
Engineered for **lasting durability.**





Pella® Impervia®
 Black casement windows with grilles-between-the-glass and the revolutionary Easy-Slide Operator hardware solution.

A Trusted Leader Since 1925

At Pella, we don't just create windows and doors. We innovate with purpose, design with passion, build with integrity and deliver with pride.

Rated #1 by homeowners for innovation²

Our drive to give our customers better solutions, improve what we do and how we do it has earned us more than 150 patents on groundbreaking innovations. Our innovations have helped change the window industry and have even set new standards for hardware. Like the revolutionary, patent-pending Easy-Slide Operator hardware for casement and awning windows, which allows you to simply slide to open and close without the effort of cranking.

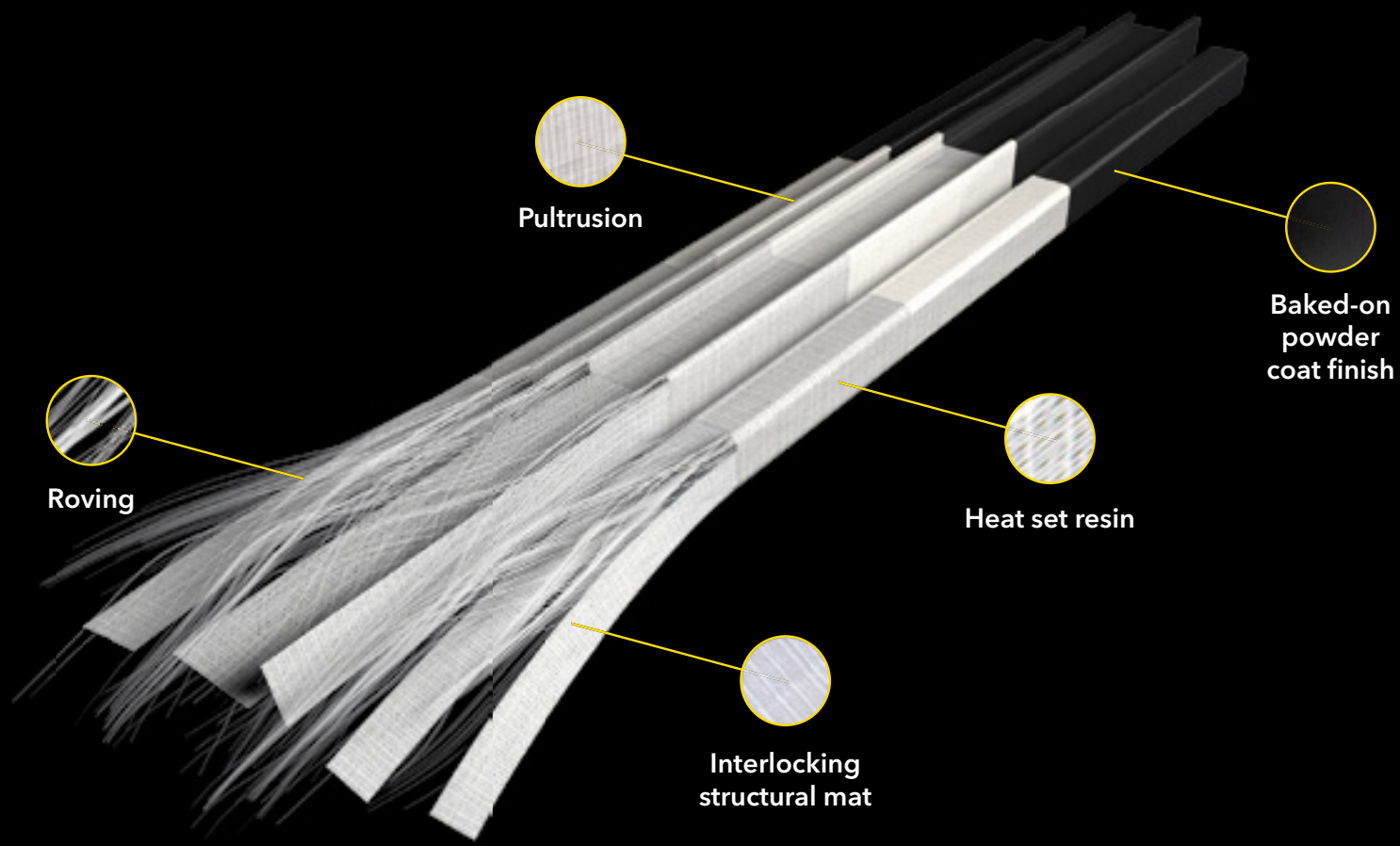
Rated #1 by homeowners for highest quality²

We sweat the details so you don't have to, delivering products created specifically for you. We tried to count the number of quality checks that we do in a typical hour, but we had to stop at 7,502 to get back to work. At Pella, just meeting a standard isn't enough. That's why we test beyond requirements and set a new standard to ensure quality windows and doors that are built to last.

One of the strongest limited lifetime warranties

You can feel confident in your investment. We pride ourselves on providing exceptional quality, exceeding expectations and going beyond requirements. That's why we stand behind all of our Pella Impervia windows and patio doors with a limited lifetime warranty.³

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
² Study of homeowner perceptions of leading national brands. Study commissioned by Pella, 2021.
³ See written limited warranties for complete details, including exceptions and limitations, at pella.com/warranty, or contact Pella Customer Service.



Behind the dominating strength

Our exclusive formulation withstands extreme temperatures and the test of time. All thanks to our one-of-kind manufacturing process.

Strength at its core.
Through a one-of-a-kind manufacturing process, our fiberglass starts with our structural mat which places rovings in a specific, intricate order to meet Pella's high strength standards.

Enduring thermoset material.
With more strategically placed rovings, the materials are pulled through a machine, injected with polymer resin and heated. It creates an entirely new, thermoset material which won't break down when exposed to the elements or lose its shape in extreme heat – unlike other materials.

Tough-as-nails powder coat finish.
Factory-applied and baked on, our long-lasting powder-coat finish resists chipping, chalking and fading for long-lasting durability and beauty.

Fiberglass is strong. We made it the strongest.

Trusted in tools, boats, bridges and more, fiberglass is a naturally strong and durable material making it a superior choice for windows and patio doors. As a leader in innovation since 1925, we created our proprietary fiberglass to give our customers more – more strength for long-lasting use and thinner profiles with more glass.

Stronger than the competition

Our proprietary fiberglass is superior in strength over wood, vinyl, aluminum, Andersen Fibrex®, a material made of plastic and wood fibers, and other fiberglass materials used by leading national brands.^{1,2}

Pella fiberglass won't dent, bend or break as much as the competition.

Won't dent.
On Average,
100x
more impact resistant than Andersen Fibrex.³

Won't bend.
On Average,
10x
stronger than Andersen Fibrex in a bend test.⁴

Won't break.
On Average,
20x
the tensile strength of Andersen Fibrex.⁵

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
² Fibrex is a registered trademark of Andersen® Corporation.
³ Impact testing performance based on testing 7 samples of each material using ASTM D256, Method A.
⁴ 3-point bend testing performance based on testing 10 samples of each material using ASTM D790 test methodology.
⁵ Tensile testing performance based on testing 7 samples of each material using ASTM D638 test methodology.

Engineered to last, and last **and last.**

The benefits of the strongest material for windows and patio doors go beyond just strength.¹ Pella's exclusive fiberglass will never rot or corrode and resists dents, bends and breaks – and the list goes on.



The confidence of a **strong warranty.**

Pella® Impervia® products are backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

Rot- and corrosion-free.

Our extremely durable fiberglass will never rot or corrode and is naturally resistant to water and bugs.

One of the best insulating materials.

Our fiberglass products act as a natural insulator from the outside elements for minimal heat and cold transfer.

Take the heat (and subzero cold).

Tested from -40°F to 180°F, our fiberglass is engineered to withstand the most extreme heat and cold. It will not warp in extreme heat or become brittle in subzero cold.²

Long-term operation.

Our fiberglass has virtually the same expansion and contraction as the glass, almost none. This helps reduce the risk for seal failure and provides long-term stability for dependable operation.

Resists air and water infiltration.

Engineered for the rigorous performance requirements of a commercial building, Pella Impervia products provide outstanding resistance to water, wind and outside noises.

No painting or refinishing.

With a heavy-duty, powder-coat finish, Pella fiberglass windows and patio doors resist chipping, chalking and fading – so you never need to paint or refinish.

Pella Impervia
Black double-hung windows with custom grilles-between-the-glass.



¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

² In testing performed in accordance with ASTM testing standards, Pella's fiberglass has displayed superior performance in strength, ability to withstand extreme heat and cold and resistance to dents and scratches. Special shape windows are made from a fiberglass resin material.

Pella Impervia Black sliding patio doors with color-matched grilles-between-the-glass.



When it comes to having it all, Pella® Impervia® is an **overachiever.**

Combine the extreme durability of our proprietary, fiberglass material with the beauty and energy efficiency you expect from Pella.

Unmatched strength & lasting durability.

Pella Impervia windows and patio doors are ready to handle virtually anything life throws at them. Made from our proprietary fiberglass, the strongest material available for windows and patio doors, these products are engineered for lasting durability.¹ With a durable powder-coat finish, your Pella Impervia windows and patio doors never need to be painted or refinished.

Sleek, timeless style.

Create a timeless design that will stand the test of time. Versatile design elements combined with sleek profiles and clean lines deliver a timeless style. Pella Impervia windows and patio doors feature an up-to-date color palette, including Black, and grilles-between-the-glass to achieve the look and feel you desire.

Proven performance.

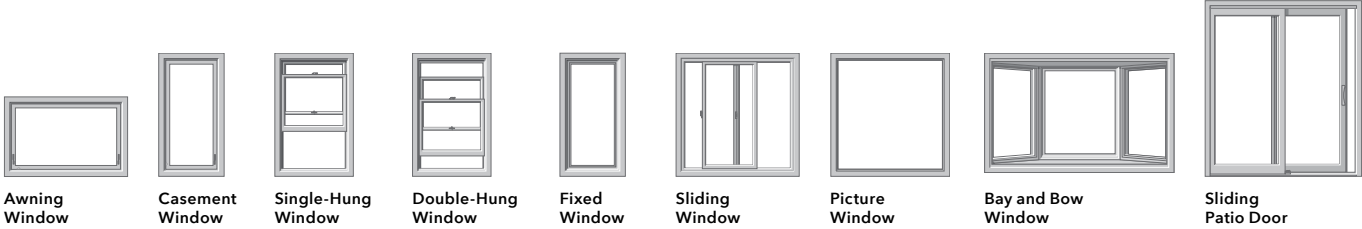
Pella Impervia products are engineered for the rigorous performance requirements of a commercial building so you can trust them to perform in your home.² Suitable for all climates, our fiberglass windows and patio doors help you create a comfortable home year-round. Pella Impervia offers energy-efficient options that will meet or exceed ENERGY STAR® guidelines in all 50 states.³ Optional foam insulation and triple-pane glass further improves energy and sound performance. And with the highest performing low-profile sill, our sliding patio doors have a clean, minimalistic look without compromising performance.

