

PROJECT CONSIDERATIONS MONTANA CHILDREN'S CENTER

BUILDING USE-

WE BELIEVE THE BEST USE FOR THE FACILITY IS A COMMON ONE. WE ARE WILLING TO GIVE UP OWNERSHIP OF THE BUILDINGS TO THE RIGHT BUYER FOR THAT PURPOSE.

WE ARE WILLING TO CONSIDER JOINING IN A NON-PROFIT ENTITY FOR BUILDING DEVELOPMENT AS WELL. WE INTEND TO EXPLORE THE INTEREST IN THE LOCAL COMMUNITY TO BRING A USE TO THE FACILITY USING RURAL DEVELOPMENT TYPE FUNDING FOR ACQUISITION, IMPROVEMENTS AND THE POTENTIAL GOING CONCERN.

THERE IS AN IMMEDIATE NEED FOR RENTAL HOUSING IN TWIN BRIDGES. WE PLAN TO DEVELOP TWO BUILDINGS INTO APARTMENTS AND OFFER TWELVE OTHER BUILDINGS FOR LEASE THIS YEAR. WE FEEL THIS WILL NOT DETER THE CONTINUED SEARCH FOR A USE AS THE HOUSING WILL BE REQUIRED FOR ANY USE.

SINGLE USE ADVANTAGES-

THE ENTIRE FACILITY WILL BE UTILIZED.

IF WE PARTICIPATE IN OPERATIONS THE REQUIREMENTS INCLUDE- PARTNERING WITH AN ORGANIZATION THAT BRINGS MANPOWER RESOURCES AND FAST TRACK DEVELOPMENT OPPORTUNITIES TO THE TABLE.

CONSIDERATIONS- PLATTING REQUIRED, SMALLER FINANCING INCREMENTS REQUIRED, CAN SELL OR NOT, DEVELOP IN STAGES.

SUBDIVISION CONSIDERATIONS IN REAR OF FACILITY-

WE INTEND TO SEEK ECONOMIC DEVELOPMENT GRANT OPPORTUNITES TO ASSIST WITH A LONG RANGE MASTER PLANNING EFFORT.

WE WILL WAIT UNTIL THE BUILDINGS ARE SOLVED BEFORE ANY SUB DIVISION IS REQUESTED.

WE INTEND TO USE THE TOWN LOTS FOR POTENTIAL FUTURE HOUSING DEVELOPMENT OUTSIDE THE MCC FACILITY AND INSIDE THE TOWN BOUNDARY.

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DEVELOPMENT GOALS -

BRING AN ECONOMIC USE TO THE FACILITY THAT WILL PROVIDE JOBS AND CREATE A SENSE OF PRIDE FOR THE COMMUNITY.

CELEBRATE THE HISTORY OF THE FACILITY AS WE BRING IT BACK TO LIFE.

ATTEMPT TO MEET COMMUNITY NEEDS IN OUR EFFORT TO MAKE THE CENTER VIABLE.

ATTEMPT TO MAINTAIN THE HISTORICAL INTEGRITY OF EVERY BUILDING. INVESTIGATE THE ORIGINAL DESIGN AND MATERIALS ORIGINALLY USED TO SUPPORT THIS EFFORT.

INVESTIGATE EFFICIENT OVERHEAD AND ALTERNATIVE ENERGY USES IN THE RENOVATION EFFORT.