

APPENDIX A

MHPG Application and Statutory Review Criteria

The following section lists the six (6) statutory criteria used to score and recommend proposed projects, along with the criteria that will be considered by Commerce in evaluating each applicant's response. MHPG applicants are required to submit Section 1 of the application and include a signature of the authorized representative of the applicant. MHPG applicants are required to submit Section 2 of the application and include narrative responses that describe the relationship of their proposed MHPG project to each of the statutory criteria, except where noted otherwise. Each application will be scored based upon the extent to which the proposed project is consistent with each statutory criterion, using the point levels identified within each criterion where a score of one (1) is the lowest score possible.

In order to avoid unnecessary duplication, the applicant can reference other pertinent portions of the application or appendices in the narrative responses to the priorities. However, the applicant should not reference another portion of the application, such as the PAR, without including a narrative statement that provides at least a summary of what is being referenced. For example, an applicant should not simply state, "See page 4 of the Preliminary Architectural Report" as a response to a statutory criterion.

The following general definitions are applied to all non-technical ranking criteria relative to the overall quality of the applicant's response or situation and relative to the ranking criteria and applicable special requirements.

LEVEL 5: The applicant provides a very complete narration that thoroughly addresses the overall criterion, applicable ranking issues, and minimum requirements, including very complete substantive supporting documentation to support its claims. The Applicant's response to the ranking criterion (or the Applicant's actions or situation relative to the ranking criterion) is considered exemplary, particularly innovative, or to be extremely consistent with the intent of the ranking criterion. There are no ranking issues of any significance that were not completely addressed.

LEVEL 4: The applicant provides a solid narration addressing the overall criterion, applicable ranking issues, and minimum requirements, with strong documentation to support its claims. The Applicant's response to the ranking criterion (or the Applicant's actions or situation relative to the ranking criterion) is considered above average, very thorough, or to be very consistent with the intent of the ranking criterion. A "LEVEL 4" score would not reflect the level of excellence or be as consistent with the intent of the ranking criterion as a "LEVEL 5" would be. The application may not have completely addressed some ranking issues, but these were considered to be minor concerns.

LEVEL 3: The applicant provides an adequate narrative addressing the overall criterion, applicable ranking issues, and minimum requirements, with acceptable documentation to support its claims. The Applicant's response to the ranking criterion (or the Applicant's actions or situation relative to the ranking criterion) is considered average, adequate, or to be generally consistent with the intent of the ranking criterion. The application meets the minimum requirements for responding to the criterion and has documented compliance with the special requirements that are pertinent to the ranking criterion; however, the application may not have adequately considered some ranking issues that may be potentially important.

LEVEL 2: The applicant provides some narration addressing the overall criterion, ranking issues, and minimum requirements, but may have provided weak or inadequate responses and/or documentation to clearly or completely support its claims or compliance with a requirement. The Applicant's response to the ranking criterion (or the Applicant's actions or situation relative to the ranking criterion) is considered

below average, inadequate, or not entirely consistent with the intent of the ranking criterion. The application has not met all the minimum requirements for responding to the ranking criterion or has not complied with all the special requirements that are pertinent to the ranking criterion. The application may not have been complete or did not consider or adequately address some ranking issues that are considered to be important.

LEVEL 1: The application presents serious weaknesses in the narrative responses to the ranking criterion, ranking issues, and lack critical supporting documentation, or fails to adequately document compliance with one or more of the criterion. The Applicant's response to the ranking criterion (or the Applicant's actions or situation relative to the ranking criterion) is considered very weak, seriously inadequate or inconsistent with the intent of the ranking criterion. The application either did not address or did not provide sufficient information regarding several critical ranking issues.

MHPG Application Section I.