Designed and tested for a lifetime of everyday use.

Pella Impervia products are designed for the rigors of everyday life. We test our products for a lifetime of everyday use so you can trust them to perform. Our awning and casement window designs have been tested to outlast opening your window once a day for more than 27 years. Our patio door designs have been tested to outlast opening your door three times a day for more than 91 years.

Available in these window & patio door styles:

Special shapes also available.



¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.
² Pella Impervia windows and patio doors have a performance grade of LC or higher. For information on product ratings see pella.com/performance.
³ Some Pella products may not meet ENERGY STAR® guidelines in Canada. For more information, contact your local Pella sales representative or go to energystar.gc.ca.

Superior strength and durability.

Our proprietary fiberglass is superior in strength to wood, vinyl, aluminum, wood/plastic composites and other fiberglass materials.¹ On average, Pella's fiberglass is 100x more impact resistant than Andersen Fibrex, a material made of plastic and wood fibers.²

Revolutionary hardware solution.

Open your casement and awning windows with one simple motion using the revolutionary Easy-Slide Operator. The slim, sleek design:

- Simply slides to open, without the effort of cranking
- Features precision venting technology to open your window exactly where you want it
- Provides a modern aesthetic paired with a comfort grip for easy use and smooth operation

Durable three-way corner joints.

For added strength, durability and reliable water performance, Pella Impervia products are secured with corner locks, metal fasteners and injected with sealant.

Larger designs.

The superior strength of Pella's fiberglass allows you to combine standard and special sized windows together to create larger, unique combinations made just for your remodel or new construction project. Sliding patio doors are also available in larger sizes, up to 9' and 10'.³



Strongest.
Innovative.
Tough-as-nails.
Pella® Impervia®.

Energy-efficient options.

Energy-efficient dual- and triple-pane glass options with argon help slow the transfer of heat, keeping your home more comfortable year-round – even in the scorching heat of the summer or the cold of the winter. Insulating foam inside the frame is also available for increased energy efficiency.

Outstanding performance.

Provide outstanding resistance to water, wind and outside noises – while increasing energy efficiency, security and ease of operation.

Durable powder-coat finish.

Our long-lasting powder-coat finish resists chipping, chalking, and fading and keeps these timeless style windows looking great. Available in several colors, including Black.

¹ Pella's proprietary fiberglass material has displayed superior strength over wood, vinyl, aluminum, wood/plastic composites, and other fiberglass materials used by leading national brands in tensile and 3-point bend tests performed in accordance with ASTM D638 and D790 testing standards.

² Impact testing performance based on testing 7 samples of each material using ASTM D256, Method A.

³ Coming late Summer 2021.



Say hello to our latest innovation: **the Easy-Slide Operator.**

Discover the next big thing. Our exclusive Easy-Slide Operator is a patent-pending hardware solution for casement and awning windows and winner of the Best Window and Door Award and Overall Best in Show for the International Builders' Show. The International Builders' Show is the nation's largest annual residential housing construction trade event for manufacturers and suppliers of home construction products and services.

When Pella introduced the fold-away crank, it changed the window industry and set a new standard for hardware design. Now, we're innovating again to give you an even easier way to open and close your casement and awning windows.

Slide open, slide closed.

With the same simple motion as dimming the lights with a dimmer switch, the Easy-Slide Operator allows you to easily slide to open and close, without the effort of cranking.

Sleek, minimal design.

The slim, sleek design is placed discretely on the window for an undisrupted look.

Secured with precision venting technology.

Using precision venting technology, the hardware features a braking system which allows you to open your window exactly where you want to – and it secures in place.

Designed for comfort.

The hardware is designed with a comfort grip for easy use and smooth operation and is tucked away to not interfere with window treatments or décor.

Designed to make life easier.

Founded on Universal Design Principles, the revolutionary Easy-Slide Operator window hardware is designed for inclusivity – to be a solution for all people, regardless of their age or physical ability.



Pella® Impervia®
Black casement windows with patent-pending Easy-Slide Operator hardware.

Frame Colors Pella® Impervia® windows and patio doors feature a low-maintenance, durable powder-coat paint finish. Our long-lasting powder-coat finish resists chipping and fading so you never need to paint or refinish.

Solid-Color:



Dual-Color¹:



Glass & Additional Energy Efficiency Upgrades

InsulShield® Low-E Glass²



Advanced Low-E insulating dual- or triple-pane glass with argon



AdvancedComfort Low-E insulating dual-pane glass with argon



NaturalSun Low-E insulating dual- or triple-pane glass with argon



SunDefense™ Low-E insulating dual- or triple-pane glass with argon

Additional Glass Options



Clear insulating glass



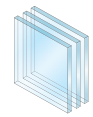
Tempered glass



Laminated (non-impact-resistant)³, tinted⁴ or obscure glass also available on select products



STC (Sound Transmission Class)-improved dual-pane sound control glass⁵



Triple Pane⁶

Foam Insulation Options

Optional foam-insulated frame and sash are available to increase energy efficiency.

Grilles

Grilles are color-matched to the window or patio door interior and exterior frame color.⁷



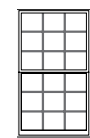
Aluminum Grilles-Between-the-Glass 3/4"



Applied Grilles⁸

Grille Patterns

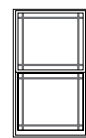
In addition to the patterns shown here, custom grille patterns are available.⁹



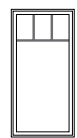
Traditional



6-Lite Prairie



9-Lite Prairie



Top Row



Custom

¹ Color availability may be limited. Please contact your local Pella rep for details.
 ² Optional high-altitude Low-E insulating glass available with or without argon on select products.
 ³ For best performance, the laminated glass may be in the interior or exterior pane of the insulating glass, depending on the product.
 ⁴ Available with Advanced Low-E insulating glass with argon with bronze, gray or green tint on select products.
 ⁵ Sound control glass consists of dissimilar glass thickness (3mm/5mm or 5mm/3mm).

⁶ Available on direct set, awning and casement windows and sliding patio doors. Not available with AdvancedComfort Low-E glass.
 ⁷ Appearance of exterior grille color may vary depending on the Low-E insulating glass selection.
 ⁸ Available on direct set windows only.
 ⁹ Grille patterns offered may vary by product. See specific product information for availability.

Casement & Awning

Select from two window hardware options for casement and awning windows. The revolutionary, patent-pending, Easy-Slide Operator allows you to simply slide to open, without the effort of cranking. Precision venting technology allows you to open your window exactly where you want. And its sleek design provides an undisrupted look. Or select the fold-away crank, that folds neatly away, against the window frame. Neither solution will interfere with roomside window treatments.



Easy-Slide Operator



Fold-Away Crank

Color-Matched Finishes:



Additional Finish²:



Satin Nickel

Sliding, Single-Hung & Double-Hung

Pella's cam-action locks pull the sashes against the weatherstripping on single-hung, double-hung and sliding windows for a tighter seal.

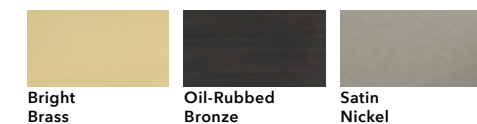


Cam-Action Lock

Color-Matched Finishes:



Additional Finishes:



Bright Brass

Oil-Rubbed Bronze

Satin Nickel

Sliding Patio Door Handle and Secure Vent Lock

Elevate your style and transform your home with a timeless, easy-to-operate sliding patio door handle. A secure vent lock comes standard and provides added safety and security for your home. It withstands 500 pounds of opening force in the vent lock position.



Sliding Patio Door Handle



Secure Vent Lock

Color-Matched Finishes:



Additional Finish²:



Satin Nickel

Blinds-Between-the-Glass

Blinds-Between-the-Glass

Add privacy and comfort to your home with blinds-between-the-glass for your sliding patio door. Located between panes of glass, blinds are protected from dust, damage and little hands.



White



Slate Gray



Espresso

¹ Color availability may be limited. Please contact your local Pella rep for details.
 ² Satin Nickel finish not available on Easy-Slide Operator window hardware or Secure Vent Lock on sliding patio doors.

Flat InView™ screens come standard and let in 14% more light and are 8% more open for improved airflow compared to conventional fiberglass screens.² Optional Conventional screens for windows.



Conventional

InView™

¹Warning: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.
² Improved airflow is based on calculated screen cloth openness. Screen cloth transmittance was measured using an integrated sphere spectrophotometer.



Pella® Impervia®
Black fixed windows with and without color-matched grilles-between-the-glass.



The confidence of a strong warranty.

Pella Impervia products are backed by one of the strongest warranties in the business. See written limited warranty for details, including exceptions and limitations, at pella.com/warranty.

Want to learn more? Call us at 833-44-PELLA or visit pella.com

Product specifications may change without notice. Actual colors may vary from those shown and products may vary slightly from illustrations and photos.



Connect with Pella:



DMA Windows 2024 - Pella Windows					
EXPENSES					
LINE	ITEM	RETAIL PRICE	QTY	In Kind	EXTENDED PRICE
Upstairs Transom	Fixed Frame Direct Set		4		
	37.5 x 31.5				
Upstairs Dbl Hng	Non-Standard Double Hung		4		
	37.5 x 77.5				
Windows		\$8,525.00		-24%	\$6,479.00
Installation		\$6,100.00			\$6,100.00
Upstairs Subtotal		\$14,625.00			\$12,579.00
Downstairs Transom	Fixed Frame Direct Set		4		
	Approx. 43" X 33"				
Downstairs Front	Direct Glaze Rectangle		5		
	Approx. 43" X 78"				
Windows	<i>Written Estimate = TBD</i>	\$17,105.00		-24%	\$13,000.00
Installation	<i>Written Estimate = TBD</i>	\$8,000.00			\$8,000.00
Downstairs Subtotal		\$25,105.00			\$21,000.00
TOTAL		\$39,730.00			\$33,579.00
15% Contingency					\$5,036.85
REVENUE					
Pella Windows	In Kind	\$6,151.00			
Livingston URA	Reimbursement	\$16,789.50			
Give A Hoot	Cash	\$1,600.00			
Private Donors	Cash	\$1,000.00			
Total Raised		\$25,540.50			
Balance		\$8,038.50			

Steve Nobel Essentials

Quote #: KZN4RBE

A Proposal for Window and Door Products prepared for:

Job Site:

59047

Shipping Address:

KENYON NOBLE LUMBER CO-BOZEMAN
1243 OAK ST
BOZEMAN, MT 59715-8798

MADDI GOODEN
KENYON NOBLE LUMBER CO-BOZEMAN
1243 W OAKS ST
BOZEMAN, MT 59771-1109
Phone: (406) 761-7530

Email:

mgooden@minotbuilderssupply.com

This report was generated on 5/9/2024 4:43:08 PM
using the Marvin Order Management System,
version 0004.08.01 (Current). Price in USD. Unit
availability and price are subject to change. Dealer
terms and conditions may apply.

