

Livingston Urban Renewal Agency Agenda



The regular meeting of the Livingston Urban Renewal Agency Committee has been scheduled for April 22, 2025 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/84063824757?pwd=IMCEkUSnpKg3I7ModQP3JCeLcWpRG.1>

Meeting ID: 840 6382 4757

Passcode: 613861

1. Roll Call

2. Approval of Minutes

3. New Business

A. FACADE GRANT APPLICATION REVIEW: 106 N. 2ND STREET

4. Old Business

5. Public Comments

6. Board Comments

7. Adjournment

File Attachments for Item:**A. FACADE GRANT APPLICATION REVIEW: 106 N. 2ND STREET**

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 work-
plan attachments to ura@livingstonmontana.org

APPLICANT ORGANIZATION NAME:

Livingston Preservation Brothers, LLC on behalf of Empire Theatre, LLC

PROJECT TITLE:

Empire Theatre Historic Facade Restoration

Project Summary:

The Empire Theatre façade improvement project aims to comprehensively restore and modernize the historic marquee located at 106 N 2nd St, Livingston, MT. This initiative will address existing deterioration and outdated lighting systems by repainting the original marquee to match historic colors, repairing and retrofitting marquee and canopy lighting to energy-efficient LED systems, and replacing damaged black glass tiles to restore original design elements.

The primary goals of the project are to preserve the historic character and cultural heritage of the Empire Theatre, enhance aesthetic appeal, and significantly improve energy efficiency and safety standards. By repairing damaged electrical components and improving illumination, the project directly contributes to the safety of pedestrians and patrons, while replacing broken façade tiles eliminates visual blight and other safety concerns. The expected outcomes include a visually appealing, historically accurate, and safer theater façade that enhances the overall attractiveness and revitalization of Livingston's downtown neighborhood.

Project Description:

The façade improvement project at the Empire Theatre, located at 106 N 2nd St, Livingston, MT, will include a comprehensive restoration and modernization of the historic theatre's marquee. Specifically, the project scope consists of:

1. **Marquee Painting:**

- Repainting the entire marquee to match the existing historic colors, thereby enhancing visual appeal and preserving the historical integrity of the Empire Theatre.

2. **Lighting Repairs and Retrofits:**

- Repairing ten units of existing neon lighting.
- Replacing six transformers (model 15030) essential to the marquee's neon illumination.
- Replacing all shorted and damaged Gas Tube Oil (GTO) wiring to ensure safety and reliability.
- Retrofitting two single-face marquee cabinets that display "Empire" from outdated T-12 fluorescent lighting to energy-efficient LED illumination.
- Retrofitting two single-face reader board cabinets from T-12 to LED illumination for improved visibility and reduced maintenance.
- Upgrading existing under-canopy lighting from outdated T-12 and PAR 38 incandescent bulbs to modern LED illumination, significantly enhancing efficiency and longevity.

3. **Black Glass Tile Replacement:**

- Removing and replacing all damaged or missing black glass tiles on the façade, restoring the original design elements documented in the historic survey completed in the previous year.

This restoration and upgrade project will rejuvenate the Empire Theatre's historic façade, maintaining its significant cultural heritage while improving energy efficiency, aesthetics, and overall functionality. As the proposed changes closely follow the historic appearance documented in the city's historic survey, the alterations are exempt from Historic Preservation Commission (HPC) design review.

STATEMENT OF CONDITION/NEED:

Project Need and Impact:

The Empire Theatre, a historic landmark in Livingston's Downtown Historic District, is currently experiencing façade deterioration, including faded paint, malfunctioning marquee lights, and damaged black glass tiles. These issues contribute to visual blight, diminishing the area's aesthetic appeal and potentially deterring patrons and tourists. Given that Livingston's historic districts, including the downtown area, are vital to the city's tourism industry, maintaining the integrity of such landmarks is crucial. [Livingston, Montana](#)

The proposed project addresses these concerns by restoring the theatre's façade, thereby enhancing the visual appeal of the downtown area and preserving its historic character. This restoration is expected to attract more visitors and patrons, thereby boosting local businesses and contributing to the economic vitality of the community. Furthermore, repairing the marquee lights and replacing damaged tiles will improve pedestrian safety by eliminating potential hazards, such as tripping risks from broken tiles and poor nighttime visibility due to inadequate lighting.

