

## 2007 OBJECTIVES MONTANA CHILDREN'S CENTER

### MARKETING EFFORT

COMPLETE WEBSITE AND DISTRIBUTE MARKETING MATERIAL TO THE FOLLOWING POTENTIAL SINGLE USER MARKETS

- SCHOOL- PRE OR POST HIGH SCHOOL, EXTENSION OF COLLEGE CAMPUS, TRADE SCHOOL
- REHABILITATION CLINIC
- SENIOR HOUSING
- GOVERNMENT FACILITY
- RECREATION/BUSINESS CENTER- PROVIDE COMMON SPACE, PURSUE ALL SORTS OF USES- EQUESTRIAN FACILITY, CONDO RENTAL

### FEASIBILITY ANALYSIS

LAND USE ANALYSIS- FLOOD PLAIN STUDY, TOPO SURVEY, GEOTECHNICAL TESTING. PRELIMINARY SUBDIVISION ANALYSIS.

USES WE INTEND TO REQUEST GRANT SUPPORT FOR COST/BENEFIT ANALYSIS FOR THIS LIST OF POTENTIAL USES

- CAMPUS
- SENIOR HOUSING
- RESORT
- RESIDENTIAL
- HISTORIC VICTORIAN BED AND BREAKFAST

### CONTINUE TO PROTECT BUILDINGS

REGLAZING AND REPAIR OF EXISTING WINDOWS.

RESTORATION AND PAINTING OF EXTERIOR WOOD AND BRICK.

DEVELOP GRANT WRITING STRATEGY FOR VICTORIAN (#1) ROOF AND BRICK RESTORATION. SCHOOL #9 AND GYMNASIUM #8 BRICK RESTORATION.

CONTINUE TO CLEAN UP CAMPUS.

PREPARE BUILDINGS FOR SHOW.

#### EQUIPMENT ACQUISITIONS

50 HORSE TRACTOR OR GRADALL WITH BUCKET, FORKS, PLATFORM

TWO MAN BUCKET LIFT, 4WD

#### ENVIRONMENTAL HAZARDS

PERFORM STORAGE TANK CLEAN UP EFFORT.

COMPLETE HAZARDOUS TESTINGS OF ALL BUILDINGS.

ASBESTOS ABATE ALL BUILDINGS. CANDIDATES DEFINED FOR TRAINING FOR ON SITE ASBESTOS ABATEMENT ACTIVITIES. REMOVE ALL TSI INSULATION THIS YEAR.

GRANT WRITING EFFORTS- DEFINE SCOPE OF APPLYING OURSELVES FOR BROWNFIELDS FUNDING OF ASBESTO'S ABATEMENT.

#### UTILITIES

ASSESS TEMPORARY AND PERMANENT SOLUTIONS TO SEWER AND WATER CONNECTIONS TO THE TOWN SYSTEM.

CONNECT BUILDINGS 14 & 23 TO TEMP SEWER AND WATER SPRING '07

PARTNER WITH THE COUNTY (FAIRGROUNDS) AND TOWN OF TWIN BRIDGES IN SOLVING THE RIVER CROSSING FOR BASIC SERVICES. INCLUDE TAX INCREMENT FINANCING IN THE FUNDING CONSIDERATIONS.

ASSESS GEOTHERMAL HEATING SOLUTION USING EXISTING STEAM PIPES.

4/4/2007

3

Leslie Adams Development Inc.  
Montana Children's Center, Twin Bridges, MT 59729  
406-596-3090

## 2007 INCOME GENERATING USES- PHASE ONE

COMPLETE SUPERINTENDANT HOUSE #14 RENOVATION- 3 BEDROOM,  
2.5 BATH HOME 1926 BRICK HOME 2600s.f.

DEVELOP STORAGE AND SHOP RENTAL SPACE; PREPARE AND  
ADVERTISE BUILDINGS FOR USE -

10 Detention Building- 1353s.f.

11 Root Cellar-1200s.f

12 Molar-1750s.f.

13-Bus Barn 1950s.f.

15 Carpenter Shop-1400s.f.

16 Storage-800s.f.

17 Half the Heat Plant-900s.f.

20 4 Car Garage-1600s.f.

21 12 bay quonset-3600s.f.

22 Single Quonset-480s.f.

CREATE APARTMENTS IN RIVERSIDE #6 AND EAGLES NEST #5- CONVERT  
TO SIX APARTMENTS WITH 8-10 BEDROOMS EACH BUILDING

HIGH BOYS #23- TWO BEDROOM APARTMENT, DORM ROOMS/OFFICES.  
HEAT, PLUMBING, PAINT, FLOORS.

FOOD CENTER #25- FEASIBILITY FOR VARIOUS USES INCLUDING BEEF  
FINISHING PLANT. CLEAN UP AND PAINT EXTERIOR

ESTABLISH ACCESS AND PARKING FOR RENTALS