1. Applicant: City of Great Falls

2. Property Owner (if different from applicant): N/A

3. Authorized Representative of Applicant: Craig Raymond **Title:** Director, Planning & Community Development

Address: 2 Park Drive, P.O. Box 5021 City: Great Falls Zip Code: 59403

Phone: (406) 455-8530 E-mail: craymond@greatfallsmt.net

4. Primary Contact: Samantha Long **Title:** Historic Preservation Officer

Address: 2 Park Drive, P.O. Box 5021 City: Great Falls Zip Code: 59403

Phone: (406) 455-8550 E-mail: slong@greatfallsmt.net

5. Project Type: Please select one type under the appropriate eligible project type

- | | | | |
|---------------------|--|---|--|
| Historic Site: | <input checked="" type="checkbox"/> Infrastructure | <input checked="" type="checkbox"/> Maintenance | <input type="checkbox"/> Building Code Issue |
| | <input type="checkbox"/> Security | <input type="checkbox"/> Climate Control | <input type="checkbox"/> Fire Protection |
| Historical Society: | <input type="checkbox"/> Infrastructure | <input type="checkbox"/> Maintenance | <input type="checkbox"/> Building Code Issue |
| | <input type="checkbox"/> Security | <input type="checkbox"/> Climate Control | <input type="checkbox"/> Fire Protection |
| History Museum: | <input type="checkbox"/> Infrastructure | <input type="checkbox"/> Maintenance | <input type="checkbox"/> Building Code Issue |
| | <input type="checkbox"/> Security | <input type="checkbox"/> Climate Control | <input type="checkbox"/> Fire Protection |

<p>6. Grant Funding Request Information</p> <p>Amount Requested: <u>\$500,000.00</u></p> <p>Total Amount of Leverage: <u>\$586,567.18</u></p> <p>Total Project Cost: <u>\$1,086,567.18</u></p>			<p>7. Project Address</p> <p>Physical Address: 2 Park Drive</p> <p>City: Great Falls, MT</p>	
8. Funding Sources				
Source	Type of Funds	Amount	Status of Commitment (provide documentation)	Rates and Terms (if applicable)
Montana Historic Preservation Grant (MHPG)	Grant	\$500,000.00	Requested	
ARPA	Stimulus	\$586,567.18	Pending City Commission Approval	

9. Brief Description of current project and proposed solution or activity to be completed

a. Background and project (please provide narrative response):

The 1939 Civic Center is on the National Register of Historic Places as a primary contributing building within the Great Falls Railroad Historic District. It is significant for its association with the development of Great Falls, as a central hub of social activity, and as the local seat of city government for the past 83 years. It is also significant for its monumental Moderne architectural design and association with the prominent architects George Shanley and Johannes van Teylingen. The jewel of the Civic Center is the Mansfield Theater, a beautifully appointed Art Deco space that has served the community as a premier venue for musical and cultural performances for decades. Today, the Mansfield is suffering from the wear of time, and two of its defining features are in need of rehabilitation in order for the theater to continue to serve the community. The highly decorative coffered ceiling has suffered water damage and general wear, and the acoustic tiles are in need of replacement. Further, the seats are fatigued, too small for modern standards, and in need of options for increased ADA accessibility. These factors diminish the status and appeal of the space to both the performer and the audience, threatening to reduce the theater’s use and prominence in the community.

b. Description of proposed solution (please provide narrative response):

The rehabilitation of the Mansfield Theater interior will replace what is worn out and no longer satisfactory while retaining all character-defining features and the Theater’s integrity of use, design, setting, materials, workmanship, feeling, and association. The worn and damaged ceiling tiles will be replaced with a compatible material, and all decorative molding, scrollwork, and trim will be repaired. The seats will be replaced with historically sensitive new chairs, but the original Art Deco standards at the end of each row will be restored and retained. The new seats will be larger and spaced with more leg-room to accommodate modern tastes, and new accessibility features will be added to ensure the full engagement of the entire audience. The result will be the return of the Mansfield to its place as the premier cultural venue in the Great Falls region, increasing use and attendance, and increasing its contributions to the Downtown economy by driving business to the hospitality, retail, and food & beverage industries.

