

Livingston Urban Renewal Agency Agenda



The regular meeting of the Livingston Urban Renewal Agency Committee has been scheduled for October 27, 2026, at 4:30 PM in Community Room, City/County Complex.

1. Roll Call

2. Approval of Minutes

A. APPROVAL OF MINUTES FROM AUGUST 25, 2026, REGULAR MEETING

B. APPROVAL OF MINUTES FROM SEPTEMBER 22, 2026, REGULAR MEETING

3. New Business

A. FACADE GRANT APPLICATION FOR 112 S. MAIN STREET

4. Old Business

5. Public Comments

6. Board Comments

7. Adjournment

File Attachments for Item:

A. APPROVAL OF MINUTES FROM AUGUST 25, 2026, REGULAR MEETING

LIVINGSTON URBAN RENEWAL AGENCY

REGULAR MEETING MINUTES | AUGUST 25, 2026

A regular meeting of the Livingston Urban Renewal Agency was held August 25, 2026, in the Community Room of the City/County Complex at 414 E. Callender Street. Board Member Matt Whitman facilitated the meeting in the absence of the Chair and Vice-Chair. The meeting was called to order at 4:30 p.m.

1. ROLL CALL

Present: Matt Whitman (acting as Chair), Chris Raley, Chad Johnson and Julie Evans. Absent: Chair Melissa Nootz and Vice-Chair Sarah Knoebl. Staff present: Jennifer Severson, Planning Director. A quorum was established.

2. APPROVAL OF MINUTES

A. June 23, 2026 Regular Meeting. No corrections were requested. Raley moved to approve the minutes, seconded by Evans. Motion passed 3-0. Johnson did not vote because he was not present at the June 23 meeting.

3. NEW BUSINESS

A. Façade Repair Grant Application, 109 S. Main Street, Mordam Art

Planning Director Severson presented a request for a Façade Repair and Renovation Grant to replace the damaged storefront awning at Mordam Art. The proposed replacement would retain the existing awning style with updated fabric. Severson stated that she had reviewed the proposal for compatibility with the historic character of the building and had received permission from the property owner. The adjacent Pinky's storefront awning was not included because it did not require replacement.

The estimated project cost was \$5,709. The applicant requested up to \$2,855 through the façade grant program, which provides reimbursement of up to 50% of eligible project costs, up to \$100,000. Board members discussed the proposed fabric, the historic review process and whether multiple contractor bids should be required. Severson explained that the program guidelines reference multiple bids, but that the practice had not been consistently applied, particularly for specialized work. She indicated that application requirements and procedures would be reviewed for clarity and consistency.

Representatives of Mordam Art arrived during the discussion and confirmed that the request was for replacement of the awning fabric. Raley moved to approve a façade repair and renovation grant award of up to \$2,855 for the awning at 109 S. Main Street, seconded by Evans. Motion passed 4-0.

4. OLD BUSINESS

None.

5. PUBLIC COMMENTS

No general public comments were received.

6. BOARD COMMENTS

Severson provided an update on the upcoming URA Plan revision and her discussions with Brianne Downey, who is expected to assist the URA board as a consultant. She discussed holding a board listening session or kickoff workshop to identify priorities, potentially extending the regular fourth-Tuesday meeting time. Severson also proposed sharing background materials through Dropbox, including the current URA plan, grant program information, the Downtown Master Plan and examples of projects undertaken by other Montana urban renewal agencies. Board members expressed support for receiving the materials. A board member welcomed Johnson to the URA board.

7. ADJOURNMENT

Johnson moved to adjourn, seconded by Evans. Motion passed 4-0. The meeting adjourned at 4:55 p.m.

File Attachments for Item:

B. APPROVAL OF MINUTES FROM SEPTEMBER 22, 2026, REGULAR MEETING

LIVINGSTON URBAN RENEWAL AGENCY

REGULAR MEETING MINUTES | SEPTEMBER 22, 2026

A regular meeting of the Livingston Urban Renewal Agency was held September 22, 2026, in the Community Room of the City/County Complex at 414 E. Callender Street. Chair Melissa Nootz facilitated the meeting.

