

Office of the City Clerk
121 N. Rouse Ave.
Bozeman, MT 59771

Subject: **Story Mansion Purchase Proposal 2013**

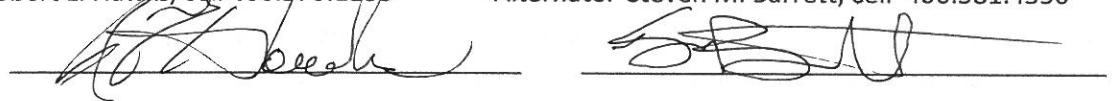
Proposal: **The Montana Center for Civics Engagement at the Story Mansion**

Applicant: **Montana Center/Story Mansion Steering Committee**

Contact: Robert L. Hawks, cell 406.570.1199

Alternate: Steven M. Barrett, cell 406.581.4556

Signatures:

The image shows two handwritten signatures in black ink. The signature on the left is for Robert L. Hawks, and the signature on the right is for Steven M. Barrett. Both signatures are written over horizontal lines.

From the time of ancients when the first slab of travertine was laid down to create stepping stones for the Forum, to the prolific emergence of the Town Square as a cornerstone of participatory American democracy, citizens have always heeded the call to converge. In fact, all of us feel honored when asked. Arguably, at no time in the history of this country—and this region we know and love as “the West”—has the need to come together been more urgent and necessary

We are requesting assistance in establishing a consortium, to be charged with directly addressing the decline of civic understanding in an age of growing divisiveness. Our plan will summon Montanans together using the potent confluence of civic engagement, higher education, the tangible gravitas of history and the inspiration of the arts. It will be a powerful Forum that up until now has not existed in Montana.

We propose to create the *Montana Center for Civics Engagement* and to physically embed this center in the *Historic Story Mansion*. It is a landmark that happens to be located at the very midpoint in walking distance between Montana State University and Main Street in Bozeman, Montana. The Story Mansion, synonymous with the colorful history of early Montana cattle drives and the development of Bozeman's cultural institutions, is an ideal symbol of civic life that will focus on bridging urban-rural affinities, geographic distance in a vast state, and in elevating the connection of “town” to “gown” which speaks to the spirit of great college communities everywhere.

Our concept has surfaced as result of many discussions among thoughtful leaders within and outside our university system, in recognition of the reality that the people of our out-of- the-way state need to experience positive civic engagement with each other and our universities. There is enthusiasm for this proposal. Statements in support of our concept proposal have been voiced in letters to our major foundation, penned by leaders in education, government, historic preservation, and non-profits of related interest. However, these letters must remain confidential at this time in the interests of our ongoing and active foundation deliberations.

These two non-profits currently aim to help Montanans learn and relearn the lessons of involved citizenship and to open lines of communication between divergent interests in our communities. As no such equivalent exists, we see the need for a Center dedicated to catalyzing the efforts of multiple groups working in different parts of the human/natural landscape. The Center, for instance, might aid the City of Bozeman in supporting a group of citizens to assist in the focus on its current essential water

conservation initiative, as does *One Montana*, currently active in addressing water conservation with rural Montanans

To shape the *Montana Center for Civic Engagement*, a group of eight citizens with experience and connectedness to the Montana University System, relevant foundations, historic preservation, and the political life of our state, coalesced as the *Montana Center/Story Mansion Steering Committee*. Over the past three months, we have focused on refining the concept, establishing funding needs, interacting with foundations, and the solicitation of statewide support for a *Montana Center for Civic Engagement*. Our proposal has been described as novel and timely, and thought to be worthy of an application to major foundations with specific interest in democratic practice. To that end, we are actively engaged and request that the City of Bozeman extend the period for submission of additional materials on this Request For Proposals.

The Montana Center for Civics Engagement(MCCE)

Theme: Advancing civic knowledge; modeling civic engagement for all Montanans.

Purpose: To establish a Center that will assist local communities develop a deeper understanding of the rights and responsibilities of citizens in a self-governing democracy as essential for Montana's and America's future.

Challenge: We are faced with the decline of civic understanding in an age of growing divisiveness. Constructive, broad, public involvement is imperative for finding balanced solutions to the regional and global challenges facing Montanans. Addressing these challenges requires historical perspective, an understanding of civics, and the modeling of civil discourse to provide future generations with the values, ideals, and civic virtues on which American democracy depend.