10. Certification to Submit:

The undersigned authorized representative hereby certifies that (a) the information set forth in this application is correct to the best of their knowledge; (b) they have received, read, and understood these guidelines and agrees to comply with all requirements; (c) the elected officials of the local government have formally authorized the submittal of this application, as applicable; (d) they have the authority to act on behalf of the applicant in submitting this application, and (e) agrees to comply with all applicable state or federal laws and statutes associated with carrying out the project.

Signature	Date	Printed Name and Title
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MHPG Application Section II.

STATUTORY CRITERIA - A

up to 150 in Possible Points

The degree to which a project supports economic stimulus or economic activity, including job creation and work creation for Montana contractors and service workers.

As applicable to the proposed project, address the following in your response:

- I. Describe how your project will have an immediate economic impact in the following areas:**
 - **job creation for Montana contractors, service workers, and other related jobs; and**
 - **spillover benefits from project activities.**

STATUTORY CRITERIA - B

up to 200 in Possible Points

The degree to which the project activity can demonstrate the purpose and need. This includes the relevancy of whether the project activity provides features that establish or enhance security, climate control, or fire protection for museums or address infrastructure, maintenance, or building code issues for museums, historical societies, or historic sites.

As applicable to the proposed project, address the following in your response:

- I. Describe the current use and condition of the historic resource.**

The Mansfield Theater is a part of the 1939 Great Falls Civic Center, which also houses the seat of City government, several City departments, the Convention Center, and several meeting and event rooms. This is consistent with the building's original design as a multi-use hub of civic activity. The Mansfield Theater has served as the premier cultural venue in Great Falls since its construction, and continues to provide the community with music, theater, and dance productions. In 2019 (considered an average year), the Theater box office sold 21,199 tickets, bringing in \$609,598.25. The theater books performers from all over the world, including the Celtic Women, the Moscow Ballet, and the Mannheim Steamroller, as well as off-Broadway American production companies.

The Theater is in need of restoration and some updates to modern standards in order to maintain its status as a premier venue in Central Montana. The highly decorative coffered ceiling has panels of acoustic tiles which have deteriorated due to age. Many are loose and some have even fallen. Exacerbating the deterioration, damage to the EPDM roof (currently being addressed by a separate city project) has allowed water damage to affect the ceiling. This shabby distraction from the stunning art deco aesthetics of the interior reduces the theater's value as a tourist draw and performing arts showcase. Further, the seats installed in 1939 are an average of 18" wide, while the current size recommended by Project Theater's American Practice Standards is 23" wide. This size change reflects the increasing size of the average American as well as a heightened awareness of the societal need for facilities accessible to those with a wide range of mobility limitations.

This project represents an overall rejuvenation of the theater interior to restore it to the level of status and luxury it was originally intended to project. The renovation will ensure the theater can continue to draw high-profile performances contribute to the economy of Great Falls for years to come.

2. Describe the deficiency the proposed project will address and how this has impacted the historic resource. Please also explain the duration of time the deficiency has existed.

The decorative Art Deco ceiling is showing signs of accumulated wear and damage that negatively affect the presentation of the Mansfield Theater as a cultural event space. Water damage has stained large portions of the acoustic tiles covering the ceiling. Several other tiles are suffering from simple age, sagging and even falling from the slow wear of 80+ years of gravity, humidity, and vibration. The result is a shabby appearance that does not serve to drive attendance or community pride.

The current seats are not up to current standards of comfort or accessibility and must be upgraded in order to continue to appeal to a general audience. In the 2010 white paper *Size Matters*, design firm Theatre Projects reports that the average width of new seating increased from 19 to 21 inches in the years from 1900 to 1990, and from 21 to 22 inches from 1990 to 2010. The current seats in the theater are 18" wide. The balcony rows are currently spaced 32" from seat-back to seat-back. This is roughly equivalent to a modern day economy airline seat. These dimensions are not satisfactory for the contemporary theater-goer, and will result in reduced attendance as patrons seek more comfortable entertainment. While the Mansfield does currently have placement available for persons in wheelchairs and accompanying companion seating, ADA transfer arms have not been installed, preventing wheelchair users who wish to enjoy a performance from a standard theater seat access to fully equal theater experience.

