

**APPLICATION FORM FOR TAX REDUCTION
BUILDING REMODEL, EXPANSION OR RECONSTRUCTION**

(As allowed under Yellowstone County Resolution 89-56, City Council Resolution and 15-24-1501,
15-24-1502 or 15-24-1601 MCA)

1. Name of business: Prestige Toyota (Real Estate owned in AN LLC RM&S LLC)

2. Building Remodel or Reconstruction: Start of construction (date) Oct. of 2007
End of construction (date) Sept. of 2008

3. Building Expansion: Start of construction (date) _____
End of construction (date) _____

4. Address of business: 1532 Grand Ave. Billings, MT 59102

Actual location of business: 1532 Grand Ave. Billings, MT 59102

Tax Code: A06386A-A09160-A19574A-D01306-D01307-D01310

Within city limits of Billings YES NO

5. Person representing business and responsible for application:
Name: Annie Beaudry Title: Asst. General Manager
Address: 1532 Grand Ave. Billings, MT 59102 Telephone: (406) 245-7141

6. Amount of capital investment for Expansion, Remodel or Reconstruction in Billings / Yellowstone County: \$4,808,660 (attach detailed costs of materials and labor and dates of construction. County Commissioners and/or City Council may request further information, such as financial statements, business references, or other documents prior to acting on this request).

7. Approximate market value of building prior to remodel, reconstruction, or expansion:
\$ 780,000

8. Explain business activity - what business does: retail Toyota franchise and retail Toyota service & parts departments

9. How long has this business been located in Billings and/or Yellowstone County?
Raymond McLean became an owner in 1990

10. As of the date of this application, how many employees does the business have:
48 Full-time 2 Part-time

11. How many employees will the applicant have within 2 years after completion of construction:
60 Full-time 3 Part-time

12. Describe job skills required for all new employees both full and part-time: we are looking to expand all departments with the growth of our sales, service, parts and lube express
13. What is the hourly pay scale of both full and part-time employees to include benefits (new employees only): anywhere from \$9.50/hourly to \$14.00/hour
14. Other Economic impacts of capital investment: as we expand and grow we will be adding new employees which will boost local economy
15. Planned hiring schedule: will be hiring new sales people, flat-rate technicians and other production employees as business grows
16. List other property tax benefits business currently receives or has applied for: none
17. Building permit (attach copy or explain absence): ATTACHED
18. A non-refundable fee of \$500 must accompany this application to cover the cost of application administration. Make checks payable to the Big Sky Economic Development Authority.
19. All items on this application must be addressed. Upon completion and accompanied by the application fee, the original can be submitted to the Big Sky Economic Development Authority, 222 N. 32nd Street, Suite 200, Billings, Montana 59101 (telephone 256-6871). If the application is complete, a duly advertised public hearing will be scheduled, after which the Commissioners and/or City Council, in their discretion, will decide whether to approve or deny the application. The applicant, or a representative of the applicant, must appear in person at the public hearing.
20. The application to the Department of Revenue, which is part of this application, must also be completed and signed by the applicant.
21. The Board of County Commissioners and/or City Council may review this applicant's tax incentive program at any time and terminate further reductions at their discretion if they find the provisions of Resolution are not being met.
22. In order for this incentive program to apply to the applicant's current year taxes, Yellowstone County must receive the properly completed application by March of the year in which the reduction is desired. If within the city of Billings, City Council must approve the application by March of the year in which the reduction is desired.
23. Signature of applicant/representative: [Signature]
24. Date of application: 3/30/2009
25. County Commissioner's Public hearing held (date): _____
26. City Council's Public hearing held (date): _____

**APPLICATION TO THE DEPARTMENT OF REVENUE
BUILDING REMODEL, RECONSTRUCTION OR EXPANSION
(Title 15- Chapter 24 – Part 14 MCA)**

To: Assessor
Yellowstone County

DBA

Name of Applicant:

Prestige Toyota (Grand Ave Auto, Inc.)

Mailing Address:

1532 Grand Ave. Billings, MT 59102

Legal description of affected property:

see attached

Date construction permit issued: _____

(If no permit is required, specify the date when certificate in lieu of building permit was issued).

This application covers the (expansion/new) construction of the _____ plant.

A public hearing on this matter of Building Expansion, Remodel, or Reconstruction was held at the
Yellowstone County Courthouse at _____ (am/pm) on the _____ day of _____, 20____

Due notice as defined in 76-15-103 was given. True and exact copies of said notices are attached to this
application. _____ Yes _____ No

The statutory \$100,000 investment requirement for expansion or modernization has been met.

Yes _____ No


The statutory 2.5% increase in value requirement for new improvements has been met.

_____ Yes _____ No

The qualifying property consists of the following: _____

(Attach site plats, construction prints, and detailed equipment list identifying the qualifying property.)