In summary, this project is essential for eliminating existing blight, enhancing the health and safety of the neighborhood, and supporting the economic and cultural vitality of Livingston's historic downtown.

PROJECT WORK PLAN:

Here's the revised project implementation and evaluation description incorporating Onyx Tile from Bozeman for replacing the black exterior tiles:

Project Development, Implementation, and Evaluation

The Empire Theatre Façade Improvement Project will occur in three stages: Development, Implementation, and Evaluation.

Development (Duration: approximately 3-4 weeks):

- **Final Planning and Contracting:**
 - **Andrew Feltenstein & Tyler Erickson (Owners):** Finalize contract with YESCO Lighting for lighting repairs and LED retrofitting, and contract with Onyx Tile from Bozeman for the procurement and replacement of black exterior tiles. Coordinate necessary permits, scheduling, and materials sourcing.
 - **John George (YESCO Account Executive):** Manage logistics, procurement of lighting materials, and service scheduling.
 - **Onyx Studio (Tile) Ashley Hertz :** Provide consultation and procure replacement black exterior tile materials.

Implementation (Duration: approximately 4-6 weeks):

- **Lighting and Marquee Restoration (2-3 weeks):**
 - YESCO Lighting completes repairs and retrofitting of the marquee and canopy lighting from neon and incandescent fixtures to energy-efficient LED lighting.

- Licensed painting contractors repaint the marquee with historically appropriate colors.
- **Exterior Tile Replacement (concurrent, 2-3 weeks):**
 - Onyx Tile from Bozeman removes damaged black glass tiles and installs new, matching tiles to preserve the façade's historic integrity and improve durability.
- **Project Oversight and Coordination:**
 - **Andrew Feltenstein & Tyler Erickson (Owners):** Oversee daily project progress, maintain historical accuracy, and coordinate subcontractors, including YESCO and Onyx Tile.

Evaluation (Duration: approximately 1-2 weeks post-implementation):

- **Inspection and Quality Assurance:**
 - Owners, YESCO Lighting, and Onyx Tile conduct comprehensive inspections to confirm compliance with agreed-upon standards for functionality, aesthetics, historical accuracy, and safety.
- **Community Feedback and Reporting:**
 - **Andrew Feltenstein & Tyler Erickson** gather feedback from patrons, businesses, and residents about the project's outcomes and impacts.
 - Submit final outcomes and impact assessment report to URA, including recommendations for maintenance and future preservation.

Total Estimated Project Duration: Approximately 8-12 weeks from initiation through evaluation. But we expect it to go much faster.

PROJECT BUDGET/FINANCIAL INFORMATION:

Provide a budget for this program or project and include:

- All expenses associated with the project. (see attached)
- 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 will review each application on its merits. By law, priority will be given to programs that:

- Rehabilitate or re-develop blighted areas
- Provide public improvements
- Repair or rehabilitate deteriorated or deteriorating structures
- Improve infrastructure, facilities, and equipment leading to an increase in the health and safety of the downtown district

Cover Sheet Information to include:

Applicant Organization:

Empire Theatre LLC

Organization Tax Status:

Limited Liability Company (LLC)

Project Title:

Empire Theatre Façade and Marquee Restoration Project

Key Contact:

Andrew Feltenstein, Co-Owner & Tyler Erickson, Co-Owner

106 N 2nd St, Livingston, MT 59047

Email: andrew@beaconstreetstudios.com

Phone: (310) 569-2026

Project Start Date: ASAP

Project End Date: 8 weeks from start

Amount Requested: \$102,971.56

Breakdown of what the total will be used for:

**Approximately \$39,376.56 on marquee lighting and painting
\$47,500 on tile installation, and \$16,095**

For further details on urban renewal, see [Title 7 Chapter 15](#), Parts 42 & 43 of the Montana Code Annotated.