3. Describe how the proposed project will address the identified deficiency.

This project will rejuvenate the Mansfield Theater interior and increase its visitor draw while retaining its defining historical features and art deco character. The ceiling will be restored to its original appearance and new seating will be installed which meets current standards of accessibility and comfort while matching the original aesthetic as much as is feasible.

Fatigued ceiling tiles will be replaced in kind, matching the original aesthetic as closely as possible. If possible, new tiles will increase the acoustic and insulation qualities of the ceiling via the use of new materials. Decorative elements will be retained and repaired where needed. Where decorative border tiles need to be replaced, the stenciled scrollwork will be replicated so that the new materials blend seamlessly with the old.

The width of the seats will be increased from 18" to an average of 22", though seats will vary from 21" to 23" depending on their position in the theater. The row depth will increase from 32", providing a more comfortable experience, greater ease of access to seats, and more expedient means of egress. The new seats will include 12 ADA transfer arms to allow audience members who use wheelchairs to easily move into a fixed theater seat if they wish. 26 seats will be mounted on moveable bases, which will allow the theater to remove them to make room for mobility devices as well as orchestra and A/V equipment.

4. Describe how receiving MHPG funding will enable proper completion of the proposed project and enable the long-term financial stability of the resource.

Both aspects of the proposed renovation of the interior of the Mansfield Theater will require an extended closure of the space for events and performances, resulting in a loss of revenue. By performing both the seat replacement and the ceiling restoration simultaneously, the total closure time can be drastically reduced compared to performing the work separately and having two separate closures. This will ease logistical demands, as the ceiling can be restored while the old seats are cleared and before the new ones are installed, allowing scaffolding to be erected without obstacles and greatly simplifying dust and debris removal.

After the work is completed, the restored space will have an increased ability to attract performances and audiences, cementing the Mansfield Theater's long-term financial stability as a performance venue.

5. Describe how the proposed project was selected and prioritized in relation to plans to preserve and maintain the historic resource.

The first priority in the preservation of the Great Falls Civic Center is the safety of the public, and in 2018 the deterioration of the cast-stone façade reached a point where that work became urgent. Falling debris from the crumbling façade required the main entrance to be closed to the public and cordoned off, though traffic could be directed to the side doors and occupation could continue. Restoration of the façade has been funded through Tax Increment Urban Renewal Revenue Bonds, and is currently underway. The repairs are anticipated to be complete by 2024.

Funds from that TIF Bond measure were also used to initiate repair of the damaged roof, which allowed the water damage to the ceiling, and must be repaired before ceiling repair can be undertaken. This work is scheduled to begin in the spring of 2022. Work is anticipated to be finished by October of 2022, well before funding announcements for this grant will be made.

STATUTORY CRITERIA - C

up to 150 in Possible Points

The degree to which timing of the project can be completed without delay, including access to matching funds and approval of permits, if needed.

As applicable to the proposed project, address the following in your response:

1. Describe the organization's capacity and ability to complete the proposed project in a timely manner.

As one of the major municipalities of Montana, the City of Great Falls has extensive experience with similar projects and a very sound organizational capacity. The Planning and Community Development Department has charge of all matters regarding the repair and maintenance of the Civic Center, and is staffed by 25+ full-time professionals in the fields of building inspection, civil engineering, building maintenance, historic preservation, and more.