1. ROLL CALL

Present: Chair Melissa Nootz, Vice-Chair Sarah Knoebl, Matt Whitman, Chris Raley, Chad Johnson and Julie Evans. Staff present: Jennifer Severson, Planning Director. A quorum was established.

2. APPROVAL OF MINUTES

The August 25, 2026 meeting minutes were not included in the packet; they will be presented for approval at the October board meeting.

3. NEW BUSINESS

A. Downtown Enhancement Grant Application, Joe Wayne Art, Near 115 E. Callender Street

Planning Director Severson presented a request grant funds for two public sculptures by Joe Wayne near 115 E. Callender Street. The proposed grant would reimburse up to 75% of eligible installation and insurance expenses, with the artist responsible for the balance. The City requires insurance for art placed in the public right-of-way, and the grant request included insurance coverage for the sculptures for five years. The proposed location in the public right-of-way was approved by Public Works.

The artist explained that the sculptures would remain on display if additional castings were sold. Board members discussed insurance renewals, the duration of the display, and the value of public art downtown. Public comment supported the proposal. Whitman moved to approve a Downtown Enhancement Grant of up to \$2,798 for installation and insurance of the sculptures, seconded by Knoebl. Motion passed 6-0.

B. Park County Letter of Interest and Partnership Opportunity

Whitman recused himself because of his employment with Park County. Johnson disclosed Livingston Public Schools' potential interest in vacant buildings and remained for the initial discussion; he later spoke during public comment in a non-board capacity.

Park County Health Department Director Travis Horton outlined a preliminary proposal for the URA to acquire the former Livingston Enterprise building and transfer it to the County, with the County transferring its former Northwestern Energy property at 222 S. B Street to the URA for potential redevelopment. Severson reviewed the Downtown Master Plan's identification of both sites as redevelopment opportunities and the permissible uses of tax increment financing.

Board members discussed the difference in the properties' estimated values, possible funding sources, tax implications of government ownership, the URA district's remaining term, the County's space needs, and the absence of financial modeling for redevelopment of the B

Street property. Public comments addressed alternative uses, tax impacts, and educational opportunities. Johnson described the School District's interest in space for vocational and other educational programs.

Nootz, Knoebl, Raley and Evans expressed that the URA should not pursue a partnership with the County or School District at this time. Members preferred to evaluate potential partnerships and investment priorities during the upcoming URA Plan update. No motion was made or action taken.

4. OLD BUSINESS

None.

5. PUBLIC COMMENTS

James Mackey expressed concern about declining bird and other wildlife populations around Sacajawea Park and encouraged efforts to improve wildlife habitat.

6. BOARD COMMENTS

Board members discussed opportunities for the URA to encourage public art, including soliciting proposals or developing a mural program. Staff suggested considering these ideas during the URA Plan update. No action was taken.

7. ADJOURNMENT

Knoebl moved to adjourn, seconded by Whitman. Motion passed 6-0. The meeting adjourned at 6:05 p.m.

File Attachments for Item:

A. FACADE GRANT APPLICATION FOR 112 S. MAIN STREET

Livingston Urban Renewal Agency

GUIDELINES FOR URBAN RENEWAL AGENCY FAÇADE REPAIR AND RENOVATION PROGRAMS

TABLE OF CONTENTS

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I. PURPOSE AND OVERVIEW

The Montana Legislature declared the prevention and elimination of blighted areas to be a matter of state policy and state concern in order that the state and its municipalities shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency, are conducive to fires, are difficult to police and to provide police protection for, and, while contributing little to the tax income of the state and its municipalities, consume an excessive proportion of its revenues because of the extra services required for police, fire, accident, hospitalization, and other forms of public protection, services, and facilities. Therefore, the Legislature empowered municipalities to create urban renewal districts whereby the municipalities could fight the spread or further deterioration of blighted areas.