Featuring products from:

MARVIN 

UNIT SUMMARY

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes.

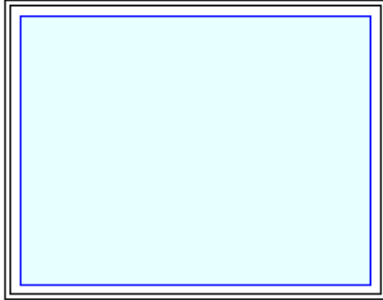
Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

NUMBER OF LINES: 5		TOTAL UNIT QTY: 13		EXT NET PRICE: USD		12,788.65
LINE	MARK UNIT	PRODUCT LINE	ITEM	NET PRICE	QTY	EXTENDED NET PRICE
1		Essential	Direct Glaze Rectangle RO 43" X 33" Entered as RO 43" X 33"	552.93	4	2,211.72
2		Essential	Double Hung RO 43" X 67" Entered as RO 43" X 67"	1,029.32	4	4,117.28
3		Essential	Direct Glaze Rectangle RO 43" X 78" Entered as RO 43" X 78"	1,391.22	2	2,782.44
4		Essential	Direct Glaze Rectangle RO 38" X 78" Entered as RO 38" X 78"	1,272.91	2	2,545.82
5		Essential	Direct Glaze Rectangle RO 32" X 78" Entered as RO 32" X 78"	1,131.39	1	1,131.39

LINE ITEM QUOTES

The following is a schedule of the windows and doors for this project. For additional unit details, please see Line Item Quotes. Additional charges, tax or Terms and Conditions may apply. Detail pricing is per unit.

Line #1	Mark Unit:	Net Price:		552.93
Qty: 4		Ext. Net Price:	USD	2,211.72

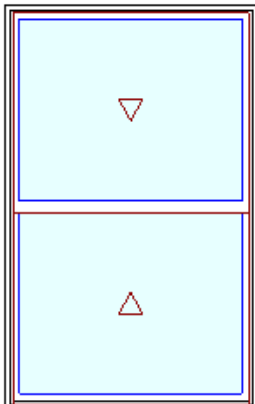


As Viewed From The Exterior

Ebony Exterior
 Ebony Interior
 Window Frame
 Essential Direct Glaze Rectangle
 Rough Opening 43" X 33"
 IG - 1 Lite
 Low E2
 Capillary Tube
 Black Perimeter Bar
 Additional Mull Info: Stand Alone
 2" Jamb
 Nailing Fin
 ***Note: Units with Capillary tubes will not have Argon gas.
*****Note: Unit Availability and Price is Subject to Change**

Entered As: RO
FS 42 1/2" X 32 1/2"
RO 43" X 33"
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.32
 Solar Heat Gain Coefficient: 0.37
 Visible Light Transmittance: 0.63
 Condensation Resistance: 56
 CPD Number: MAR-N-325-01095-00001
Performance Grade
 Licensee #814
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 2108X2108 mm (64X113.5 in)
 LC-PG50 DP +50/-50

Line #2	Mark Unit:	Net Price:		1,029.32
Qty: 4		Ext. Net Price:	USD	4,117.28



As Viewed From The Exterior

Ebony Exterior
 Ebony Interior
 Essential Double Hung
 Rough Opening 43" X 67"
 Top Sash
 IG - 1 Lite
 Low E2
 Capillary Tube
 Black Perimeter Bar
 Bottom Sash
 IG - 1 Lite
 Low E2
 Capillary Tube
 Black Perimeter Bar
 2 Matte Black Sash Lock
 Ebony Sash Lift
 Exterior Aluminum Screen
 Ebony Surround
 Bright View Mesh
 2" Jamb
 Nailing Fin
 ***Note: Essential rough openings are 1/2" greater than overall frame size

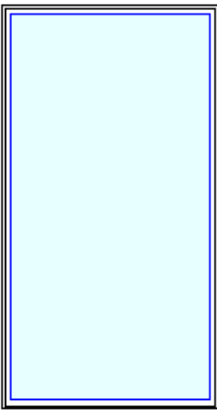
Entered As: RO

FS 42 1/2" X 66 1/2"
RO 43" X 67"
Egress Information
 Width: 39 9/16" Height: 28 45/64"
 Net Clear Opening: 7.89 SqFt

width and 1/2" greater than frame size height. Please take note of this when ordering Essential custom sized units.
 ***Note: Units with Capillary tubes will not have Argon gas.
 ***Note: **Unit Availability and Price is Subject to Change**

Performance Information
 U-Factor: 0.34
 Solar Heat Gain Coefficient: 0.34
 Visible Light Transmittance: 0.57
 Condensation Resistance: 53
 CPD Number: MAR-N-332-00367-00001
Performance Grade
 Licensee #870
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG30 1206X1973 mm (47.5X77.7 in)
 LC-PG30 DP +30/-30
 FL9430

Line #3	Mark Unit:	Net Price:		1,391.22
Qty: 2		Ext. Net Price:	USD	2,782.44



As Viewed From The Exterior

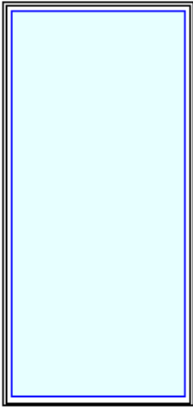
Ebony Exterior
 Ebony Interior
 Window Frame
 Essential Direct Glaze Rectangle
 Rough Opening 43" X 78"
 IG - 1 Lite
 Tempered Low E2
 Capillary Tube
 Black Perimeter Bar
 Additional Mull Info: Stand Alone
 2" Jamb
 Nailing Fin
 ***Note: Units with Capillary tubes will not have Argon gas.
 ***Note: **Unit Availability and Price is Subject to Change**

Entered As: RO
FS 42 1/2" X 77 1/2"
RO 43" X 78"
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.32
 Solar Heat Gain Coefficient: 0.36
 Visible Light Transmittance: 0.62
 Condensation Resistance: 55
 CPD Number: MAR-N-325-01115-00001
Performance Grade
 Licensee #814
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 2108X2108 mm (64X113.5 in)
 LC-PG50 DP +50/-50

Line #4	Mark Unit:	Net Price:		1,272.91
Qty: 2		Ext. Net Price:	USD	2,545.82



Ebony Exterior
 Ebony Interior
 Window Frame
 Essential Direct Glaze Rectangle
 Rough Opening 38" X 78"
 IG - 1 Lite

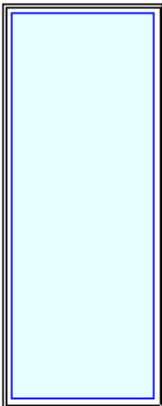


As Viewed From The Exterior

Tempered Low E2
 Capillary Tube
 Black Perimeter Bar
 Additional Mull Info: Stand Alone
 2" Jamb
 Nailing Fin
 ***Note: Units with Capillary tubes will not have Argon gas.
*****Note: Unit Availability and Price is Subject to Change**

Entered As: RO
FS 37 1/2" X 77 1/2"
RO 38" X 78"
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.32
 Solar Heat Gain Coefficient: 0.37
 Visible Light Transmittance: 0.63
 Condensation Resistance: 56
 CPD Number: MAR-N-325-01095-00001
Performance Grade
 Licensee #814
 AAMA/WDMA/CSA/101/ I.S.2/A440-08
 LC-PG50 2108X2108 mm (64X113.5 in)
 LC-PG50 DP +50/-50

Line #5	Mark Unit:	Net Price:		1,131.39
Qty: 1		Ext. Net Price:	USD	1,131.39



As Viewed From The Exterior

Ebony Exterior
 Ebony Interior
 Window Frame
 Essential Direct Glaze Rectangle
 Rough Opening 32" X 78"
 IG - 1 Lite
 Tempered Low E2
 Capillary Tube
 Black Perimeter Bar
 Additional Mull Info: Stand Alone
 2" Jamb
 Nailing Fin
 ***Note: Units with Capillary tubes will not have Argon gas.
*****Note: Unit Availability and Price is Subject to Change**

Entered As: RO
FS 31 1/2" X 77 1/2"
RO 32" X 78"
Egress Information
 No Egress Information available.
Performance Information
 U-Factor: 0.32
 Solar Heat Gain Coefficient: 0.37
 Visible Light Transmittance: 0.63
 Condensation Resistance: 56
 CPD Number: MAR-N-325-01095-00001

Performance Grade

Licensee #814
AAMA/WDMA/CSA/101/ I.S.2/A440-08
LC-PG50 2108X2108 mm (64X113.5 in)
LC-PG50 DP +50/-50

Project Subtotal Net Price: USD	12,788.65
0.000% Sales Tax: USD	0.00
Project Total Net Price: USD	12,788.65

TERMS AND CONDITIONS

PRODUCT AND PERFORMANCE INFORMATION

NFRC Ratings:

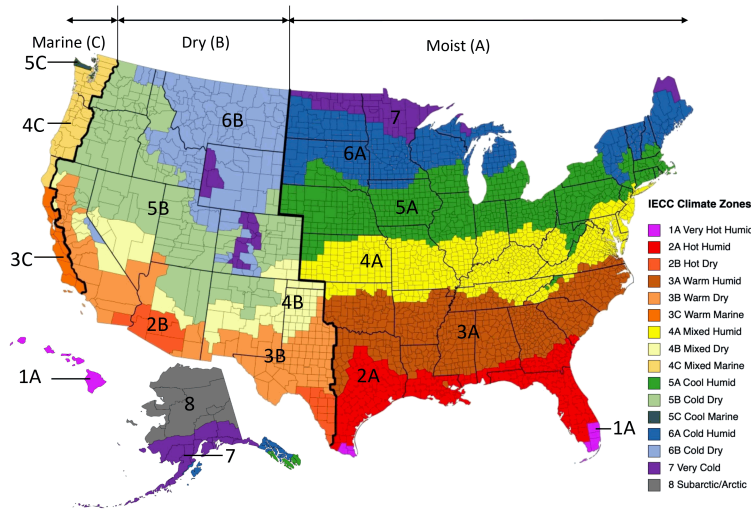
NFRC energy ratings may vary depending on the exact configuration of glass thickness used on the unit. NFRC energy values and ratings may change over time due to ongoing product changes, updated test results or requirements. NFRC values and ratings are finalized on the date of manufacture.

The National Fenestration Rating Council (NFRC) has developed and operates a uniform rating system for the energy performance of fenestration products, including windows, doors and skylights. For additional information regarding this rating system, see www.nfrc.org.