2. Describe the status and availability of all matching funds needed to complete the proposed project.

Staff recommendations regarding the use of ARPA funds available to the City of Great Falls, which are currently under consideration by the City Commission, include earmarked funding for the restoration of

the Mansfield Theater. This funding is in possession of the City and will be available to be disbursed to projects as soon the City Commission makes a final decision on the allocation of funds. This decision is anticipated in the Spring of 2022. To date the Commission has not raised any objection to the use of funds for the restoration of the Mansfield Theater.

3. Describe how receipt of MHPG funding will enable the ability to leverage additional funding such as grants, loans, and Historic Tax Credits.

The 2021 American Rescue Plan Act (2021) presents a unique funding opportunity which the City of Great Falls is seeking to leverage for the greatest possible positive impact for its citizens. Repairs to the Mansfield Theater have been determined to be an eligible use for these funds and the repairs have been identified as a priority use, however the total of the various departmental requests for funding exceeds availability several times over. By leveraging ARPA funding as match for MHPG funds, the City of Great Falls will be able to utilize those dollars to a greater overall effect, better fulfilling the economic purpose of both funding sources.

4. Describe any potential timeline considerations that are related to permits, environmental considerations or related activities to complete the proposed project.

As this project will be executed by the Planning and Community Development Department, which is the department which issues building permits in the City of Great Falls, permits will be handled by staff who have full knowledge of the timeline and requirements of this process and there will be no foreseeable delay. The project will entail no unusual environmental considerations. Repairs to the roof must be completed before repairs to the ceiling can begin, however currently the roof repair is anticipated to be complete in October of 2022, well before this grant will be awarded.

STATUTORY CRITERIA - D

up to 250 in Possible Points

The degree to which the project activity contributes historic or heritage value related to the state of Montana.

As applicable to the proposed project, address the following in your response:

1. Describe the historical context and significance of the historic resource associated with the proposed project including:

- **heritage value related to the state of Montana;**
- **the value of the resource to the local community; and**
- **any relevant designations or listings.**

The first conception of the Great Falls Civic Center, in 1918 by architect and engineer Morell and Nichols, placed the landscaped public building between First Avenues north and south between 11th and 13th Streets. It was designed to face west, towards Gibson Circle and the Great Northern Depot. It was not until 20 years that the idea came to fruition. However, the location had very much changed; for 81 years, the Civic Center has dominated Central Avenue west with a commanding presence. It can be seen for several miles along the 90-foot wide thoroughfare of Central Ave.

The Civic Center was built in 1939 with funds acquired through the citizens of Great Falls, supplemented by the New Deal's Public Works Administration (PWA), totaling approximately \$685,000.

The city offices were moved in to the new Monumental Moderne style building in February 1940, and the formal opening was met with fanfare. The souvenir program read that the building would benefit “not only the people of Great Falls, but also the people of the State of Montana may use and enjoy for the furtherance of their cultural pursuits.” The building was built to be one of the finest events venues in the whole of Montana, at a time when the fluctuating prosperity of Great Falls itself seemed to have finally found its stride with the railroad and the Anaconda Company Copper Company’s smelting operation.

The Civic Center is also important to Montana because it is an illustrative example of the political, social, and architectural climate of the Great Depression recovery of the 1930s. Long gone were the days of opulent Richardsonian Romanesque, Gothic revival and Beaux-Arts Chateausque mansions of the wealthy. The PWA brought the country down to earth and as a New Deal program, built public buildings that were classic and streamlined, with clean lines and symmetrical fenestration. PWA built for practicality and with little flair. Touching on classical elements with the massive cast stone columns and “fan and scroll” band around the perimeter, the Civic Center was designed by George Shanley and Johannes van Teylingen, well-known architects that designed many buildings in Great Falls and North Central Montana, and who are renowned today for their eclectic abilities. Shanley and van Teylingen designed the Civic Center in the PWA- preferred, simple style, “with its associations to progress, technology and honesty of materials, the style was an appropriate architectural equivalent to the political ideology of the time” (Sanford 1992).