Objectives: The Montana Center will connect and amplify the work of multiple civic engagement groups in their efforts to improve the civic life of all Montanans by:

- Supporting the goals of One Montana to engage in civic problem-solving and improving the way we think and act toward each other in rural and urban communities with a view towards building a "One Montana", while recognizing different cultures and different landscapes;
- Continuing the mission of the Montana Council of History and Civic Education, the outgrowth of multiple federally-funded Teaching American History Grants across rural and urban Montana and provide programs in support of K-12 schools to better educate young Montanans about the importance of civics and history;
- Broadening the mission of the MCHCE to create vibrant networks between schools, libraries, museums and other public and private institutes that are visible and accessible to the public;
- Facilitate the Montana University System goal of increased collaboration between our university divisions through the use of The Montana Center in partnership with existing entities at Montana State University, the University of Montana, and communities-at-large, to further cooperation around a shared commitment to valuing the importance of high-quality civics learning and practice for Montana's future.

Site: The Story Mansion in Bozeman, Montana. The Story Mansion itself is a vital public center that would give the visibility necessary for coordinating this statewide project.

Plan for Purchase and Restoration and Maintenance:

Foundation funding would anchor the Story Mansion property in public ownership with a payment to the City of Bozeman and a deposit of the title with the Montana History Foundation to be held in trust for the City of Bozeman. Affiliated groups will raise funding to finish the internal second and third floor restoration of the structure to historical guidelines for reuse as multipurpose space. The Montana History Foundation will

coordinate with the Montana Preservation Alliance and The Center's board of directors to organize and direct the remaining restoration of the mansion to be mostly completed within two years. The "Friends of the Story" will continue to maximize monetary returns for use of first floor space by public and private groups. Said funds will be deposited into a maintenance fund for the Story structures. The City of Bozeman, a participant in Center support, shall continue to provide grounds maintenance to current standards. The Center's board of directors shall, in due course, initiate reuse plans for the Carriage House on the property in a manner consistent with the overall mission of the Center and zoning requirements.

Operations Plan for The Montana Center: The Montana Center/Story Mansion Steering Committee, in consultation with supporting private foundations and the Montana University System, shall create a board of directors that includes at a minimum, one representative each from, One Montana, the MCHCE, MSU, UM, and an outside chair to be selected by those appointed board members. A Center director, who could be a member of the board, shall eventually be sought to coordinate Center activities. The Center may lease space to the Montana University System and to other cultural/educational non-profit institutes that will advance the overall mission of the Center. Outside of the ownership agreement with the Montana History Foundation for the structures, initially the 501c3 status of the Montana Preservation Alliance will be used to receive start-up funding until MCCE finishes its own 501c3 status process.

Bylaws: Will be created by the newly formed board of directors of MCCE

Initial Two Year Budget for the *MONTANA CENTER FOR CIVICS ENGAGEMENT* (MCCE) Proposal

Item 1. \$400,000

Purchase of the Story Mansion block with its Story Mansion and Carriage House on a gifting/purchase contract with the City of Bozeman with title to be held in trust for the City of Bozeman by the Montana History Foundation (MHF).

Item 2. \$75,000

Initiate the contracting of a part-time director/contractor (s) for two years, to include an independent contractor fee and travel expenses to facilitate coordination with the Montana Preservation Alliance (MPA) in restoration of the second floor of the Mansion at a minimum, to coordinate restoration fundraising, and to seek other group and non-profit formation and participation in a statewide coordination of civic engagement. (To include any service fees to MPA and MHF)

The management of these funds will be assigned initially to MPA of 501c3 status. (Two members of our Montana Center/Story Mansion Steering Committee are also, one an incoming member to the board at MPA and one a director at MPA) MCCE will apply for 501c3 status. A work plan will be negotiated between the board of MCCE, MPA, the MHF, and the director/contractor (s) .



National Trust *for*
Historic Preservation
Save the past. Enrich the future.

August 27, 2013

City Commissioners
Office of the City Clerk
City of Bozeman
121 N. Rouse Ave.
Bozeman, MT 59771

Subject: Story Mansion Purchase Proposal 2013
Proposal: The Montana Center for Civics Engagement at the Story Mansion
Applicant: Montana Center/Story Mansion Steering Committee

Dear Commissioners,

I am writing in support of the application you have received from the Montana Center for Civic Engagement for the purchase of the Story Mansion. This proposal, which will raise funds to purchase the building and transfer ownership of it to the Montana Historical Foundation continues the commitment the City made when it acquired the mansion so that it could be preserved and used for the benefit of the public. It is also appropriate given the large commitment of local and federal money invested in the property to date.