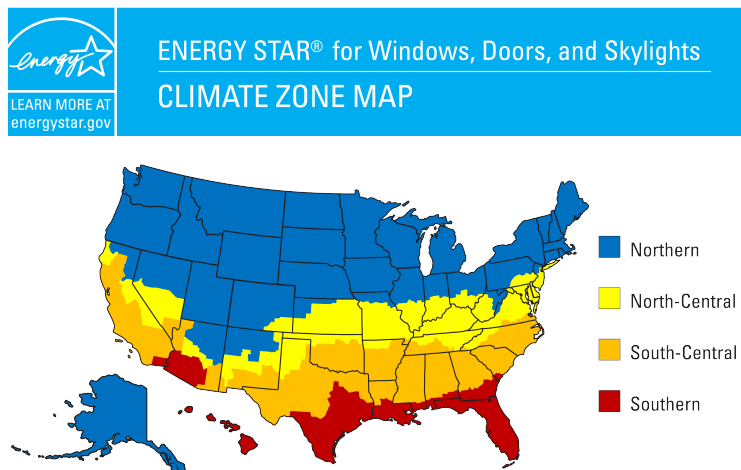
Code (residential, building or energy) Compliance:

Determining the suitability and compliance with state, provincial, local, or other applicable building codes or standards, including energy codes, is the responsibility of the buyer, user, architect, contractor, installer, and/or other construction professional.

2021 IECC Climate Zone Map:



ENERGY STAR Version 7 Climate Zone Map:



PURCHASE APPROVAL/SIGN OFF

Project Subtotal Net Price: USD 12,788.65
0.000% Sales Tax: USD 0.00
Project Total Net Price: USD 12,788.65

I have reviewed all line item quotes in detail and agree that the product specifications and pricing are accurate, and I approve the project for order. I acknowledge that additional charges, tax or Terms and Conditions may apply.

Seller: _____

Buyer: _____

File Attachments for Item:

B. FACADE GRANT APPLICATION: DEYOUNG GALLERY

APPLICATION FOR PERMIT TO BUILD, ALTER, REPAIR, ADD TO, MOVE, REMOVE OR DEMOLISH A STRUCTURE IN THE CITY OF LIVINGSTON

Job Address: (please print) 209 S. Main
 Owner: Derek & Tawell DeYoung
 Address: P.O. Box 1780 City
 Architect: _____
 Address: _____
 Contractor(s); structural Signs of Mt.
 electrical _____
 plumbing _____
 mechanical _____
 sign _____
 moving _____

PERMIT NO 5410 (To be completed by Building Dept.)

Building Permit Fee <u>\$ 97.25</u>	Date <u>7-22-24</u>
Plumbing Permit Fee _____	
Mechanical Permit Fee _____	
Sign Permit Fee _____	
Total Fee _____	
Occupancy Group & Division _____	
Type of Construction _____	
Use Zone _____	Fire Zone _____

Intended Use of Building: _____
 Change of Use From: _____
 Nature of Work: New Addition Alteration
 Repair Move Remove
 Describe Work: New Sign 4x12x4 ad awning

Approvals	Required	Received	Not Required
Zoning			
Fire			
Health			
Other			

Value of All Work \$ 4,400.00
 (Complete information in appropriate sections below)

STRUCTURAL WORK: (complete site plan on back of this copy)

Materials: Foundation _____ Framing _____ Roof _____
 Dimension: Length _____ Width _____ No. Stories _____
 Total Floor Area _____ sq. ft. No. Dwelling Units _____
 Distance to Lot Lines: Front _____ Side _____ Side _____ Rear _____
 Attach. Garage, Detach. Garage, Basement Garage, Carport, Tower

PLUMBING WORK: No. of Each Fixture Installed

Water Closet (toilet) _____	Kit. Sink & Disp. _____	Steam or HW System _____	Waste Interceptor _____	Other _____
Bathtub _____	Dishwasher _____	Floor Drain _____	Sewage Lift Station _____	
Lavatory (wash basin) _____	Clo. Washer _____	Urinal _____	Sewer Main Tap _____	
Shower _____	Water Heater _____	Drinking Fountain _____	Gas Appliances _____	

MECHANICAL WORK: Type of Fuel; Nat. Gas, Oil, LPG, Solid Fuel

Type of Equipment; _____	Gas HW HTR. _____	Wood fuel stove _____
Steam or HW Furnace _____	Permanent Air Cond. Units _____	Range Hood _____
Forced Air System _____	Ventilation Fan _____	Air Handling Unit _____
Floor Furnace _____	Clothes Dryer _____	Incinerator _____
Wall Heater _____		Other _____

SIGN — Class of Sign; Marquee, Projecting, Roof, Ground, Wall, Temporary
 Type; Illuminated, Non-illuminated; height _____ length _____ width _____
 Materials; Face _____ Frame _____ Support _____
 Wording of Sign: _____

MOVING: Description of Building, length _____ width _____ No. Stories _____
 Moved From _____ Moved To _____ Date to be Moved _____

The undersigned hereby agrees that the proposed work shall be done in accordance with the plans and specifications and statement herewith submitted and in conformity with the provisions of the City Ordinances pertaining to the erection, construction, or alteration of buildings in the City of Livingston. The building permit when issued shall not be transferrable.

The issuance or granting of a permit or approval of plans, specifications and computations shall not be construed to be a permit for, or an approval of, a violation of any of the provisions of the Uniform Building, Mechanical, or Plumbing Codes; the City of Livingston Zone and Sign Code, Livingston Municipal codes, or any other ordinance of the City of Livingston. The Applicant and Owner have responsibility for compliance with the applicable Codes and Ordinances.

Applicant Signature _____

When Properly Validated in This Space This Is Your Permit

Building Department Approval
approved
BMM
7-22-24

TREASURER'S RECEIPT

No. _____
 Date _____

This Permit becomes null and void if work or construction authorized is not commenced within 120 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced.



Alcon Lighting
2845 S. Robertson Blvd
Los Angeles, CA 90034

(877) 733-5236
www.alconlighting.com
support@alconlighting.com

INVOICE # 621326



Date 9/4/2024
Consultant PERRIS WEBER
Terms PREPAID
PO No
Due Date 9/4/2024
Ship Via BEST WAY
Estimated Ship Date 9/4/2024
Tracking
Estimate No RFQ090424P7
Return Policy NON-REFUNDABLE

Bill To

DEREK DEYOUNG
2191 HIGHLAND BLVD
BOZEMAN, MT 59715
616-308-0255

Ship To

DEYOUNG GALLERY
209 SOUTH MAIN ST
LIVINGSTON, MT 59047
JANELL: 616-308-0255

Line	Ordered	Shipped	Product Info	Unit Cost	Amount
1	2		ALCON LIGHTING LED OUTDOOR ROTATIONAL COMMERCIAL SIGN LIGHT 96" LONG BLACK FINISH 96 WATTS - 11800 LUMENS 31029-8-96-30-BK-010	1,160.00	2,320.00T
			ESTIMATED SHIPPING AND HANDLING PALLET	350.00	350.00

Buyers Responsibility

(1) Report changes of quantity & shipping address within 24 hours after placing the order.
(2) Accept reconsignment fees if delivery address is modified in any variation post shipment.
(3) Report claim of freight damage or shortage with the driver at the time of delivery. Detail inspection of the delivery is the responsibility of the buyer. Buyers who sign for a delivery and do not notate "DAMAGE", assume full responsibility. If the products appear significantly damaged, buyer must refuse delivery.
There are no returns on assembled-to-order specification grade products. One-time authorized returns are subject to a restocking fee.
Seller makes no representation of warranty of merchantability or of fitness of goods for any specific purpose.
Our liability is limited to replacing the material or refunding the value of the material. If legal action is brought to enforce payment, buyer agrees to pay all costs & attorney fees.
Past due balance is subject to 5% interest per month

Subtotal \$2,670.00
Sales Tax (0.0%) \$0.00
Payments/Credits -\$2,670.00
Balance Due \$0.00

"The finest compliment we can ever receive is a referral from our friends and clients."

THANK YOU FOR YOUR BUSINESS!

DeYoung Gallery Façade Budget

Labor		
Tasks	Days	Rate
New Storefront & Design		
Concrete Cutting for New Entry Door Location	2	\$761.00
New Brick & Brick Laid at Bottom of Storefront	4	\$4,205.00
New Windows and Front Door	4	\$16,780.00
Outdoor Entryway Tile	2	\$507.00
Exterior Façade		
Stucco Repair on Façade	1	\$2,800.00
Exterior Façade Painting	4	\$3,575.00
New Awning	2	\$4,350.00
Electric Light Bar - Exterior Lighting	2	\$2,670.00
TOTAL		\$35,648.00

URA Amount Requested
380.50
2,102.50
8,390.00
253.50
1,400.00
1,787.50
2,175.00
1,335.00
17,824.00

Applicant Organization: DeYoung Gallery – Derek and Janell DeYoung

Organization Tax Status: For Profit

Website: www.derekdeyoung.com

Project Address: 209 South Main Street, Livingston, MT

Project Title: DeYoung Gallery – Façade Renovation and Energy Improvements

Key Contacts:

Business Point of Contact	Technical Point of Contact
Name: Janell DeYoung Title: Studio Manager Address: PO Box 1780, Livingston, MT 59047 Email: fishingartist@yahoo.com Phone: 616-308-0255	Name: Jason Cipriani Title: Lead Contractor/Builder Address: PO Box 463, Livingston, MT 59047 Email: ciprianiconstruction@bresnan.net Phone: 406-223-0108

Project Start Date: 3/7/24

Project End Date: 11/1/24

Amount Requested: \$17,824

Breakdown of what the total will be used for:

New Windows and Door for Storefront, Concrete Cutting for New Entryway Door Location, New Awning, New Brick for bottom of Storefront, New tile for outdoor entryway, Stucco Repair on Façade, Exterior Painting of Storefront Facade, Exterior Lighting – 2 New Exterior Light Bars

Task #	Task	Total URA Funds \$17,824	Total Matching Funds	Total Cost \$35,648
1	New Windows & Door	\$8,390		16,780 (14,095 + 2685)
2	Outdoor Entryway Tile	\$253.50		507
3	Stucco Repair on Facade	\$1,400		2800
4	Exterior Façade Painting	\$1,787.50		3575
5	New Brick at bottom of Storefront	\$2102.50		4205 (1500+2705)
6	Electric Light Bars - Exterior Lighting	\$1335		\$2670
7	Awning	\$2175		4350
8	Concrete Cutting New Entry Door Location	\$380.50		761

Disclosure Statements:

- Should the Urban Renewal Agency award some or all the requested project funding, DeYoung Gallery (Project Sponsors) acknowledge that misuse of funds may be actionable under the Montana False Claims Act.
- Should the Urban Renewal Agency award some or all the requested project funding, DeYoung Gallery (Project Sponsors) is willing to sign the required program contract.
- By submitting this application to the Urban Renewal Agency: Urban Renewal Façade Repair & Renovation Program, we acknowledge (1) we are bound by the terms and conditions of the respective program applied for, and (2) we fully and completely understand its duties and obligations under the program applied for.