The building is a primary contributor to the National Register of Historic Places’ Great Falls Railroad Historic District. In addition, it is recorded within the State of Montana’s Historical and Architectural Inventory records at the State Historic Preservation Office.

2. Describe how the proposed project will sustain the character defining features and integrity of the historic resource.

The ceiling is a dominating feature of the 1939 Art Deco Mansfield Theater interior, with repeating patterns of trim and scrollwork spanning the lofty space and leading the eye upward, at least until the lights dim to focus on the stage. Allowing this tableau to continue in a state of disrepair degrades the visual impact of this defining feature and diminishes the intended feeling of the space.

While replacing the chairs to reduce seating density will impact the aesthetics of the theater space, the scope of work includes retaining the decorative end standards, which will mitigate the change. The Great Falls-Cascade County Historic Preservation Officer and the State Historic Preservation Office will be consulted all replacement materials. Perhaps most importantly, the new chairs will facilitate the continued and increased use of the space, and the defining atmosphere of a historic theater is a full, engaged audience.

3. Describe how the proposed project will help promote and interpret the heritage value of the historic resource.

The primary goal of a Civic Center is civic engagement, which requires a space to gather. For the best effect, that space should inspire civic pride and contribute to a strong sense of place. The Mansfield Theater has served in this role since 1939, and can continue to do so for many years to come. Restoring the interior of the theater to its former splendor will allow it to continue to retain its integrity of use, design, setting, materials, workmanship, feeling, and association. This will enable continued interpretation

of this historical resource *in situ* without the need for extensive contextualization, as would be required if the theater space were repurposed, redecorated, or demolished.

4. Describe how the proposed project will adhere to the appropriate Secretary of the Interior’s Standards for the Treatment of Historic Properties.

Due to the necessity of replacing seats rather than restoring them, this project may be categorized as a rehabilitation, and the Secretary of the Interior’s Standards for Rehabilitation will be referenced.

- The First Standard states that “A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristic of the building and its site and environment.” This project will provide needed repairs and updates to allow the theater to continue to be used for events and performances, fulfilling this primary standard.
- The Fifth Standard states that “Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.” The restoration of the lofty theater ceiling will retain original decorative features to the extent possible, and any needed replacements will be carefully chosen in kind. The original art-deco end standards that define the seating will be restored and kept in place.
- The Sixth Standard states that “Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.” While the seats will be replaced with contemporary models, the defining features will be retained. This includes the end standards, which will be restored. The new seats will be of a historical character and will feature hardwood armrests, a period-appropriate silhouette, and period-sensitive upholstery.

All final plans and material choices will be made in consultation with the Great Falls-Cascade County Historic Preservation Office.

STATUTORY CRITERIA - E **up to 100 in Possible Points**

The degree to which the applicant demonstrates successful track record or experience of the organization directing the project or similarly related projects.

As applicable to the proposed project, address the following in your response:

I. Describe the organizational capacity and experience with similar projects of all project partners. Please identify the entity that will administer the grant.

As one of the major municipalities of Montana, the City of Great Falls has extensive experience with similar projects and a very sound organizational capacity. The Planning and Community Development Department has charge of all matters regarding the repair and maintenance of the Civic Center, and is staffed by 25+ full-time professionals in the fields of building inspection, civil engineering, building maintenance, historic preservation, and more. Finances are overseen by a dedicated finance department, including a Grants Administrator position created this year to coordinate the large volume of grants in

process due to COVID-19 recovery funding. For FY 2020, the City of Great Falls grant revenue totaled more than \$18 million across all departments.

- 2. Describe your organization's most recent project, specifically identifying:**
- any significant barriers or impediments and how your organization overcame them;
 - any project delays; and
 - any changes to the budget.