The City of Livingston created an urban renewal district (the "District") in 2003 upon determining certain areas of Livingston were blighted. The District is administered by the Livingston Redevelopment Agency, commonly known as the Urban Renewal Agency (the "URA"), and is benefitted by tax increment financing. Having access to TIF funds, the URA sought to implement a program or programs through which it could remove, remediate and prevent blighted areas in the District. The programs set forth and detailed in this document are aimed at accomplishing the URA's goals of blight removal, remediation and prevention.

Namely, the programs provide financial assistance to property owners and/or tenants who desire to repair or rehabilitate the façades of buildings and properties within the District.

Those interested in acquiring funding for façade projects should become familiar with this document. Applicants will be required to comply with and follow the process set forth herein. Interested parties with questions or concerns should contact the City offices at (406) 222-2005.

II. PRELIMINARY ELIGIBILITY REQUIREMENTS

The following criteria will apply to every proposed project, considered façade repair or rehabilitation.

- 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 a building 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 a 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 eighteen (18) months of the date of approval from the Historical 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.

- 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 personal time or volunteer time spent on the project.)

Grant applications will be judged on the following specific criteria detailed questions:

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?
3. To what extent will the completed project address unsanitary conditions, unsafe conditions, or threats to the public health, safety, morals, or welfare?
4. To what extent will the completed project address issues of economic or social liability?
5. To what extent will the completed project positively benefit the general public?
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?
7. To what extent will the completed project enhance the local economy?

8. Is there a workable feasible plan to make available adequate housing for any persons displaced by the project?
9. To what extent will the completed project create housing opportunities?
10. To what extent will the completed project reduce, prevent, abate, or eliminate pollution?
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?
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?
13. Does the proposed project appear to be extravagant, wasteful, or lavish?
14. Prior to project completion, what portion of the total taxable value of the Urban Renewal District does the proposed project site comprise?
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?
16. What potential problems or negatives, if any, will the completed project bring to the City of Livingston and/or the Urban Renewal District?
17. If funds are granted, what amount of program funds will be available for future urban renewal projects in the Urban Renewal District?
18. Are other projects and/or entities requesting program funds from the Urban Renewal Agency at the time of the present request?
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?
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?

III. PROGRAM DETAILS

1. FUNDING OPTIONS. The URA offers several funding options for applicants seeking

to improve a property by way of façade repair or rehabilitation improvements. Façade repair or rehabilitation projects may be eligible for funding under the “Façade Program.”

- a. Façade Program. Applicants can request a one hundred percent (100%) payout (the “Façade Payout Option”), or **up to a 50%** grant (the “Façade Grant Option”). Each option is described in detail below.
 - i. Façade Payout Option. In the event a project is approved for funding, the URA will reimburse participants for 100% of the project costs; provided, however, the total reimbursed project costs do not exceed one thousand and no/100 dollars (\$1,000.00).
 - ii. Façade Grant Option. In the event a project is approved for funding, the URA will reimburse the participant **up to 50%** of the total project costs up to \$100,000. The URA will calculate the reimbursement amount (the amount that is **up to 50%** of the total project costs) by using the accepted bid for the project, after subtracting any other grants received by the participant.
 - Façade Grant Option Application Review. The following items (and others) will be considered in the grant application review process: (1) project scope; (2) previous grants or loans the applicant has received from the URA; (3) overall impact upon the District and other business owners in the District.