PROJECT SUMMARY: Include a concise project description—including project goals and expected outcomes. Please also describe how it eliminates blight and/or increases the health and safety of the neighborhood.

Background:

- We have been running DeYoung Studio and catering to the Fly Fishing community for over 20 years. Up until now, we have strictly been running an online gallery (www.derekdeyoung.com) but this year we decided it was time to start our first brick and mortar gallery in addition to our online store. There was no better choice to do this in than in Livingston, so we just moved back in June of this year. We moved to Livingston originally in 2007 and built our business for 10 years before we moved back to Michigan to be closer to family. In 2015, Derek painted the large Fiberglass Fish Mount on Main Street (outside of American Bank) in collaboration with the Livingston Chamber right before we left.
- We purchased 209 South Main on 2/16/24. Previously this building was Action Pawn Take II (a Pawn Shop).
- We are in the process of updating the entire storefront of the gallery with a new storefront layout, new door and windows, new brick on the bottom portion of the storefront, stucco repairs to the façade, a new paint job, new tile in the outdoor entryway, a fresh, new awning with our logo and a new eye catching sign created from one of Derek’s digital drawings.
- Our vision for the art gallery is to become a “must stop” for people that are passionate about fly fishing and wildlife artwork. We want it to be a place for locals to come and be inspired by artwork that pays homage to Livingston and the surrounding area. Our gallery will add sophistication to Main Street and we will be involved in the community’s local art walks and events.

Project Goal/Objectives:

We are seeking the URA grant to achieve our goal to:

- Repair existing deficiencies and safety hazards by improving and adding additional lighting on the façade of building with two 8 foot downlit exterior light bars.
- Improve building accessibility by moving the placement of the front door from the side of the building to the center of the building with a slight (but appropriate) grade into it. We are also making sure that the new door is ADA compliant and are creating a public ADA compliant bathroom.
- Improve storefront aesthetics by repairing the stucco on the exterior of the building and repainting the storefront a nice neutral black. Switching out the old front windows and door. Redesigning the entrance into the building with a new and centrally located front door. Tiling the outside front entryway into the building. Purchasing a fresh, new awning with our logo and adding an eye catching sign to bring people in the front door. (We understand that signage is not covered by the grant).
- Improve energy efficiency by switching out the old windows and old door in the Storefront to low e windows.

- Create an inviting space for local community members and tourists by taking the existing 209 South Main building and improving the space significantly (both outside and inside) into a place that people will be proud of in their town and one that can contribute to the community events.

By realizing our goals and objectives, our initiative will contribute to the URA Façade Repair and Renovation Program's mission. This contribution will be marked by mitigating blight, rectifying dilapidation, and enhancing the substandard conditions of our building's façade. Our endeavor to create an inviting, accessible, and visually pleasing storefront is anticipated to boost pedestrian traffic to our business and the surrounding vicinity. This increase, in turn, is expected to benefit nearby businesses and enhance the commercial allure of downtown Livingston, thereby attracting further investment from the local business community.

Project Scope: The improvements that we are seeking for the URA façade program are part of a larger interior renovation currently taking place. That project will include a renovation that includes new HVAC, all new electric, professional art gallery lighting, rough sawn wood flooring, new drywalled ceiling, loft storage creation, creation of a public ADA Bathroom, kitchenette, office space & a new workshop space.

Relevant Attachments: To support our application, we have included the following attachments:

- Attachment A: Response To Evaluation Criteria
- Attachment C: Letters of Support From Local Businesses
- Attachment D: Detailed Project Budget
- Attachment E: Contractor Estimates
- Attachment F: Existing Physical Deficiencies & Photos
- Attachment G: Exterior Façade Renderings
Please note building signage is not included as part of our requested scope and budget. We understand these costs are not eligible.
- Attachment H: Letter of Interest for Event from Local MGTU Chapter

STATEMENT OF CONDITION/NEED: This grant is needed to help add a prominent feature in downtown Livingston for locals and visitors to enjoy. Livingston's tagline is "Trout, Trains and Tranquility" and Derek's artwork is renowned in the "Trout Art" world, a perfect fit to help bring people downtown. To impact local business, we have plans to turn the building into a beautiful gallery that bring people not only to Main Street but further down to the 200 block of South Main Street as well. It will help make adjacent properties more attractive for other businesses to come in and thrive.

Existing Conditions:

- The condition of the former pawn shop façade was aging poorly and it did not have the aesthetic appeal of the buildings on either side of it. It's windows were really old and the seals were broken. The rock at the bottom of the façade was not done well and looked tacky. The signage was old and too small for the building. The lighting did not look

professional and was dim at night. The paint color palette clashed with the awning. The awning material was really showing it's age and had multiple tears from the wind. The chains on the windows and door didn't add to the curb appeal and made the downtown seem unsafe to the average customer walking by. These conditions will be remedied by a complete revamp with new windows and door, (chain removed from windows and door), new door placement, new brick at the bottom of the windows to replace the rock, new neutral black paint color, fresh new awning, new outdoor tile into outside entryway and two 8 foot exterior lighting bars that will be much brighter than what was previously used.

- The existing windows were at least 30 years old and not energy efficient. They were very thin and the window panes had been painted to try and hide the poor and aging seals. This will be remedied by getting all new low-e insulated tempered glass windows. Low e glass has a coating applied to it, making the windows and doors substantially more energy efficient.
- The Existing accessibility conditions did not have ADA in mind. While the front door may have been ADA, it was placed in the corner of the building and not as easily accessible as a centered door (as we have changed it to). We are making sure our front door is ADA compliant and we are adding an ADA compliant bathroom as well that will be open to the public.
- Existing safety conditions include poor lighting at night and this will be remedied by adding additional outdoor lighting (two 8 foot downlit light bars) to the façade of the building.

Project Impact:

- The Impact on safety will be adding adequate lighting in the façade of the building so that it will be safer to walk around at night. The impact on accessibility will be adding an ADA approved door and bathroom.
- The Impact on pedestrian traffic will benefit local businesses by bringing more people down to the 200 block of South Main. Two Letters of Support from Local Businesses (attached)
- Economic impact – This is a complete building renovation (not only the facade) but inside as well. The Economic Impact will not only increase the property tax value of building, the completed project will lead to appreciation of property values and thus increased tax revenue. This project will enhance local economy by being a must stop for visitors and a draw for locals.
- Once completed, DeYoung Gallery plans to host at least 1 community event per year in the new space along with participating in the community art walks and events. Derek is very involved in conservation efforts & non-profits and is looking forward to being involved and hosting community events at the new gallery. We are also looking forward to joining the Livingston Chamber and Livingston Gallery Association. Please see the letter of interest from the MGTU Chapter (Trout Unlimited).

Statement/Condition of Need: In downtown Livingston, there really is a need for business and aesthetic improvements. Without program funding small business owners would have a hard

time succeeding in creating viable downtown districts that draw people downtown. Drawing people downtown remains critical.

Article Examples:

<https://comdev.mt.gov/Programs-and-Boards/Montana-Main-Street-Program/>

https://www.montanarightnow.com/bozeman/livingston-starts-work-on-downtown-master-plan/article_8cd1ff50-311c-11ee-abdf-3b7896695081.html

<https://nbcmontana.com/news/local/downtown-livingston-grows-with-4-million-infrastructure-renovation>

PROJECT WORK PLAN: The stages of our project development implementation will be a redesign of storefront (moving front door), the replacing out windows and doors, adding electrical outdoor for additional lighting, repairing stucco on façade, repainting façade, adding tile to outdoor entryway, replacing out current awning, replacing out signage. • Jason Cipriani (of Cipriani Construction) is our general contractor and will be involved in carrying out the plans outlined in the request. • We estimate that this total process will take about 9 months and we are about two months out from completion.

Brief Scope Description: The current project status is the Storefront redesign has been completed. The new windows and door have been installed. The stucco has been repaired and the façade has been repainted. The outdoor entryway tilework has been completed and the old river rock has been removed and replaced out with new brick at the bottom. The new awning has been ordered but not installed and the sign has been approved by the city and just ordered. The exterior lighting has been ordered but not installed. The primary high-level tasks/stages are detailed in table below and their objectives. The start date was 3/7 and some work has already begun so we would be seeking program funding for all past/future eligible activities depending on the time of the award.

Project Management Plan:

TITLE	BRIEF ROLE DESCRIPTION
Who will be managing project?	Jason Cipriani – General Manager/Contractor
Who are the contractors	Jason Cipriani – General Manager/Contractor

Project Workplan: Here is a brief introduction to work plan and the task breakdown structure.

TASK #	TASK/SUBTASK	DURATION (NUMBER OF DAYS)	CONTRACTOR RESPONSIBLE
1.0	Demolition	14	Jason Cipriani
2.0	Rebuild Storefront Design (move door to center from side)	7	Jason Cipriani

3.0	Replace old River Rock at the Bottom of Storefront with Brick	4	Jason Cipriani
4.0	New Window/Door Procurement	7	Nevin's Glass/Jason Cipriani
5.0	Tile Outdoor Entry Way into Store	2	Jason Cipriani
6.0	Exterior Electrical for Lighting	2	Jason Cipriani
7.0	Stucco Repair	2	Jason Cipriani
8.0	Exterior Painting	4	Ron & Sons Painting
9.0	Exterior Awning	2	Rocky Mountain Sewing
10.0	Concrete Cutting for New Entry Door Location	2	Jason Cipriani
11.0	Exterior Lighting	1	SCS Wraps

Relevant Workplan Attachments:

PROJECT BUDGET/FINANCIAL INFORMATION: Provide a budget for this program or project and include: • All expenses associated with the project. • All revenue sources, including the status of any proposals submitted to other funders. • Matching funds • In-kind and donated items and services. • Solicited bids and quotes for work to be completed. The URA encourages applicants to include a "budget note" discussing any budget components that need further explanation. Organizations may also want to describe program alternatives if all revenue expectations are not met.

Expenses:

TASK#	EXPENSE	TOTAL URA FUNDS	TOTAL MATCH	TOTAL COST
1	New Windows and Door	\$8,360		16,780
2	Outdoor Entryway Tile	\$253.50		507
3	Stucco Repair on Facade	\$1400		2800
4	Exterior Façade Painting	\$1787.50		3575
5	New Brick at Bottom of Storefront	\$2102.50		4205
6	Awning	\$2175		4350
7	Electric Light Bar Exterior Lighting	\$1335		2670
8	Concrete Cutting New Entry Door Location	\$380.50		761

Revenue Sources of Matching Funds: None, just from our own business

Bid Process & Quotes: We chose Jason Cipriani as our general contractor on this project because he did a complete remodel on the "Out of the Blue" Antique Shop right next door to our building. We really liked his work on that building. He not only does a great quality job, he hires all local contractors and uses all local materials.

