

ITEM 122-1503-R0304 BID

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BID FOR LAND IN INDUSTRIAL PARK

Proposal for Purchase of Montana Tech Land in Butte Industrial Park

This proposal is written in response to the Request for Proposals issued by Montana Tech for bids to purchase approximately 12.694 acres located in the Industrial Park on Basin Creek Road in Butte, MT.

Bidder and Purpose

This bid is submitted by the Butte Local Development Corporation (BLDC). The BLDC is a private, non-profit economic development organization. The BLDC is the lead economic development entity for Butte-Silver Bow, Montana and has been doing such work in Butte for the past 34-1/2 years.

The BLDC is the owner/developer of the Butte Industrial Park in which the Montana Tech land is located. We have located 20 businesses in the Industrial Park over the years. We still own approximately 14 acres of existing developed land in the Industrial Park in parcels of various sizes. Acquisition of the Montana Tech parcels will allow us to continue to attract development to the Industrial Park, including companies that might require more than the usual one to two acre parcel size.

As a non-profit entity, our interest is not in turning the land for a significant profit; rather it is to utilize the land to create economic diversification, growth and jobs.

Bid Amount:	\$215,000
Terms:	Cash on Closing
Timing:	As soon as possible

Contact Information

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Advantages to Montana Tech

The economic development activities of the BLDC often involve cooperative efforts with Montana Tech. The BLDC has, on two different occasions either lead or been a major player in providing support for retaining Montana Tech in the University System when its very existence was challenged.

Furthermore, the BLDC works with Montana Tech on economic development projects that benefit Montana Tech in a number of ways:

- Projects that we support through financing and other means have a strong track record in supporting internships for Montana Tech students (in addition to the interns utilized by the BLDC itself)
- BLDC will be selling parcel 13 to Resodyn Corporation as a location for them to put up 50,000 s.f. of new buildings to house their expanded operations. They will expand from 25 jobs to 50 jobs in the near term, and the availability of additional land will enable them to aggressively pursue their growth plans which currently target 200 jobs in the next several years.
- The Resodyn expansion helps a company that is very active in the SBIR program (Small Business Innovation Research). Resodyn has, in the past, worked with Montana Tech on some of their projects their expansion may open even more opportunities for projects of mutual interest between them and Montana Tech.

Additional Items

If this bid is accepted, BLDC would like to enter discussions with Montana Tech about have the land delivered with a Warranty Deed rather than a Quit Claim Deed. It is our understanding that certain covenants and restrictions that were previously on the land have been removed and that a warranty deed may now be possible.

If this bid is accepted, BLDC would like to enter into discussions about the available portion of Tract 15. The maps show that approximately ½ of Tract 15 is shown as available. Montana Tech's Mineral Research Center barely intrudes onto the west edge of Tract 15 and perhaps more of it may become part of the purchase. Should that be mutually determined, BLDC would likely extend its offer for any additional acreage at the same price per acre it is offering for the 12.694 acres.