PHOTOS:















Agreement

For Work At

Empire Twin Theatres
106 N 2nd St
Livingston, MT 59047-2602
Andrew Feltenstein
(310) 569-2026

Billing Address

Empire Theatre LLC
106 N 2nd St
Livingston, MT 59047-2602
Andrew Feltenstein
(310) 569-2026

Account Executive

John George
jgeorge@yesco.com

Date	Estimate Number	Estimate Name	Terms	Pricing Valid Until	Deposit
04/03/2025	75330	Empire Twin Theatres Retrofit, Repairs and Repaint	Net 30	04/21/2025	\$19,688.28

Scope

YESCO to provide labor and materials to perform the following scope of work on existing neon marque:

- Repair ten units of neon.
- Replace six 15030 transformers.
- Replace all shorted and damaged GTO.
- Retrofit two single face cabinets reading "Empire" from T-12 illumination to LED illumination.
- Retrofit two single face reader board cabinets from T-12 illumination to LED illumination.
- Retrofit existing under canopy lighting from T-12 and PAR 38 incandescent illumination to LED illumination.
- Repaint marquee with matching paint.

Estimate assumes work will be done on scheduled service run to the area. If work is requested outside of scheduled service run, additional travel charges will apply.

Customer hereby acknowledges that the costs for permits are excluded from the price of this agreement. In addition, charges for procurement, design, engineering, and inspections required by the permitting process will be billed to the customer on a time and material basis. Permit fees will be billed to the customer at cost. All entitlement services will be invoiced separately from this agreement.

All pricing is based on supplier pricing as of the date of this proposal. All pricing is subject to change at any time due to increases in supplier pricing, changes to tax and tariff rates, and other causes beyond YESCO's reasonable control.

Subtotal	\$39,376.56
Estimated Sales Tax	\$0.00
Total	\$39,376.56



Agreement Acceptance for Estimate 75330

YESCO's Standard Terms and Conditions, available at www.yesco.com/terms/standardtermsandconditions.pdf, are an integral part of this agreement and are incorporated by reference. Empire Theatre LLC acknowledges that it has accessed and reviewed the [Standard Terms and Conditions](#). Upon acceptance by an authorized agent of YESCO LLC, this agreement becomes effective as of the last date signed below. This document is a complete integration and final expression of the agreement between the parties, and may not be amended, supplemented, or otherwise modified except by written agreement executed by authorized representatives of each.

Empire Theatre LLC	YESCO LLC
Signature	Signature
Titlemember	Title
NamePLEASE ENTER YOUR NAME	Name
Date Signed	Date Signed



Invoice

Bill To
Empire Theatre LLC
106 N 2nd St
Livingston, MT 59047-2602
US

Ship To
Empire Twin Theatres
106 N 2nd St
Livingston, MT 59047-2602
US

Office Location
John George
jgeorge@yesco.com

2996 Bozeman Avenue
Helena, MT 59601
406-443-4172

Estimate Number	Terms	Account Executive
75330	DUE ON ACCEPTANCE	John George
Item		Amount
Down Payment Invoice for 50% (Prefunding)		\$19,688.28
Total		\$19,688.28



Finance Lease Proposal

Product Leased

See YESCO Agreement referencing Estimate Number 75330

Amount Financed	Term (in months)	Lease Payment	Maintenance Payment	Total Monthly Payment
\$39,376.56	60	\$893.91	\$0.00	\$893.91

Refundable Deposit	Capital Reduction	Lease Processing Fee	Total Due At Signing	End of Lease Residual
\$3,938.00	\$0.00	\$150.00	\$4,088.00	\$1.00

This Finance Lease Proposal assumes a \$1 residual due at the end of the lease term and monthly payments due on the 1st day of each month via ACH from your preferred bank account. This is not a commitment and is subject to credit approval and execution of a definitive lease agreement that includes YESCO's Finance Lease Terms and Conditions, which can be found at www.yesco.com/terms/financeleasetermsandconditions.pdf.

If you'd like to move forward with the financing option, please complete YESCO's Credit Application at apps.yesco.com/creditapplication.