Detailed Budget: For a detailed budget and budget notes, see Attachment D

ATTACHMENTS

ATTACHMENT A: Response to Urban Renewal Agency Façade Grant Programs Eligibility Criteria

Projects must constitute façade repair or rehabilitation. The term “façade” is defined as the portion of a building that faces the public right-of-way and is fronted by a sidewalk or other pedestrian pathway, or that portion of a building that faces an alley and contains a public entryway. Examples of a façade improvement projects include, but are not limited to, painting, pressure-washing of walls, brick and mortar repair, gutter work, or removal of old signage. (*Note: The purchase and installation of new signage is not contemplated under the program.*)

Every application for funding must be made in the name of the building owner or tenant. If the building tenant makes an application, the tenant’s application must include the building owner’s written consent allowing the tenant to participate in the specific program. Any application made by tenant without the express written consent of the building owner will be summarily denied.

The proposed project must be for an improvement to a building or buildings located in the District. Single-family properties are not being considered for the program at this time. Properties on which taxes are delinquent will not be considered for funding. Similarly, properties which are encumbered by construction or mechanic’s liens will not be eligible. Applicants must obtain all necessary permits and inspections, and pay any associated fees.

Each and every proposed project must first be approved by the Historical Preservation Committee if within the Historic District. Failure to obtain such approval will result in the application being summarily rejected.

Applications will be considered based on work commenced within 18 months of the date of approval from the Historic Preservation Committee if within the Historic District.

By making an application, an applicant acknowledges (1) it is bound by the terms and conditions of the respective program applied for, and (2) it fully and completely understands its duties and obligations under the program applied for.

By submitting this application to the URA, we acknowledge (1) we are bound by the terms and conditions of the respective program applied for, and (2) we fully and completely understand its duties and obligations under the program applied for.

Every application for funding must be accompanied by (2) contractor’s bids plus an itemized cost of materials. (Please note that applicants are permitted to perform work associated with the proposed project; however, funds will not be paid to reimburse the applicant for the personal time or volunteer time spent on the project.)

ATTACHMENT B: Response to Urban Renewal Agency Façade Grant Programs Evaluation Criteria

1. Has the proposed project been approved by the Historic Preservation Board if within the Historic District?

We discussed this with Jennifer Severson and emailed Grant, they both confirmed that we are not in the historic district. We are in the Central Business District.

2. Will the proposed project bring into repair, a property suffering from blight, dilapidation, or substandard conditions?

Absolutely. The previous condition of the Pawn Shop was poor. It was an eyesore and not something to be proud of on Main Street. We knew this building had potential to be turned into something beautiful that the community could be proud of. And that is what we are in the process of working on now.

3. To what extent will the completed project address unsanitary conditions, unsafe conditions, or threats to the public health, safety, morals, or welfare?

The main change will be the type of customer that our art gallery will attract to downtown Livingston. Our customer will be great for the other retail shops & restaurants on Main Street. This will be a very different customer that used to come to 209 South Main when it was a Pawn Shop.

4. To what extent will the completed project address issues of economic or social liability?

Our business historically has been a devout supporter of the environment and watersheds across the country, along with Montana. With this being our home, a major focus of ours would be on the quality of fishery, environment in Livingston and the Yellowstone River. Here are a few examples of who we currently support: <https://www.derekdeyoung.com/about-derek/deyoung-supports-fisheries>

5. To what extent will the completed project positively benefit the general public?

The general public will have a place to appreciate and be inspired by local fish and wildlife art. It will help promote culture in the small town of Livingston. People can come to the gallery and see the connection between the beauty of their local environment and Derek's artwork. Derek also plans to donate time to programs at local schools as he did when he lived here before such as the Watershed Warriors & Art Classes.

6. To what extent will the completed project lead to an appreciation of property values within the Urban Renewal District and thus lead to increased tax revenue?

We are taking a less desirable building and turning it into a showpiece for the town. Bringing people into the downtown area that will also spend money at other retail shops & restaurants. This will help make a downtown area that is much more attractive for other businesses to set up. We know that we will be able to help bring more customers down to the Central Business District.

7. To what extent will the completed project enhance the local economy?

Again, both the quality and aesthetic beauty of the gallery will help attract other businesses downtown as well as visitors from around the world. Art, Fishing and Wildlife enthusiasts are all the type of customers we plan on bringing in.

8. Is there a workable feasible plan to make available adequate housing for any persons displaced by the project?

This doesn't apply, we will not displace anyone with the project.

9. To what extent will the completed project create housing opportunities?

The completed project will not be creating a housing opportunity.

10. To what extent will the completed project reduce, prevent, abate, or eliminate pollution?

The completed project will be an efficient use of space with the gallery/retail space up front and the workshop space in the back.

11. When compared with grants previously awarded under the same or a similar program, is the amount requested or awarded proportionate, fair, equitable, and just?

We would believe it was fair comparative to other projects in the same URA.

12. Do the total project costs appear to be in line with local norms for a project of the type? In other words, do the project costs appear to be overly expensive considering the size, scope, and measure of the work to be done?

Project costs appear to be in line when comparing with our neighboring building "Out of the Blue Antiques". Kathryn just redid her entire building in 2017 and has been incredibly helpful in letting me compare costs with hers as well as companies she used for her project.

13. Does the proposed project appear to be extravagant, wasteful, or lavish?

Absolutely not, we are completely budget minded. We want to do a quality job but are also taking into consideration cost on every part of this project.

14. Prior to project completion, what portion of the total taxable value of the Urban Renewal District does the proposed project site comprise?

We are using most of the available lot for Gallery and studio/workshop space.

15. Other than those benefits already discussed in connection with the above questions, what benefits or positives will the completed project bring to the City of Livingston and/or the Urban Renewal District?

We are using local companies to do mostly everything that is associated with the renovation. We are using a local contractor Jason Cipriani from Cipriani Construction, Nevin's Glass for our Storefront Window and Door (as well as Interior Doors), Custom Canvas for our awning, Graybeal's All Service and Beartooth for our HVAC, Peak Electric for our Electrician, Copper John's for our Plumbing, Reddington Masonry for Brickwork, Juhnke's Excavation for our excavation, Precision Roofing for Roofing, Montana Stucco and Rock for our Stucco Repair, local Mike Owens for Drywall, Local (Keegan) for our wood floors and Ron's Painting for our Painting Job and Crazy Mountain Cabinetry for our Kitchenette.

16. What potential problems or negatives, if any, will the completed project bring to the City of Livingston and/or the Urban Renewal District?

None

17. If funds are granted, what amount of program funds will be available for future urban renewal projects in the Urban Renewal District?

I am not sure?

18. Are other projects and/or entities requesting program funds from the Urban Renewal Agency at the time of the present request?

Not that I know of

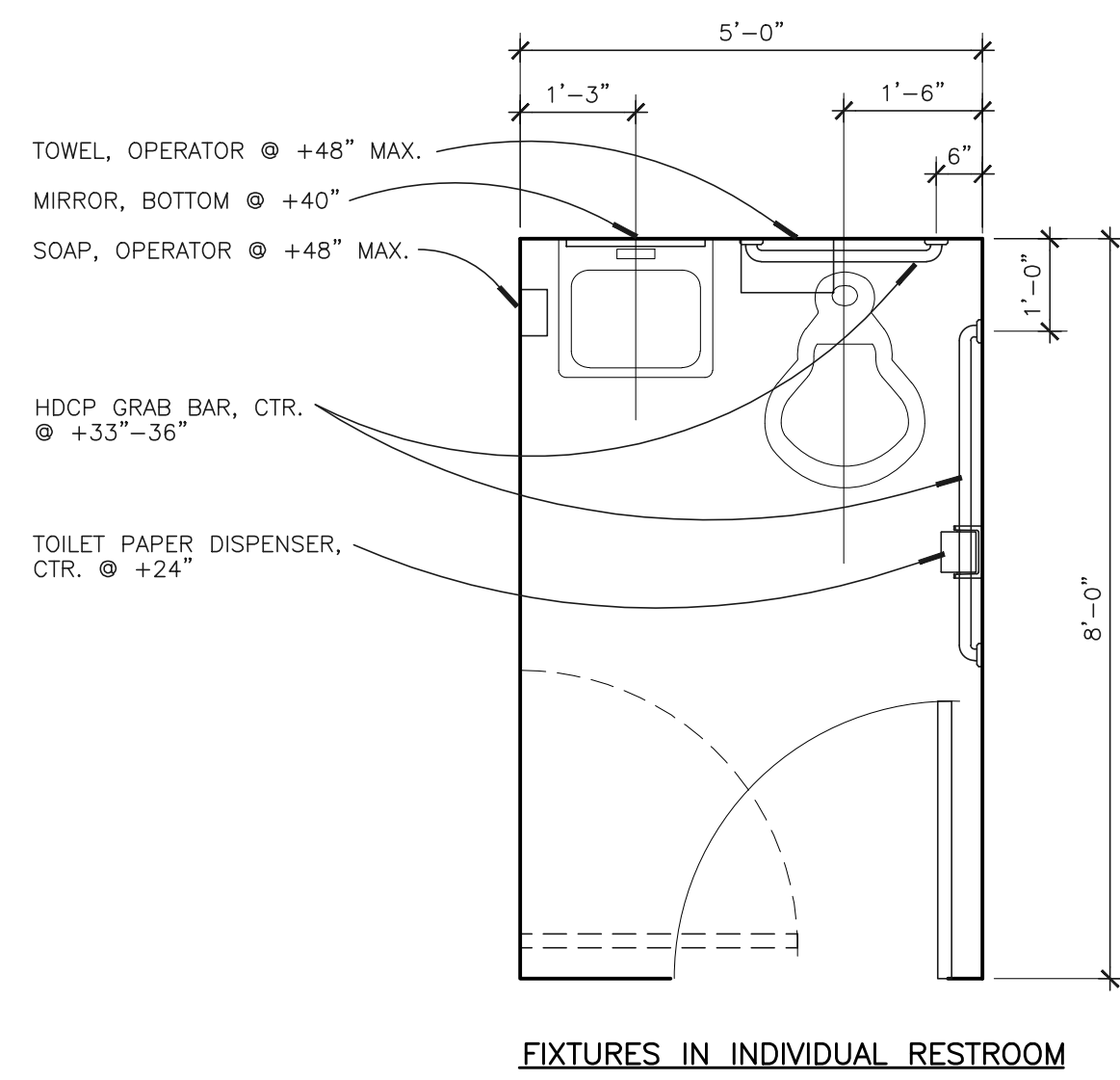
19. Does the Urban Renewal Agency anticipate that other projects and/or entities will request program funds in the foreseeable future?

