

Story Mansion Purchase Proposal 2013

To City Commission of Bozeman, Montana

TREE OF LIFE MINISTRIES AND THE PORTAL SCHOOL OF CREATIVITY & INNOVATION

August 28, 2013

Mansion Purchase Proposal

Tree of Life and Portal School of Creativity and Innovation

We frequently ask people, “Why did you move to Bozeman, Montana?” After the typical answers of “Love the beauty,” “Love the feel of it,” and “Love the community life,” we discover that at the root of their reasons is this—they believed that here they have opportunity to see their dreams become reality.

There is an ancient Hebrew proverb that says, “A longing fulfilled is a tree of life.”

Tree of Life Ministries is a non-profit organization that exists to empower people to discover their purpose, fulfill their dreams, and enjoy meaningful, healthy relationships. Started seven years ago by Lisa and Matt Weaver, Tree of Life has developed a strong history of bringing effective programs to the community of Bozeman. These include relationship and conflict coaching, parenting classes, an employment preparation course for teenagers, and our popular class “Becoming a Powerful Person” taught annually in the jail and in LOVE INC.

Training Center

Beginning September 2013, the Tree of Life is expanding significantly through *The Portal School of Creativity and Innovation*. Our dream is to acquire the T. B. Story Mansion as the centerpiece of The Portal School of Creativity and Innovation. The facilities and grounds are well-suited to become a training center for local, national, and international students. The environment is brilliant for the quality of professionals we have attracted so far in acting, music, fine arts, film and business.

Stimulating Economy

The staff is growing rapidly for our post-secondary training program, including several professionals moving to Bozeman to teach film, acting, music, dance, entrepreneurial business, character formation, innovative thinking, collaboration—the list continues to grow. In addition, professionals in various fields of arts and entertainment, business, and leadership have agreed to teach via Skype, or come for short periods to do workshops and conferences.

Community

Our commitment to this community is to steward the Story mansion with excellence. Our experience in business the past eleven years has proven valuable in the stewardship of pristine, multi-million dollar homes. The mansion and carriage house interiors will be restored and equipped with state-of-the-art equipment, facilitating a creative learning environment and experience while maintaining the historic charm and beauty. Of particular benefit to Bozeman, we would be able to offer about ten times the twelve day minimum requirement stipulated for community access per year.

The Story Mansion Property has a historical significance worth preserving. We are committed to seeing it restored and preserved. But our vision extends beyond maintaining a monument to the past. Tree of Life and Portal School of Creativity and Innovation desire to elevate this jewel of Bozeman’s history into a forward-looking legacy.

Fiscally Responsible

Our proposal benefits the people of the City of Bozeman. We are not asking for a gift from the city. The immediate result is financial benefit to enhance the quality of life in Bozeman. We are committed to restoration and upkeep of the properties for long term. Training in creativity and innovation complement the DNA of our city and will enhance both the private and public sectors. Long term economic benefit will result as we achieve our long term goals, attracting world class instructors, staff and students.

A Stronger City

Our dream for the mansion is bigger than the Portal School. We love our city. We have personally lived in Bozeman 21 years demonstrating a long-term commitment to this community. Our dream is that we could partner with others leaving a legacy of a thriving community. We imagine a people empowered to see their dreams fulfilled through discovering who they are, strengthening in character, growing in creative skill, and flourishing in bold innovations.

Our vision is for more than the old Story. We want to help create a new one.

Respectfully,

(Signatures on file)

Matt and Lisa Weaver, for Tree of Life Ministries
209 Accola Drive
Bozeman, MT 59715

Story Mansion Purchase Proposal 2013

1 ENTITY/PURCHASER

Tree of Life Ministries, 501(c)3

The Portal School of Creativity and Innovation (DBA)

PO Box 339

Bozeman, MT 59771

Matthew L. and Lisa R. Weaver

209 Accola Drive

Bozeman, MT 59715

406.522.0038 (p.)

406.579.4982 (c.)

info@theportalschool.com

2 PURCHASE PRICE PROPOSAL

The non-profit entity “Tree of Life Ministries” proposes a purchase price of fair market value. Our intent is to recognize the original investment made by the people of the City of Bozeman in the 2004 purchase of \$1,316,489. In addition, the taxpayers of Bozeman have made restoration investments to the T.B. Story Mansion of approximately \$1.3 million, (by estimate). We anticipate, therefore, a purchase price of approximately \$2,600,000.

3 PLAN FOR CURRENT AND FUTURE USE

Tree of Life Ministries intends to utilize the Mansion, Carriage House and grounds as an Innovative Training Center (The Portal School of Creativity and Innovation). In addition, the facility and grounds will continue to be available as a premier Community Center for Bozeman. The mansion and carriage house will be renovated to provide more affordable and varied opportunities for community access.

