

Objections to paying any more money on BSB garage-already one of most expensive in the NW

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Date: Wednesday, May 23, 2016, 11:25 AM PDT

Dear Dave, URA, & Council,

I read in today's paper that Cindi Shaw TRIED (repeatedly) to object to the **Karen Byrnes'** seeming utter determination to pay even MORE money to Sletten Construction to fix tiles, etc. It is my understanding that Karen had previously "determined" that ANY tile fix will be a "change order"...read MORE MONEY...and that Bill Andersen also objects to this insistence by Karen to have us pay out even more. [Bill may also have tried to get through to Dave Palmer how outrageous this is.]

Some time ago, I heard that ours was the most expensive "per spot" of any garage in the Northwest. Recently, Dave McCumber reached out to me to ask where I had heard this. I honestly do not recall BUT I was able to send him some research on hard numbers on garage costs in Bozeman & Spokane.

My response/information on this to Dave is copied and pasted below.

As you can see, our cost per spot is WAY higher than the others. Also, our project did not have to pay the usual 10-15%-of-project for the land to build on. Put bluntly, our garage appears to be nearly DOUBLE the median cost, per the study cited by Spokane papers-perhaps more than double factoring in land costs. (I think hot link below will work on that).

Certainly, our garage appears to be at or near 50% higher-per-spot than Bozeman & Spokane(esp.factoring in land).Needless to say, those are much more expensive and MORE PROSPEROUS towns than Butte, with much higher costs and with much greater tax base.[Theirs is city wide; ours is only struggling owners of the URA district--not even of BSB generally.]

As someone who is FORCED to pay some \$1200/year to the URA, I find these numbers both disturbing and offensive. To see even more paid out for any reason (much less on Karen's unreviewed say so) is completely outrageous and utterly abusive of we, the affected taxpayers.Every extra dollar Karen spends WE must repay for the next 20 years--with interest.

CONFLICT-It is already know that the contractor here is the brother of Kristen Sletten Rosa, Karen's assistant (whose duties includes supervising all things TIFID, including URA). This conflict, alone, should have long since taken Karen and her whole staff OUT of supervising payments...especially hotly disputed "extras" like this. Frankly, shame on all of you for what is now years of failing to protect the public interest (and purse) here.

However, I recently heard something to the effect that Sletten is a family business started by her father (i.e. not "just" belonging to Kristen's brother). Further, someone said that the father has died, and that if Kristen was not a part owner before, she may well be now an heir and equitable part owner.

There are laws about these things INCLUDING those putting affirmative duties on ALL OF YOU. May I suggest at least some among you start taking these duties more seriously?

Sincerely,

Jim Kephart

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"copy & paste" of my info to to Dave McCumber

4-On garage, I can't recall where I heard it---but I heard it. I also heard recent BZN garage is MUCH larger & MUCH less expensive.(I even heard that Sletten built it..lord knows if true, but easy enough to find.)

COST CHECK-I checked online. Our garage (at \$8M total for 248 spots) shakes out at \$32,260/spot.

SPOKANE-

a)per 11/13/17 Spokane Spokesman Review , Nick Deshais....

"But those garages are expensive. A recent study by Carl Walker, a parking consultant firm, estimated that the median construction cost for a new parking structure is \$19,700 per stall.".....

N.B.-if true, we're almost DOUBLE the median

b) Avista Corp is building a 500 spot garage in Spokane for \$12M---\$24k/spot

BOZEMAN-

The garage in downtown BZN was \$12M for 435 spots-that makes \$27,500/spot . BZN downtown costs, of course, should be MUCH higher than ours---and there I believe they had to BUY some or all of the land as part of the \$12M, so I'm guessing their construction costs were a good \$10K/spot less than ours.

There's a public garage going up at BZN airport--1100 spots for \$28.6M---\$26K/spot. Also, new condo garage parking spots at BZN airport are asking (to very rich folks) just \$25K/spot.



Karen factor-But then again, they didn't have things like Karen insisting on \$350K from garage to Barbara/Phoenix Bldg. and Karen's ... "joy" of hiring her assistant's brother as contractor.

[BTW-Cindi Shaw had a tour of Phoenix Bldg with Karen not too long ago. Not only can Cindi confirm she saw no real work done on PB garage (beyond \$14K-for which they got \$270K in matching reimbursement for \$540K in "completed work") and only a fraction of the claimed work (other than 1 of 2 elevators claimed) in bldg itself...INCL. NO HOUSING ON 3RD FLR...[I believe] she can also confirm Karen told Cindi she plans on BSB spending MORE for/on NAHN/PB (I think several hundred thousand) to put in a ramp from BSB garage to PB garage.]