20. If the Urban Renewal Agency awards some or all of the requested funds, do the project sponsors acknowledge that misuse of the funds may be actionable under the Montana False Claims Act?

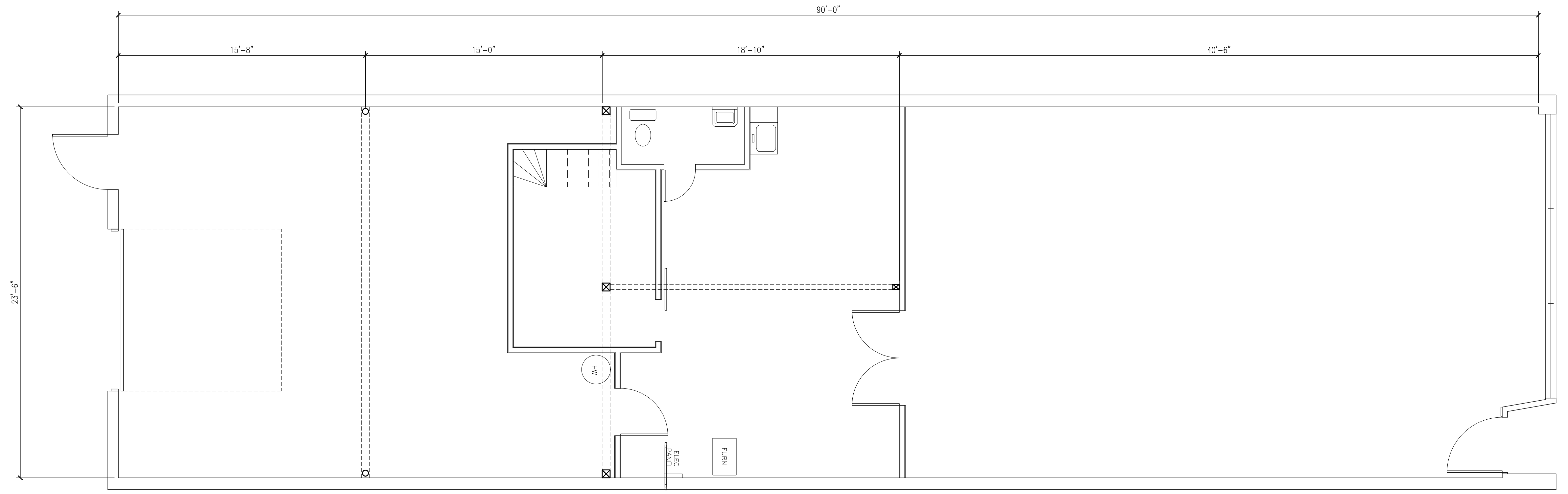
Yes

21. If the Urban Renewal Agency awards some or all of the requested funds, are the project sponsors willing to sign the required program contract?

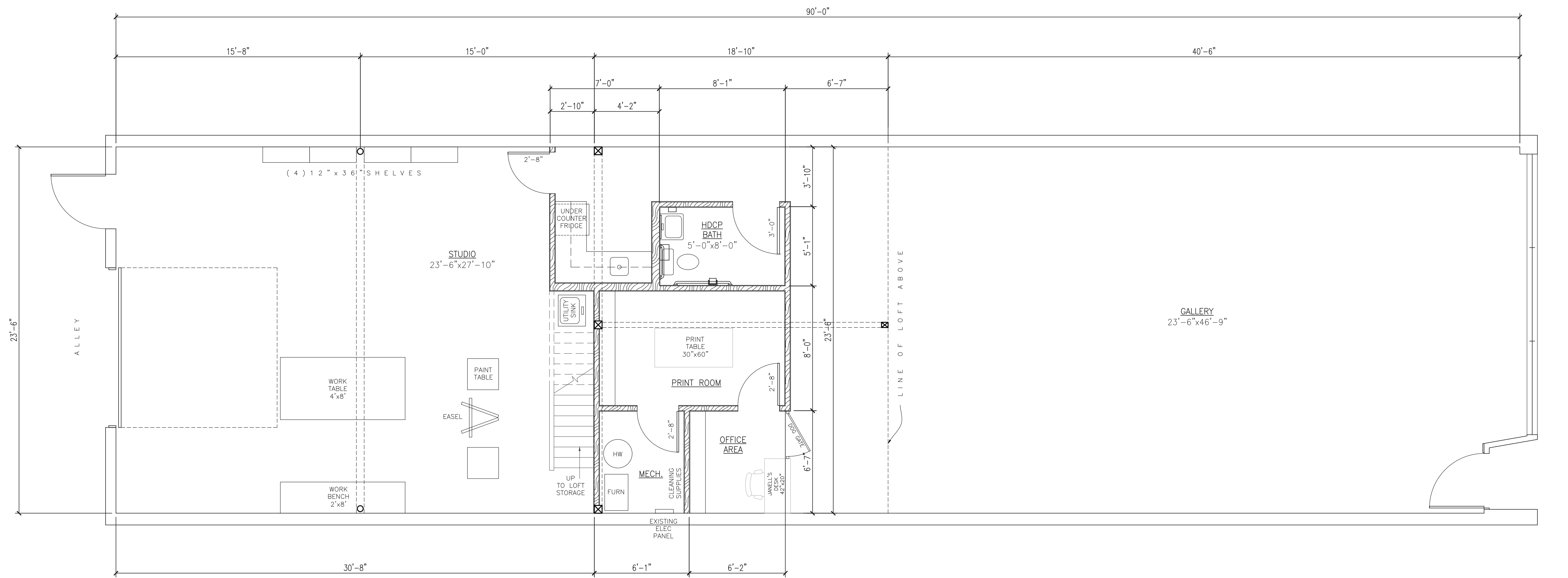
Yes



1 HDCP BATH FIXTURE DETAIL
1/2" = 1'-0"



2 EXISTING FLOOR PLAN
1/4" = 1'-0"



3 PROPOSED FLOOR PLAN
1/4" = 1'-0"



File Attachments for Item:

C. APPOINTMENT OF TWO COMMUNITY MEMBERS TO FILL BOARD VACANCIES



Date: 10/22/2024
To: Chair Vicenzi and Board Members
From: Grant Gager, City Manager

Staff Report for Discussion Regarding Board Membership

Recommendation and Summary

The Board currently has two vacancies and staff is recommending that the Board appoint two applicants to those vacancies. The Board can do so using the following motion:

“I move to appoint _____ and _____ to the URA Board to fill the term of departed members.”

The reasons for the discussion are as follows:

- Two board members are interested in stepping down from the Board.
- The URA Board is composed of five community members according to the by-laws.

Introduction and History

Pursuant to the by-laws approved by the City Commission, the Livingston Urban Renewal Agency board consists of five community members and one City Commissioner. Vacancies in the Board are appointed by the Board to complete the remainder of vacated terms.

Analysis

This is a decision of the Board pursuant to the Bylaws.

Fiscal Impact

There is no fiscal impact arising from this discussion.

Strategic Alignment

A fully staffed Board will ensure ability to achieve the Board’s goals.

Attachments

- Applications Received (4)

City of Livingston
Application for Appointed Office
(Revised 8/01/2023)

Appointed Position Seeking: URA board member

Date of Application: _____

Name: Sarah Knoebi

Signed: 

Address: 714 W Lewis St. Livingston, MT

Telephone: daytime 406-415-6149

after 5:00 p.m.: "

Fax Number: N/A

e-mail address: sknoebi44@gmail.com

1. Are you a resident of the City of Livingston? yes

2. Are you a registered voter? yes

3. Will you be at least 18 years of age at the time of the appointment? yes

4. Describe the reasons you are interested in this appointment: see attachment.

5. Describe any background, experience and interests that you have which may assist you in performing the responsibilities of this appointment:

A. Occupation: MSU campus planner

B. Education: B.S Earth sciences - human geo + Master of Urban + Regional Planning

C. Experience: long range infrastructure planning, transportation/transit planning + implementation, public art procurement, public outreach.

(please attach a detailed resume if desired)

6. Have you served on any previous boards or in any governmental positions in the past? _____

staff support for the following MSU boards: university facilities planning board, public art + artifacts committee + classroom committee.

7. Are you currently serving on any Community Boards? staff support - non voting

A. If yes, please describe those boards. _____

8. Current Employer? Montana State University

9. Are you available for night meetings? yes

10. Are you available for daytime meetings? NO

11. Do you foresee any potential conflicts of interest that you might have in executing the duties of this appointed office? NO

12. If conflict of interest arose for you, how would you deal with it as an appointed member of this board? Make full disclosure of conflict + excuse myself from any deliberation + voting.

THIS APPLICATION WILL BE KEPT ON FILE FOR 6 MONTHS AND THEN DISCARDED.

Return completed applications to Emily Hutchinson at Livingston City Hall 220 E. Park Street or by email at ehutchinson@livingstonmontana.org

4. Describe the reasons you are interested in this appointment

I am enthusiastic about serving as a Livingston Urban Renewal Agency board member because I am passionate about transforming our downtown into a dynamic and inclusive hub for both residents and visitors alike. I hope to use this position to spark community involvement and energize our urban renewal district to create a welcoming and vibrant environment.

I believe that by addressing and creatively improving gaps in the urban renewal district we can significantly enhance the overall experience of our city. I am specifically passionate about improving pedestrian infrastructure to promote walkability and pedestrian safety. I am also interested in finding ways to both preserve existing housing and expand affordable housing options to ensure everyone benefits from a diverse and thriving district.

As an AICP certified urban planner I can bring a unique skill set to effectively implement elements of the Downtown Master Plan to benefit the urban renewal district. I am committed to working collaboratively with others to develop innovative strategies that will make Livingston's downtown a standout destination for both locals and visitors, reflecting the true spirit and potential of our community.

EDUCATION

Master of Urban and Regional Planning

University of Colorado-Denver • Denver, CO

Aug 2020—May 2022

Bachelor of Science in Earth Sciences- Geography

Montana State University • Bozeman, MT

Aug 2016—Dec 2019

WORK EXPERIENCE

Campus Planner

Montana State University, Bozeman, MT

June 2022 - Present

- Manage the MSU Long Range Building Program development & application process.
- Lead facility condition assessments at 16 MSU sites.
- Coordinate MSU Capital Improvement Program.
- Lead & implement campus transportation project.

Transit Operations Intern

Colorado Department of Transportation, Denver, CO

March 2021 - March 2022

- Developed & designed Transit Emission Dashboard webpage narrative.
- Integrated & updated statewide transit maps.
- Collaborated across planning, transit & innovative mobility units.

Real Estate & Facilities Intern

Commonwealth Edison Company, Greater Chicago Area

June 2019—Aug 2019

- Created a sustainable ArcGIS layer of ComEd commercial facilities.
- Reconciled and updated facility records through site walkdowns.
- Developed a blueprint for UAV use within facility operations department.

