

Project No. 5 – Milligan Building in Miles City  
Bighorn Valley Health Center, Inc. d/b/a One Health  
Historic Site (Infrastructure) – Facade Improvements and Renovation of Interior Historical Features

**Written Testimony before the Joint Appropriations Subcommittee on Long-Range Planning  
MHPG, HB 12 -Long-Range Planning Joint Subcommittee Testimony  
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**David Mark, MD, CEO, Bighorn Valley Health Center, Inc. d/b/a One Health**

Bighorn Valley Health Center, Inc. d/b/a One Health (One Health) is one of Montana’s 14 Community Health Centers, and we recently purchased the Milligan Building in downtown Miles City. The building is 26,800 square feet, three floors, and uses 60 feet of frontage on Main Street. It is a primary contributing structure in the Miles City Main Street Historic District and is documented in the National Register of Historic Places. Over the course of a multi-phase project, we intend to rehabilitate the Milligan Building to become a clinical facility, incorporating a telemedicine hub and multidisciplinary clinical training program along with integrated primary and preventative health care services (medical, dental, behavior health, pharmacy) and the co-location of Custer County Public Health within the space. The project anticipates the creation of 10 new jobs and retention of 36 existing jobs in the health clinic.

Our overall \$13.2 million project comprises the complete rehabilitation of the Milligan Building, although MHPG funds are only requested for following work: restoring the original wood windows, restoring and tuckpointing the brick façade on each side, demolishing the slipcover on the first-floor storefront, restoring the first-floor storefront in a historically accurate manner, and restoring the hardwood floors, wood panel doors, and pressed metal ceiling.

We urge your support for this project, as we feel that it adheres to the statutory criteria:

- supports economic activity by creating numerous jobs for Montana contractors and service workers, and stimulating economic development in Miles City by revitalizing downtown,
- addresses multiple maintenance issues (façade, window, doors, floors, and ceilings) to preserve the historically significant characteristics of this historic site,
- the project can be completed without delay, adhering to a robust timeline that includes access to matching funds and approval of permits,
- contributes to the historical significance of both the site, whose colorful history included frequent hosting of Gene Autry during his trips to the Miles City Bucking Horse Sale, and the building itself, a structure dating back to 1897 which marks the transition to the Renaissance Revival,
- involves a team with a track record of success, including the timely and cost-effective completion of a recent \$8.6 million historic preservation project of a similar nature in Lewistown this past summer, and
- fosters ongoing economic benefit to the state by creating 10 new high wage positions, retaining another 36 positions, and activating unused space to revitalize a historic property within Miles City’s downtown, incentivizing further redevelopment.

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Importantly, in the interval since submitting our application, we have made considerable progress with the project, finalizing a \$6.3 million contribution to the project from the USDA and nearing completion of the schematic design phase of the architectural plans.

We are grateful for your consideration of our project, and trust that it will adhere to and further the goals of the Montana Historic Preservation Grant Program.