Certificate Of Completion

Envelope Id: 022AF7EA-61C3-4C20-9ACF-D0B67033410A		Status: Sent
Subject: YESCO Estimate 75330		
Source Envelope:		
Document Pages: 6	Signatures: 0	Envelope Originator:
Certificate Pages: 5	Initials: 0	John George
AutoNav: Enabled		jgeorge@yesco.com
Envelopeld Stamping: Enabled		IP Address: 52.32.78.199
Time Zone: (UTC-07:00) Mountain Time (US & Canada)		

Record Tracking

Status: Original	Holder: John George	Location: DocuSign
4/7/2025 8:56:18 AM	jgeorge@yesco.com	

Signer Events	Signature	Timestamp
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PLEASE ENTER YOUR NAME		Sent: 4/7/2025 8:56:20 AM
andrew@beaconstreetstudios.com		Viewed: 4/7/2025 10:02:23 AM
member		
Security Level: Email, Account Authentication (None)		

Electronic Record and Signature Disclosure:
Accepted: 4/7/2025 10:02:23 AM
ID: d5ede597-dc79-4f06-9bcd-c020273a9593

Aaron Kautzky
akautzky@yesco.com
Security Level: Email, Account Authentication (None)

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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John George jgeorge@yesco.com YESCO, LLC Security Level: Email, Account Authentication (None)	<div>COPIED</div>	Sent: 4/7/2025 8:56:20 AM
Electronic Record and Signature Disclosure: Not Offered via DocuSign		

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	4/7/2025 8:56:20 AM
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Onyx Studio, Inc.
29 W Main St
Bozeman, MT 59715
4065799174
www.onyxtilestudio.com



Estimate

ADDRESS

Livingston Brothers Preservation
Society, LLC
401 N Church Avenue
Bozeman, MT 59715

SHIP TO

Livingston Brothers Preservation
Society, LLC
401 N Church Avenue
Bozeman, MT 59715

ESTIMATE # 9318

DATE 04/13/2025

PROJECT

Empire Theatre Exterior Facade

SALES REP

Ashley

PRODUCT DETAILS

QTY	U/M	RATE	AMOUNT
400	SF	35.00	14,000.00
1		1,870.00	1,870.00
1		225.00	225.00

24 x 24 x 3/8" Absolute Black Polished

Freight to Jobsite

Onyx Studio receiving, inspection, labeling and storage of tile.

SUBTOTAL

16,095.00

TOTAL

\$16,095.00

Contact Onyx Studio, Inc. to pay.

PLEASE READ: Due to ongoing tariff negotiations, our pricing may fluctuate on a daily basis and cannot be guaranteed until agreements are finalized and the economic impact becomes clearer. If you have a pending estimate with us, please verify that the pricing is still valid before placing your order. We appreciate your patience and continued support during this time.

Freight & shipping quotes are valid for 15 days. Payment is required prior to ordering unless specialty trade terms have been arranged.

Onyx Studio accepts physical checks, credit cards, and electronic checks. Credit card payments will incur a 3.5% surcharge. Electronic checks will incur a 1% surcharge/max \$20 fee.

NOTE: Natural stone, encaustic, ceramic, terra cotta, zellige, glass & hand glazed or finished tiles may contain variation. Purchaser agrees to inspect product prior to installation.

RETURNS: No returns for custom or special orders.

ALL SALES FINAL

Accepted By

Accepted Date

Estimate

Estimate no.: 00180
Estimate date: Apr 11, 2025

From

Zorth Tile & Stone Inc.
zorthtile@hotmail.com
4065994829
1788 Windrow Dr. Bozeman,
MT

Bill to

Andrew Feltenstein
andrew@beaconstreetstudios.com

DESCRIPTION	RATE, USD	QTY	AMOUNT, USD
****OPTION**** Stone	\$25.00	350.00	\$8,750.00
****OPTION**** Glass	\$35.00	350.00	\$12,250.00
Lift rental	\$5,000.00	1.00	\$5,000.00
Demo existing exterior ESTIMATE ONLY	\$125.00	80.00	\$10,000.00
Exterior prep and waterproofing	\$30.00	350.00	\$10,500.00
Debris haul off and dump	\$1,000.00	1.00	\$1,000.00

Payment Instruction

Total:

\$47,500.00

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Make checks payable to:
Zorth Tile and Stone Inc.

Notes

Empire Theatre Livingston MT

Tile labor bid includes complete
Laticrete exterior grade warrantied
system. Two options given, material
has not been chosen yet.