PROJECTS

Denver Open Innovation District

Fall 2021

- Collaborated with an integral team to revision Speer Boulevard & Cherry Creek in the creation of Denver's Open Innovation District.
- Developed financing models, regulatory changes & stakeholder engagement methods.

Denver Bus Stop Assessment

Fall 2020

- Physically assessed bus stop amenity and micro-mobility quality in Denver's RiNo neighborhood.
- Performed stakeholder interviews.
- Developed recommendations for improvement based on identified gaps.

Gallatin County GIS Service Learning

Spring 2019

- Physically mapped the entirety of White Irrigation Ditch and its features.
- Published spatial metadata and GIS shapefiles for public use.
- Created multiple deliverable maps and an online story map.

SKILLS & CERTIFICATIONS

Certifications

American Institute of Certified Planners, 2023

Software

Proficient in: ESRI ArcGIS Suite, Microsoft Office, Google Earth Pro, INRIX, Photoshop, InDesign, Illustrator

Experience in: QGIS, R, Tableau, Sketchup

Languages

English, German

City of Livingston
Application for Appointed Office
(Revised 8/01/2023)

Appointed Position Seeking: Urban Renewal Agency

Date of Application: 10/10/2024

Name: Patricia Grabow Signed: Patricia Grabow

Address: 204 E. Callender #25

Telephone: daytime (706) 220-1056 after 5:00 p.m.: _____

Fax Number: n/a e-mail address: thegrabow@gmail.com

1. Are you a resident of the City of Livingston? yes

2. Are you a registered voter? yes

3. Will you be at least 18 years of age at the time of the appointment? yes

4. Describe the reasons you are interested in this appointment: I want to use

my experience (please see attached) to help the URA make decisions that include ^{URA} smart ^{guidance} growth

5. Describe any background, experience and interests that you have which may assist you in performing the responsibilities of this appointment:

- A. Occupation: (Please see attached) ^{intelligent development of Livingston downtown}
- B. Education: _____
- C. Experience: _____

(please attach a detailed resume if desired)

6. Have you served on any previous boards or in any governmental positions in the past? _____

yes (Please see attached)

7. Are you currently serving on any Community Boards? LPB/BBA

A. If yes, please describe those boards. Advocates the economic survival of the downtown

8. Current Employer? n/a Retiree

9. Are you available for night meetings? yes

10. Are you available for daytime meetings? yes

11. Do you foresee any potential conflicts of interest that you might have in executing the duties of this appointed office? NO

12. If conflict of interest arose for you, how would you deal with it as an appointed member of this board? I would recuse myself

THIS APPLICATION WILL BE KEPT ON FILE FOR 6 MONTHS AND THEN DISCARDED.

Return completed applications to Emily Hutchinson at Livingston City Hall 220 E. Park Street or by email at ehutchinson@livingstonmontana.org

Application for the Livingston URA

Patricia Grabow MEd

204 East Callender Street Livingston, MT 59047

Phone: (406) 220-1056 Email: thegrabow@gmail.com

Education:

Master's Degree University of Alaska /Fairbanks, AK

Major: Educational Administration

Bachelor's Degree University of Washington/Seattle WA

Totem Club and Mortar Board-Junior and Senior Women's Academic and Social Honoraria

College Basketball, Water Ballet Team

Major: English, Minor: Economics/Government, Certification: Education: Teacher and Principal
Drug/Alcohol Counselor Certified.

Past or present boards of directors on which you have served or currently serve.

1. Livingston City Commissioner 2004-2007
(position my grandfather, William Grabow, held in 1894)
2. Urban Renewal Board Agency 2006-2008 (Livingston City Commission representative)
3. Livingston City Tree Board 2005-2006 (Livingston City Commission Representative)
4. Livingston Historic Preservation Commission 2002-2004
5. Initiated as a Livingston City Commissioner and was on the first Livingston Main Street Board. (It eventually became Vision Livingston)
6. Participated in every Livingston City Downtown Planning Committees: Entranco Study, MSU Plan, Livingston Downtown, Livingston Master Plan
7. Proposed and sued to allow East Side School to become the Shane Lenani Center.

Skills and/or abilities could you bring to the organization?

1. Purchased, restored, and re-created the Grabow Hotel (My grandparents built in 1908)
Successful business person in downtown running a building with affordable housing for 24 years. Livingston at the Grabow for 24 years
I know how to make a building work financially and could help bring to a better position economically
2. President Livingston Downtown Building Owners and Business Association (LDBOBA) 18 years
Some achievements of the LDBOBA
 - a. Helped create the Livingston Downtown Building Improvement District (LBID), Tourism Business Improvement District (TBID),
 - b. Created the Walking Tour of Livingston's Four Historic Districts
 - c. Initiated and maintained Yellowstone Bus Tours of historic Livingston (16 years)
 - d. Created the mural on the Thompson Building to commemorate the Centennial of the Yellowstone Park Service in 2016 "Livingston the Original Rail Entrance to Yellowstone" as well as the fish statue

- e. Lobbied for 10 years to bring rail passenger service back to Livingston. Now the Livingston shops making Hydrogen Multiple Unit (HMU) trains.
- f. Lobbied with PCEC and other non-profits for Livingston: Main Street to go back to two-way, parking design, keep the city from taking nine years to complete the sidewalks, bring bus tours to the downtown, restart the Albermarle, lobbied to have the Growth Policy along with PCEC and participated in its formation.
- g. Strong Advocate for Livingston Growth Policy and Smart Growth.
- h. Work collaboratively with Livingston non-profits as well as business community for 24 years.

Other Experience

- 3. Was principal and teacher: Retired. Experience included Alaska and the next to the last teacher at the Sedan School in Wilsall, MT.
- 4. Taught the Foxfire Program in Bethel, AK Flew 90 students to villages in the lower Kuskokwim School District gathering Yup'ik Eskimo legends, stories, and how to do it articles and published in the book *Kaliq Yugnek* (Book that Comes Up From the People)
- 5. Taught at the University of Alaska, Fairbanks. Created an associates degree for the Native Education Tutors in Anchorage School District creating classes with the University of Alaska (Fairbanks and Anchorage) and Alaska Pacific University.
- 6. Was married to CNN Senior News Correspondent, Walter Rodgers, and lobbied in Congress for environmental issues in the 60s.
- 7. Born and raised in Montana primarily.
- 8. Raised three sons

City of Livingston
Application for Appointed Office
(Revised 8/01/2023)

Appointed Position Seeking: _____

Date of Application: 10-14-24

Name: JAMES LANGTEAUX
Address: 104 N. MAIN ST. 59047
Telephone: daytime 406-224-5390
Fax Number: _____

Signed: [Signature]
after 5:00 p.m.: 213-925-7246
e-mail address: LANGTEAUX@GMAIL.COM

1. Are you a resident of the City of Livingston? YES

2. Are you a registered voter? YES

3. Will you be at least 18 years of age at the time of the appointment? YES

4. Describe the reasons you are interested in this appointment: I AM PASSIONATE ABOUT OUR COMMUNITY, OUR ENVISIONS + THE NEED FOR SUSTAINABLE HOUSING FOR THOSE WHO WANT THE SHOPS, CAFES + KICKERS

5. Describe any background, experience and interests that you have which may assist you in performing the responsibilities of this appointment:

A. Occupation: BUSINESS OWNER, DIRECTOR, PRODUCER, AUTHOR, PROFESSOR

B. Education: MASTERS (M.A.) RESIDENT B.A (U-W MADISON)

C. Experience: WRITING, DIRECTING, HOSTING SHOWS, INTERNATIONAL ADVERTISING + BRANDING AWARDS, EMILY NOMINATED.

(please attach a detailed resume if desired)

6. Have you served on any previous boards or in any governmental positions in the past? YES, CURRENTLY ON LBID BOARD, CHURCH BOARDS IN THE PAST.

7. Are you currently serving on any Community Boards? LBID

A. If yes, please describe those boards. - YOU ARE AN ANNUAL - I'M SURE

8. Current Employer? SELF

9. Are you available for night meetings? YES

10. Are you available for daytime meetings? AFTER 3PM MOST DAYS

11. Do you foresee any potential conflicts of interest that you might have in executing the duties of this appointed office? NONE - I MAY RESIGN FROM LBID TO DEDICATE TIME HERE

12. If conflict of interest arose for you, how would you deal with it as an appointed member of this board? I WOULD REFUSE MORE IF BENEFICIAL TO ALL I WOULD RESIGN MY POST. THANK YOU FOR CONSIDERING ME FOR THIS POSITION.

THIS APPLICATION WILL BE KEPT ON FILE FOR 6 MONTHS AND THEN DISCARDED.

Return completed applications to Emily Hutchinson at Livingston City Hall 220 E. Park Street or by email at ehutchinson@livingstonmontana.org

City of Livingston
Application for Appointed Office
(Revised 8/01/2023)

Appointed Position Seeking: URBAN RENEWAL AGENCY BOARD

Date of Application: 9/30/24

Name: THOMAS BLURCK Signed: [Signature]

Address: 122 1/2 S 2nd St

Telephone: daytime 248-285-2435 after 5:00 p.m.: SAME

Fax Number: NONE e-mail address: tblurck@aol.com

- 1. Are you a resident of the City of Livingston? YES
- 2. Are you a registered voter? YES
- 3. Will you be at least 18 years of age at the time of the appointment? YES

4. Describe the reasons you are interested in this appointment: DOWNTOWN PROPERTY OWNER ARCHITECT, INTERESTED IN DOWNTOWN DEVELOPMENT

5. Describe any background, experience and interests that you have which may assist you in performing the responsibilities of this appointment:

- A. Occupation: ARCHITECT
- B. Education: MARCH HARBARD UNIVERSITY
- C. Experience: 40 YEARS AS AN ARCHITECT DEVELOPED 2 DOWNTOWN PROJECTS

(please attach a detailed resume if desired)

6. Have you served on any previous boards or in any governmental positions in the past?
CITY HISTORICAL PRESERVATION COMMISSION

7. Are you currently serving on any Community Boards? YES - ABOVE

A. If yes, please describe those boards. DOWNTOWN PRESERVATION

8. Current Employer? RETIRED

9. Are you available for night meetings? YES

10. Are you available for daytime meetings? YES

11. Do you foresee any potential conflicts of interest that you might have in executing the duties of this appointed office? I WOULD REFUSE IF CONFLICTS AROSE

12. If conflict of interest arose for you, how would you deal with it as an appointed member of this board? SEE ABOVE

THIS APPLICATION WILL BE KEPT ON FILE FOR 6 MONTHS AND THEN DISCARDED.

Return completed applications to Emily Hutchinson at Livingston City Hall 220 E. Park
Street or by email at ehutchinson@livingstonmontana.org