This application is made under the provisions of 15-24-1501 or 1601 MCA, and by resolution adopted by
the Commissioners of Yellowstone County, on the 29th day of August 1989. A copy of the same is
attached.



(Owner/Agent)

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We, the undersigned, Commissioners of Yellowstone County, (approve/disapprove) this application for  
\_\_\_\_\_. We find that it (does/does not) conform to the criteria  
as set forth in the resolution adopted by this Board on the 29<sup>th</sup> day of August 1989.

\_\_\_\_\_  
Name

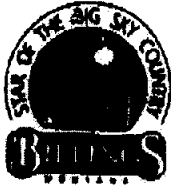
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Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Name

\_\_\_\_\_  
Title



Billings Pride City-wide

CITY OF BILLINGS

510 North Broadway • 4th Floor  
Billings, Montana 59101

Office (406) 657-8270  
Fax (406) 657-8252

PUBLIC WORKS DEPARTMENT  
Building & Safety Division

PERMIT

JOB ADDRESS: 1532 GRAND AVE

Permit Nbr: 07-00001407  
Permit Type: BLDG  
Issue Date: 11/09/07  
Geo: 03092705214130000  
Tax ID: A09160

Block/Lot: HOD 000 002

Description: COM NEW STORES/SERVICES

Owner Address  
P M AND S PROPERTY LLC  
1532 GRAND AVE  
BILLINGS MT 59102

Contractor/Address  
JONES CONSTRUCTION, INC  
123 REGAL ST  
BILLINGS MT 59101  
(406) 252-6298

Structure Information: NEW CAR DEALERSHIP/SERVICE

Const Type: IIB Occupancy Type: B

Other structure information:

|                       |     |                       |       |
|-----------------------|-----|-----------------------|-------|
| BEDROOMS              | NA  | LOT COVERAGE          | 00%   |
| NUMBER OF DWELLING UN | NA  | OCCUPANT LOAD         | 325   |
| PARKING PROVIDED      | 104 | PARKING REQUIRED      | 104   |
| SPRINKLER             | YES | SQAURE FOOTAGE MAIN F | 29694 |
| NUMBER OF STORIES     | 2   |                       |       |

Permit: BUILDING PERMIT COMMERCIAL Valuation: 3,000,000

Checks/Special Conditions:

NEW BUILDING WITH METAL FRAME, METAL MDU  
PANEL INSULATED AND UNINSULATED. TILT  
UP CONCRETE LOW SLOPE ROOF.  
Engineering ROW permit # 34667 is to be issued  
ADA & MUTCD Guidelines require that when existing  
pedestrian access routes are blocked by construction or  
otherwise, alternate pedestrian access routes must be  
provided. Your work requires that a traffic control plan be  
submitted in compliance with current ADA and MUTCD  
Guidelines for the alternate pedestrian route around your  
project.  
Curbwalk style drive approach required. The approach is to  
be constructed in accordance with the current ADA Standards  
and Specifications for curbwalk-style drive approaches.  
Must install everything as shown.

|            |             |           |            |            |
|------------|-------------|-----------|------------|------------|
| Permit Fee | Plan CK Fee | Total Fee | Total Paid | Amount Due |
| 7539.50    | 4900.68     | 12440.18  | 12440.18   | .00        |

SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, HEATING, VENTILATING OR AIR CONDITIONING, AND ENGINEERING. RECEIPT # 110379 AMOUNT: 7539.50 CHECK #: 2067

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED.

THE UNDERSIGNED HEREBY AGREES THAT THE PROPOSED WORK SHALL BE DONE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND STATEMENT HEREWITH SUBMITTED AND IN CONFORMITY WITH THE PROVISIONS OF THE CITY ORDINANCES PERTAINING TO THE ERECTION OF BUILDINGS IN THE CITY OF BILLINGS. CURB, GUTTER AND SIDEWALK WILL BE INSTALLED. CONSTRUCTION WORK TO BE COMPLETED IN 90 DAYS UNLESS OTHERWISE NOTED ON THE PERMIT.

APPLICANT: [Signature] DATE: [Signature] BUILDING OFFICIAL: [Signature] DATE: 11-8-07

# CITY OF BILLINGS CERTIFICATE OF OCCUPANCY

The structure as described below, has been inspected for compliance with the regulations of this code for the occupancy and use stated herein.

Address 1532 Grand Ave Permit 07-1489 DATE 10/20/2008

Description New car dealership/service

Owner R M and S Property LLC Owner Address 1532 Grand Ave.

Use/Occupancy B Type of Construction IIB Code Edition 2006 Sprinkler NA

Conditions: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inspector \_\_\_\_\_ Building Official Kim Palmieri



Post in conspicuous place