I would like to thank the city of Bozeman for the wonderful stewardship the city has provided for the Story Mansion and for your patience in finding the next owner who will become the new steward of the property. I was present at the City Council Meeting when the decision was made to purchase this building whose history and architecture reflects Bozeman's own. The proposal submitted by the Montana Center for Civic Engagement fulfills the commitment you made that night.

Thank you for your consideration.

Sincerely,

Barbara Pahl

Barbara Pahl,
Western Vice President

Western Field Office

1420 Ogden Street, Suite 203 Denver, CO 80218

E info@savingplaces.org P 303.623.1504 F 303.623.1508 www.PreservationNation.org



The
T.B.

THE STORY MANSION Bozeman, Montana

For sale

- owned by the City of Bozeman since 2003
- partially restored with public funds totaling over \$3.5 million
- 1st floor is a community center used for events and meetings.
- sale to local non-profit failed with donor's default of \$400,000

Story Mansion is the centerpiece of a premier historic residential area known as the Bon Ton Historic District. It is on the National Register of Historic Places. The Mansion is unique in Montana as it contains the original carriage house and is one of only two surviving mansions in Montana to occupy an entire city block. The mansion features a broad range of stylistic influences, including Queen Anne, Victorian, Tudor Revival, and Craftsman.

The Mansion was built in 1910 by T.B. Story, son of Nelson Story, who led the first cattle drive from Texas to Montana in the 1860's, thus creating the cattle industry in the state. As Bozeman's leading citizen, Nelson Story molded the community in its infancy, playing an important role in its transformation from a frontier town to a thriving center of commerce and cultural refinement. After Nelson's retirement, his son, T.B. managed the ranching and milling empire. Although Nelson Story's fabled mansion was razed in 1939, the T.B. Story Mansion is partially restored and for sale.

Bozeman is a western city and the Story Mansion is an outstanding icon of the Old West. It embodies the spirit of the West and all that means. Imagine Nelson Story driving the first herd of cattle from Texas to Montana. It was a journey of sheer endurance, rugged individualism, and entrepreneurial imagination. It was an important chapter in settling the west and developing our unique values and identity. Story's achievements; cultural as well as commercial, along with the region's landscape, helped to create a sense of place for both Bozeman and Montana that endures to this day. Given our rapid population growth we find ourselves at a crossroads as a community. In order to maintain our sense of place and identity we must pay attention to our historical legacy. We can do this by creating an entity for the Story Mansion that integrates the Old and New West.

The Mansion was sold in 1922 to a fraternity. The city of Bozeman purchased it from the fraternity to save it from demolition and subdivision.

City Funds: Purchase Price = **\$1,316,489**, Restoration = **\$885,062**

Federal Funds: Exterior = **\$794,000**, Interior = **\$493,840**, Other = **\$9,500**

Other Funds: **\$26,834. Total Funds Invested: \$3,525,725**

August 28, 2013
703 West Koch Street
Bozeman, Montana, 59715

Bozeman City Commissioners
121 North Rouse Avenue
Bozeman, Montana 59715

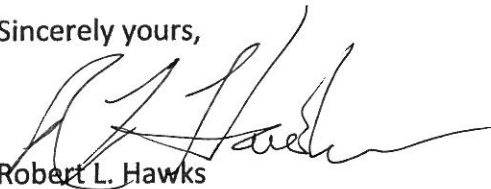
Re: Story Mansion Purchase Proposal 2013

Dear Commissioners:

In summary, the Montana Center/Story Mansion Steering Committee, in good faith, forwards this proposal through your Request for Proposal process, on a gift/purchase basis, the conclusion of which is dependent upon the resolution of our application status before a major foundation. One of this foundation's primary interests, fortunately, is aligned with the mission as presented in the Montana Center for Civics Engagement. We believe the intended use therein, also meets the highest threshold in providing public benefit.

I will serve as your primary contact and reside at 703 West Koch Street. My cell number is 406-570-1199, with email at <hawksrobert1635@gmail.com>. My alternate will be Steve Barrett with cell number 406-581-4556 and email at <steve@bznbarrett.com>.

Sincerely yours,



Robert L. Hawks