

JIM KEPHART FOR HOUSE 74

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RE: HOUSING SCAM/3rd FLOOR PHOENIX;

I-3rd FLOOR PHOENIX (KXLF)

- a) On 1/7/13, Barbara/NAHN filed a "False Claim" to get money (\$860K) from URA to "...ALLOW FINAL COMPLETION OF EIGHT UNITS OF HOUSING ON THE 3rd FLOOR.
- b) There was then and is now NO such housing NOR CAN THERE BE UNTIL AFTER MILLIONS FOR SPRINKLERS, FIRE ESCAPES, STATE-OF-THE ART FIRE ALARM, etc.]
- c) At URA meeting early 2013, Matt Vincent stepped in PERSONALLY to advocate for this obvious false claim/fraud.
[He's in minutes: UNPRECEDENTED FOR CEO TO ADVOCATE ANYTHING IN PERSON AT URA.]
- d) In early 2018, then (and now) BSB Council Chair Cindy Shaw read Barbara's 1/7/13 letter with me.
- e) She told me then that there was NO such housing (nor could there be without ALL fire safety work). [She ALSO told me about Karen Byrnes unilaterally spending a large sum to restore parking at Phoenix garage AFTER PAYING THEM A FORTUNE TO GIVE UP THAT PARKING.]
- f) In late Nov. 2020, I PERSONALLY gave J.P. Gallagher (in front of Ted Dешner and J.P.'s wife) a good deal of highlighted proofs of fraud, etc. by Barbara/NAHN.
- g) This included MY READING THE HIGHLIGHTED PORTIONS OF THE 1/7/13 LETTER ALOUD TO J.P.--LITERALLY TWICE.
- h) Given this, and my oral warning then about the more recent \$450K in CDBG money to Barbara/NAHN (for housing "on the top floor")...and my warnings about 18 USC 666 and Urlacher Circuit Court case (using FEDERAL monies like this is a FEDERAL felony) there can be NO question that J.P. was THOROUGHLY warned.
- i) Instead, he chose not only to KNOWINGLY attempt a federal felony on \$600K for 3rd floor housing---and BRAG to the media about his intent to attempt federal felony.
- j) He clearly contemplated causing OTHERS to commit federal felony on this....LIKE WHEN BSB COUNCIL APPROVED THIS "GRANT"



BUTTE - As the housing crisis continues to be felt in Butte, city officials and housing authority officials would like to see some of the empty buildings in Uptown Butte be converted into affordable housing because for some, this is more than just a crisis.

"The state's calling it a 'housing catastrophe,' they're not calling it a 'crisis' anymore," said National Affordable Housing Network Director Barbara Miller.

"People have lost housing, are living in trailers and on the streets. People are just displaced," said Butte Chief Executive J.P. Gallagher.

The National Affordable Housing Network in Butte is seeking a \$600,000 federal grant on a project that would put 15 rental units on the vacant third floor of the Phoenix Building on West Park Street.

City officials support the idea noting that homelessness and people living out of vehicles and campers is a growing problem in Butte.

"People have lost housing, are living in trailers and on the streets. People are just displaced," said Butte Chief Executive J.P. Gallagher.

Housing values have sharply increased, and many homes have been sold causing a housing shortage in Butte, so demand for housing is high.

"A lot of families come in and say, 'is there any place for us? Because we got booted from our rental. We paid on time, but that wasn't the problem, it was that our house was sold,'" said Miller.

And even if this project does get the grant money it needs to move forward, it's still a small solution to a much larger housing problem.

500 2013 App.



National Affordable Housing Network

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Jan. 7, 2013

Karen Byrnes, Director
Community Development
Butte Silver Bow
Cotuitthouse
Butte, MT 59701

Dear Karen,

The National Affordable Housing Network is submitting a proposal for URA funding for the Phoenix Building infrastructure project. These items are critically needed to allow the building to be developed further as residential property on the upper floors.

A major benefit of the project is that it creates a "vantage point" for the Heart of Butte district within Uptown Butte. The elevator is a nine-stop project that ends on top of the roof. Completing the fire exits from the rooftop will allow this area to be used by the public, as appropriate, as an "observation deck," a unique and much-needed addition to the tourism value of the District. The request, as shown in the materials from Tekton Architects.

The completed elevator also will allow more development of three commercial levels (daylight basement, first level and second level), as well as allow final completion of eight units of housing on the third floor. This level will afford 7,890 SF of accessible living area, developed at approximately \$78 per square foot under NAHN's housing projects this will add another \$615,000 in immediate investment to this project.

NAHN has already invested \$387,000 in the elevator project, and has taken it to the 90 percent completed stage. But, other infrastructure investments such as the main electric service for the building, and fire and alarm safety systems must be completed to allow the elevator to be used.

The total in this request is \$860,856.

A separate request will be submitted within several weeks for the separate Galena Street property, which includes the Habitat Re-Store and the 35-space parking deck. At present, the deck affords only approximately 16 spaces. Engineers have been engaged to determine what must be in the final package for this project.

Thanks for your assistance with this effort.

Sincerely,

Barbara Miller
President

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