IV. MISCELLANEOUS TERMS AND CONDITIONS

1. TOTAL FUNDS AVAILABLE. Prior to the end of each fiscal year, the URA shall determine funding levels for the next fiscal year. The funding level for each fiscal year shall be approved by the Livingston City Commission. Fiscal years are determined by the City of Livingston's fiscal year calendar. Funds will be expended on approved projects on a first-come, first-served basis.
2. PROJECT COMMENCEMENT. Although projects can begin before URA approval, it is best to come to the URA first to see if your project would qualify since the grant is a payback after work is completed and cost verified.
3. PROJECT COMPLETION. All projects awarded funding hereunder shall be completed within eighteen (18) months after the date on which the applicant receives a notice to proceed from the URA. After eighteen months, additional approval is required.
4. PAYMENT. With respect to funds due under the Façade Payout Option or Façade Grant Option the URA will make the reimbursement payment to the participant only after: (1) the project is complete; (2) the participant has presented the URA with receipts and/or invoices evincing the total project costs, and the receipt and distribution of grant funds (if any); (3) the URA, in its sole and absolute discretion, is satisfied the project was completed in accordance with all terms and conditions of the program; (4) all inspections required by law are complete. *Note:* The participant is responsible for paying all contractors, material suppliers, and vendors.
5. URA'S ACCESS TO PROJECT SITE AND RECORDS. By participating in the Façade

Program, participants grant the URA access to the project site, and to all

documents associated with the project or projects the URA is funding, including, but not limited to, communications, accounting records, plans, drawings, and invoices from contractors, subcontractors or material suppliers, and informed of any other grant applications and grants awarded for this project from sources outside the URA. Participants shall make the project site and/or such paperwork available to the URA within five (5) days of receiving a request for production or inspection from the URA. If a participant fails to provide access to the project site or the documents requested, the URA may, in its sole and absolute discretion, pull funding for the project or projects.

6. ADDITIONAL LIMITATIONS ON ELIGIBILITY.

- a. Façade Program. Applicants are eligible for only one (1) source of funding under the Façade Program in any given fiscal year. That is, if an application is approved for participation in the Façade Payout Option, the applicant is not eligible for participation in the Façade Grant Option, and vice versa. Further, applicants cannot receive more than one (1) Façade Payout or more than one (1) Façade Grant in the same fiscal year. A single project is eligible for only one (1) Façade Payout or one (1) Façade Grant, not both or more than one (1) of either.

7. SOURCES OF FUNDING. Projects will be funded through tax increment financing realized from within the District.

8. COMPLIANCE WITH LAW. All projects must be undertaken in compliance with local ordinances and state and federal law.

9. NON-DISCRIMINATION. Each participant must agree that all hiring in connection with approved project(s) will be on the basis of merit and qualifications and that

the participant will not discriminate on the basis of race, color, religion, creed,

political ideas, sex, age, marital status, physical or mental disability, or national origin.

10. PREVAILING WAGES. Participants agree all laborers shall be paid the standard prevailing rate of wages, including fringe benefits, in effect and applicable to the district in which the work is being performed as determined by the Montana Department of Labor and Industry. Information about such wages and fringe benefits must be posted at the job site.
11. VOLUNTARY CONDITION. Participants are encouraged to display a sign (provided by the URA) for twelve (12) months after project completion that indicates funds from the City of Livingston and the URA were used on the project.
12. SEVERABILITY. Each provision of this document is intended to be severable. If any provision of this document is illegal or invalid for any reason whatsoever, such illegality or invalidity of said provision shall not affect the validity of the remainder of this document.
13. INTERPRETATION. All captions, headings, or titles in the paragraphs or sections of this document are inserted for convenience or reference only and shall not constitute part of this document or act as a limitation of the scope of the particular paragraph or section to which they apply. As used herein, where appropriate, the singular shall include the plural and vice versa and the masculine, feminine or neuter expressions shall be interchangeable.
14. COMPUTING TIME. For the purpose of calculating time under this document, the following computation shall be used: If the period is stated in days or a longer unit of time, exclude the day of the event that triggers the period, count every day, including intermediate Saturdays, Sundays, and legal holidays, and include

the last day of the period, but if the last day is a Saturday, Sunday, or legal holiday, the period continues to run until the end of the next day that is not a Saturday, Sunday, or legal holiday.