The most relevant recently completed project is the remodel of the Finance Office inside the Great Falls Civic Center. The scope of the project included remodeling 3737 square feet of office area, including the demolition of walls, removal of carpet and acoustical tile ceilings, installation of new metal stud walls, new carpeting, and new tile suspension ceiling, painting all wall surfaces, and modifying the mechanical systems and electrical equipment including lighting. The contract for this project was awarded to Wadsworth Builders of Great Falls on November 17th, 2020. During the remodel, asbestos was discovered in the 9x9" flooring tiles underneath the carpet being removed. Lead-containing paint was also present in some walls, and during the building permit review, it was determined that the space should comply with ADA requirements, and some changes to the plans were required to accomplish this.

A request for a change order was submitted to the City Commission by staff overseeing the project in the amount of \$45,344.88. Money was appropriated from the Capital Projects Fund and no additional fundraising was required. The needed abatement was accomplished in 42 days, extending the total timeline of the remodel to 162 days.

- 3. If available, please provide a copy of your organization's most recent audit. Please discuss if there were any unresolved audit issues.**

Below is a link to the City of Great Falls' Comprehensive Annual Financial report for fiscal year 2020 (July 1, 2019 - June 30, 2020).

https://greatfallsmt.net/sites/default/files/fileattachments/finance/page/249983/cafr_12212020.pdf

STATUTORY CRITERIA - F

up to 250 in Possible Points

The degree to which the project has ongoing economic benefit to the state as a result of project completion.

- 1. Describe the ongoing economic impact (for example, on the local economy or tourism) of the proposed project to the local or regional area as a result of project completion.**

Congress specifically identified the Hospitality, Tourism, and Travel Industries as being disproportionately and negatively impacted by the COVID-19 pandemic in the American Rescue Plan Act. The Mansfield Theater is a profit driver for these businesses in the downtown Great Falls Business District.

Prior to the Pandemic, the Theater hosted an average of forty (40) events per year. Local restaurants and hotels saw significant increases in revenues on the evening of these performances. The

owner of Tracy's Diner, a restaurant located one block from the Mansfield Theater front doors, estimates that business increases by a minimum of fifteen percent on event nights. Downtown bars like the Celtic Cowboy, Elevation, and the Mighty Mo Brewery also see significant surges. The Hotel Arvon, a boutique luxury hotel in Downtown Great Falls, anticipates selling out every night that the Great Falls Symphony plays at the Mansfield Theater. Approximately sixty percent of the Arvon's rooms are likely occupied by Symphony musicians or ticketholders on these evenings.

Additionally, the Mansfield is a major force in the Great Falls Arts community. Restoring the Theater provides an opportunity for local artists to perform larger shows for a wider audience in a prestigious setting, allowing them to increase their popularity, reach, and revenue. The Mansfield has the potential to be an important factor in the rise of local musicians to a regional or even national scene.

2. Describe the ongoing economic impact (for example, on the local economy or tourism) of the proposed project to Montana as a result of project completion.

The Mansfield Theater has been a stop on many national performance tours, including those of The Kingston Trio, Celtic Woman, Mannheim Steamroller, Alton Brown Live, and Bela Fleck. Luring these acts into the state for one performance increases their likelihood of adding more Montana stops to the tour, benefiting the arts and culture industry in the state as a whole as well as the hospitality industries in any city which hosts a widely known act.

Expanding opportunities for cultural enrichment and educational events is beneficial to the people of Montana. Access to cultural experiences outside of what is produced locally can be difficult, and providing that access is crucial for the cultural education of Montana's people, especially her children.

3. Describe if this project will enable future phases and detail how such subsequent work will provide an economic benefit as a result of project completion.

Planned future work includes upgrades to the lighting and A/V systems, extension of fly loft space to accommodate modern set pieces, and repainting theater walls, continuing the effort of keeping the Mansfield amenities up to snuff with the expectations of performers and audience members alike. After the work is completed, the restored space will have an increased ability to attract performances and audiences, cementing the Mansfield Theater's long-term financial stability as a performance venue and its ability to support the local and regional economy by creating draws to Downtown Great Falls and the greater Great Falls area.