3.1 INNOVATIVE TRAINING CENTER

The Portal School of Creativity and Innovation exists to empower and train a new breed of innovators in business, art, and many other fields of occupation. The educational format is in two tracks: individual classes available to the community at large as well as full-time enrollment. Workshops and conferences will further utilize the generous facility spaces.

3.1.1 Part time participation from the community is encouraged. People have the option of signing up for evening classes, to be held in the Mansion and Carriage House, offered through the school year. These evening courses include a variety of topics focusing on creativity and innovation, including “Discovering Your Creative Genius,” entrepreneurial business, fine arts, film, music, photography, theater, acting, dance, etc. Current staff consists of two full-time and approximately ten part time, most of whom are residents of Gallatin Valley. Endorsements for our program have been obtained from a variety of professionals, some of whom will be teaching at the Portal School.

3.1.2 Full-time students participate in faith-based classes two days per week (core classes) plus four weeknights of classes per week (in six week blocks). In this pilot year, a second year of studies is being developed to provide for a two year option of study. Utilization of the Story Mansion would allow for the expansion of these classes in the same venue.

3.1.3 Further access for the community will be possible through workshops, concerts, shows and conferences associated with the Portal School. These will be held throughout the year, including the summer months.

3.2 COMMUNITY CENTER

In addition we are committed to provide increased community access to the Mansion, Carriage House and grounds through such events as weddings, reunions, business and non-profit meetings, etc. The eight-month school schedule from early September to early May allows generous opportunity to schedule events currently facilitated through the City of Bozeman. Rental agreements would be handled privately, through our administration. (Due to the Public Park to the East and North of the Mansion, a system of

coordinating scheduling will need to be agreed upon with the City of Bozeman).

3.3 PROPERTY UTILIZATION PROPOSAL

3.3.1 Mansion Main Level

The current configuration will be utilized for classes, meetings, celebrations, small music concerts, and so on, as it is presently used.

3.3.2 Phase 1 Restoration

Upgrade the *Mansion Main Level Kitchen*. Restore *Carriage House Main Level* for offices, small educational spaces, restrooms, and small theater/lecture/movie space. Restore *Carriage House Upper Level* for basic occupancy as dance studio, large lecture hall, acting studio, etc. Upgrade and restore *Main House Basement* spaces as needed for storage. *To be completed by December 2014. (All projected dates contingent upon drawings, approvals, and contractor status).*

3.3.3 Phase 2 Restoration

While the school utilizes the Carriage House and Mansion Main Level, restoration of *Mansion Second Level and Third Level* will be ongoing. At the top of the stairs on the Second Level, guests will be greeted in a comfortable reception area and art gallery. All rooms will be properly restored and preserved to be used as classrooms, office, creative spaces, computer lab, bathrooms, and a guest suite. The *Third Level* will include a Dance studio, which may also be used as meeting and educational space. Additional rooms will be used as classrooms, creative spaces, study areas, etc. The one room added as a make-shift bedroom may be removed to restore the original floor space intended for the ballroom. *To be completed by August 2016.*

3.3.4 Phase 3 Restoration

The intent is to transform the *Carriage House Upper Level* into a small performing arts venue with state-of-the-art lighting, sound reinforcement and studio grade sound insulation. Small concerts, intimate stage productions, comedy—a variety of potential uses will be developed for both the Portal School and community. Access to Carriage House Upper Level will

be improved as necessary. Any further restoration needed for the two facilities will be addressed in this phase. *To be completed by August 2017.*

3.4 Tree of Life AGREES TO RESTORE AND PRESERVE THE *T.B. MANSION PROPERTIES* SUBJECT TO ALL FEDERAL, STATE, AND LOCAL EASEMENTS OR RESTRICTIONS FOR HISTORIC PRESERVATION AND ALL APPLICABLE BUILDING CODES.

4 STATEMENT OF FUNDING

We have sufficient funds to obtain ownership of this property, to provide for its ongoing maintenance and preservation, and to properly restore the Carriage House and upper two floors of the Story Mansion. Documentation will be provided to the City of Bozeman at the appropriate time upon request.

5 PURCHASE AND SALE AGREEMENT

Tree of Life agrees to enter into good faith negotiations regarding a purchase and sale agreement with the Bozeman City Commission, contingent upon obtaining the appropriate conditional use permit.

Signed,

(Signature on file)

Lisa R. Weaver, President, Tree of Life Ministries

Date

(Signature on file)

Matthew L. Weaver, Vice-President, Tree of Life Ministries

Date