V. APPLICATION PROCESS

1. Application Submission. After gathering the information required to be provided in connection with the application, interested parties shall submit an application to the URA which will review the application to make sure it complies with all requirements. Applications for the Livingston Redevelopment Agency Façade Program are available on the City of Livingston's website at www.livingstonmontana.org. The completed application shall be accompanied by the following:
 - a. Five copies of the selected bid for each aspect of the proposed project;
 - b. Five copies of detailed drawings, plans or specifications for the proposed project;
 - c. If a tenant is the applicant, a letter from the building owner demonstrating approval of the tenant's participation in the program;
 - d. Any and all documents related to grant and/or funding programs the applicant has applied for or received for the project that are unrelated to the programs described herein;
 - e. Completion of Budget Information Sheet; and
 - f. Documentation demonstrating project approval from the Historical Preservation Committee.
2. URA Meeting Attendance. Upon approval of the application, applicants should attend the URA's next regularly-scheduled meeting to present the proposed project to the URA board. Interested parties should be prepared

for a detailed discussion and questions regarding the proposed project. The application will then be placed on the agenda for the URA's next regularly-scheduled meeting as a consent item to be approved or denied by vote of the URA board.

3. Program Agreement Execution. If the URA approves the project for funding, participants will be required to enter into and execute a written agreement with the City of Livingston establishing the terms and conditions for participation in the specific program.

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:

PROJECT TITLE:

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.

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.
- Extent of the need this project will address.
 - Please cite sources of any data used in this section.

PROJECT WORK PLAN:

Describe the basic stages of your project development implementation, and evaluation.

- Include who (title and role) will be involved in carrying out the plans outlined in the request.
- Dates do not have to be specific, but include an estimate of number of days, weeks, or months of duration.
- Applicants may submit an attachment instead of responding to this section in the application.

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.

Grant Eligibility

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:

Organization Tax Status:

Project Title:

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

Project Start Date:

Project End Date:

Amount Requested:

Breakdown of what the total will be used for:

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

Livingston Urban Renewal Agency

Facade Grant Application

Applicant Organization: Flow State Physio

Organization Tax Status: S-Corp

Project Title: 112 S. Main St. Facade Painting

Key Contact:

Bryce Waddell, Owner

112 S. Main St. Livingston, MT

flowstatephysiomt@gmail.com

(406) 333 - 1778

Project Start Date: Once approved, per painter's schedule

Project End Date: Approximately 1-week after start date

Amount Requested: \$1100.00

Breakdown of what the total will be used for: Half of the cost of painting and facade repair on 112 S. Main St. in downtown Livingston

Livingston Urban Renewal Agency

APPLICANT ORGANIZATION NAME: Flow State Physio

PROJECT TITLE: 112 S. Main St. Facade Painting

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.

This project will update the fading paint and chipped stucco finish on the facade of 112 S. Main Street in downtown Livingston. The stucco will be patched and repaired as needed, and the paint will be updated. The goals of this project are to provide a refresh to the face of the building, and provide improved aesthetics for the downtown historic district for years to come.

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.

This work is needed to improve the aesthetics of the current facade, as well as to fix the chipped and cracked stucco where necessary to prevent future more costly repairs. The impact on the community will be minimal, and will likely require 2-3 days of work.

PROJECT WORK PLAN:

Describe the basic stages of your project development implementation, and evaluation. • Include who (title and role) will be involved in carrying out the plans outlined in the request.

Dave Herman with Park Painting will be carrying out the work; both for the stucco repairs where needed and fresh paint. 2 coats of paint will be required, and will likely take 2-3 days total.

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.

This work has been bid at \$2200.00 to include approximately \$200 of materials and \$2000 of labor. There are no other revenue sources at this time other than out of pocket expense for Flow State Physio.

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.

Grant Eligibility

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:

Organization Tax Status:

Project Title:

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

Project Start Date:

Project End Date:

Amount Requested:

Breakdown of what the total will be used for:

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

Jennifer Severson

From: Bryce Waddell <bryce.m.waddell@gmail.com>
Sent: Wednesday, September 30, 2026 9:23 AM
To: Jennifer Severson
Subject: Re: FW: 112 S. Main St. Questions
Attachments: Proposed Facade Color Change.pdf; Existing Facade Colors.pdf; 112 S Main Application Facade Paint.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category, need to respond

Jennifer,

Please find the attached historic design review application for facade changes (painting). I have also attached PDF files showing the existing facade (beige) as well as a mockup of the facade after painting (grey).