4. Describe how your project relates to community goals and previous or concurrent planning efforts (downtown revitalization plan, growth policy, historic preservation plan, economic development strategy, etc.).

The Great Falls Downtown Master Plan (2011) identifies increasing the utilization of the Mansfield Theater as an objective in support of the goal of reestablishing Great Falls as a destination for entertainment, culture, shopping, and dining. (Goal 3, Objective 4, p. 47) Vital to increasing usage is maintaining a safe environment and increasing the appeal of the theater space from both a patron and a performer perspective.

The Great Falls Growth Policy identifies the Mansfield Theater as a cultural asset that brings numerous plays, shows, and concerts to the City (p.43). The document also outlines in the Social Goals and

Principles section the directive “to support diverse and affordable recreation, educational, and cultural opportunities in the City.” Section SocI.3 elaborates that the city should “develop and maintain the City’s community facilities and cultural resources,” and further, in Section SocI.3.3, should “partner with other governmental and non-governmental entities to coordinate improvement projects, promote joint uses, avoid duplication, and maximize the public benefit of facilities and services.” (Community Facilities, p.133) This project will fulfill these Growth Policy goals of supporting cultural resources in the city and coordinating with the State of MT to improve this city facility and maximize its benefit to the public.

5. Please describe your long-term vision for the historic resource and explain how this project fits into organizational plans (strategic, interpretive, business, outreach, etc.).

- **Will this project decrease your operating costs, and, if applicable, how will those savings be reinvested?**

The long-term vision for the Great Falls Civic Center is its continued and enhanced use as a hub for local government, community events, and civic engagement. Restoring the Mansfield Theater to its former glory will attract more and better events, providing stimulus for the hospitality industry and the downtown commerce sector.

This project is not anticipated to decrease operating costs, but may increase revenue through additional ticket sales. Increased revenue will increase the operational sustainability of the Mansfield Theater and may be used to reinvest in continued improvements to theater furnishings and equipment.

Sample Project Budget

Please adjust the budget rows and columns to accurately reflect the use of MHPG and matching MHPG funding that will contribute to the completion of project activities.

BUDGET for: Mansfield Theater		Date: February 28, 2022		
(Project Title)				
	SOURCE: MHPG	SOURCE: ARPA/City of GF	SOURCE: (Identify)	TOTAL
Professional Planning or Administration Activities		\$ 90,000.00		\$ 90,000.00
Architectural or Engineering Activities				
Permitting		\$ 5,667.18		\$ 5,667.18
Construction Costs	\$ 500,000.00	\$ 400,900.00		\$ 900,900.00
Building Materials				
Other (Describe) Contingency		\$ 90,000.00		\$ 90,000.00
TOTAL PROJECT BUDGET	\$500,000.00	\$586,567.18	\$	\$1,086,567.18

Sample Implementation Schedule

Please adjust the Implementation schedule of tasks to accurately reflect the completion of project activities.

TASK	MONTH / YEAR
ADMINISTRATION MILESTONES	
(BELOW ARE EXAMPLES. PLEASE CHANGE AS NECESSARY FOR THE PROPOSED PROJECT)	
Procurement process for professional services	<u>August 2023</u>
Select firm	<u>November 2023</u>
Other (<i>describe</i>)	
ACTIVITY MILESTONES	
(BELOW ARE EXAMPLES. PLEASE CHANGE AS NECESSARY FOR THE PROPOSED PROJECT)	
Procurement process for construction	<u>December 2023</u>
Select contractor	<u>March 2024</u>
Construction	<u>April 2024</u>
Substantial completion	<u>November 2024</u>
Other (<i>describe</i>)	
GRANT MILESTONES	
Submit progress report and request first drawdown of funds	<u>July 2024</u>
Submit final report and request final drawdown of funds	<u>December 2024</u>
Project closeout	<u>January 2025</u>