You can process this internally, unless I'm required to submit the changes to the Historic Preservation Commission for purposes of the URA Facade Grant.

The colors used would be the following:

Red horizontal stripe: Black Satin (Benjamin Moore 2131-10) - This is the same black "The Sport" used next door.

Beige stucco: Kendall Charcoal (Benjamin Moore HC - 166) - This is a historic color that closely matches the grey stone at the bottom of the building.

Please let me know if you have any questions, or need clarification.

Thank you,
Bryce Waddell
Flow State Physio
112 S. Main St.



Black Satin
2131-10



Kendall Charcoal
HC-166

DAVE HERLMAN
 PARK PAINTING
 406 581 5813

049412

CUSTOMER'S ORDER NO.		DEPT.		DATE: 9-9-26	
NAME: BRYCE - FLOWSTATE					
ADDRESS: 112 SOUTH MAIN					
CITY, STATE, ZIP LIVINGSTON MT 59047					
SOLD BY:	CASH	C.O.D.	CHARGE	ON ACCT.	MDSE RTD. PAID OUT

QUANTITY	DESCRIPTION	PRICE	AMOUNT
1			
2			
3	PAINTE FACADE		\$2000.00
4	2 COATS - 2 COLORS		
5	TRIM + DRIVIT		
6			
7			
8	MATERIALS @ \$200		~ \$200.00
9	(ESTIMATE)		
10			
11			
12			
13			\$2200.00
14			
15			
RECEIVED BY:			



Date: October 27, 2026
 To: URA Board Members
 From: Jennifer Severson, Planning Director
 Regarding: Façade Grant Application for 112 S. Main Street

Façade Repair Grant Application

Recommendation and Summary

Staff recommends the Board approve the application for a Façade Repair and Renovation Program grant submitted by the owner of Flow State Physio (Attachment A), located at 112 S. Main Street, and award funding in the amount of \$1,100 to paint the exterior of the building façade facing S. Main Street. Minor patching and/or repairs of the stucco on the façade will also be performed, as needed.

A recommended motion to approve the request is below:

"I move to approve a Façade Repair and Renovation grant award for painting and stucco repairs to the front façade of the building located at 112 S. Main Street for \$1,100."

The reasons for the transmittal are as follows:

- The project complies with the Façade Repair and Renovation grant guidelines.
- Funding for the grant remains in the URA budget for FY2027.

Introduction and History

The URA adopted guidelines for its Façade Repair and Renovation Grant Program (Attachment B) to provide financial assistance to property owners or tenants to repair or rehabilitate building facades within the district. The owner of the building located at 112 S. Main Street wishes to repaint and patch the stucco along the front façade of the building to enhance its visual appeal and contribute to a more vibrant and inviting downtown environment.

Analysis

Projects that include exterior modifications to buildings within the Downtown Commercial Historic District must undergo design review by the City's Historic Preservation Officer (HPO)

prior to submitting an application for URA grant funds. The City's HPO reviewed and approved the new paint colors as proposed in the grant application and finds the new paint colors will freshen up the building exterior and be more aesthetically appealing than the current colors. The total estimated cost of the project, including incidental stucco patching and repair, as necessary, is \$2,200. Payout option 2 of the Façade Program (the Façade Grant Option) allows for grant funds up to 50% of the total project cost, up to \$100,000. The applicant request reimbursement in the amount of \$1,100, which is 50% of the total estimated project cost.

Fiscal Impact

Grant funding will be issued through the Façade Grant Option in the amount of \$1,100.

Strategic Alignment

The application is consistent with the grant program guidelines adopted by the URA Board.

Attachments

- A: Grant Application
- B: URA Façade Repair and Renovation Grant Guidelines