



COMMUNITY DEVELOPMENT DIVISION

510 NORTH BROADWAY, 4TH FLOOR
PO Box 1178, BILLINGS, MONTANA 59103



Phone: 406.657.8281 Fax: 406.657.8327 Montana Relay: 711 Web: www.ci.billings.mt.us/comdev

Public Notice - Disposition of City Property & Call for Sealed Bids

Notice is hereby given that the Billings, Montana City Council will hold a **PUBLIC HEARING** on **Monday, October 22, 2012** at 6:30 p.m. in the Council Chambers, located on the 2nd Floor of the Police Facility, 220 North 27th Street, Billings, MT for the purpose of considering disposal of City property. The City intends to sell to the highest bidder, real property, commonly known as the ***Galles Building***, located at 10 South 26th Street and is described as Lots 7 & 8, Block 189 of the Billings Original Townsite.

Detailed requirements on the preparation and submission of bids for the purchase of this public land may be obtained from the City's website: www.ci.billings.mt.us/CDland. Each bid submission must state the purchase price offered and all proposals are the property of the City of Billings. The City reserves the right to reject any and all bids received and to accept the proposal which is in the best interest of the City of Billings. This call for sealed bids does not bind the City of Billings to award a contract or to pay any costs which may be incurred for the preparation of bids submitted. **Bids are due on October 12, 2012 at 2:00pm, MST.**

Additional information on this matter may be obtained from Bruce McCandless, Assistant City Administrator, at City Hall, 210 North 27th Street, or by phone at 406-657-8222 or by email at mccandlessb@ci.billings.mt.us. Anyone wishing to testify on the property disposal is invited to appear at this hearing and offer their comments. Written comments may be submitted prior to the hearing.

Dated this 13th day of September 2012. Publication Dates: September 13 & 27, 2012.



Galles Building, 10 South 26th Street

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I. INSTRUCTIONS TO BIDDERS

Introduction

Before submission of response to this call for sealed bids, the bidder(s) shall:

- Carefully examine the guidance provided herein and all other attachments and documents available via the City’s website at www.ci.billings.mt.us/CDland.
- Become fully aware of existing property conditions, allowed uses and limitations.
- Include sufficient information in the sealed bid to cover all items required for submission.

Upon submission of the bid, the bidder acknowledges all information is accurate and complete.

Property for Sale

The City of Billings desires to sell to the highest bidder, property located at **10 South 26th Street** and described as Lot 7, Block 189 of the Billings Original Townsite. The City is also willing to consider offers and to sell the adjacent Lot 8 for provision of parking, landscaping, or other uses that support the property reuse or redevelopment. Lot 8 is identical to Lot 7 in dimensions and square feet.

Property Facts			
Address	10 South 26th Street, Billings, Montana		
Tax ID	A01264		
Zoning	Central Business District		
Block / Lot	189 / 7	Lot Square Footage	3,250
Building Square Footage	1,500 on each of three levels: basement; main floor and upstairs		
Utilities	Electrical service is established at the building. City records show active water and sewer service to the building. <i>For more information regarding water/sewer, please contact Randy Straus, Engineering, 406-657-8301 or strausr@ci.billings.mt.us.</i>		
Considerations	The building is listed in the Old Town Historic District and exterior renovations need to be approved through the Yellowstone Historic Preservation Board. <i>For more information, please contact Lora Mattox, Historic Preservation Officer, 406-247-8622 or mattoxl@ci.billings.mt.us.</i>		
Estimated Value	\$59,000 to \$75,000 Bids for less than \$59,000 may not be considered. Bids for Lot 8 for less than \$5.00 / square foot may not be considered.		

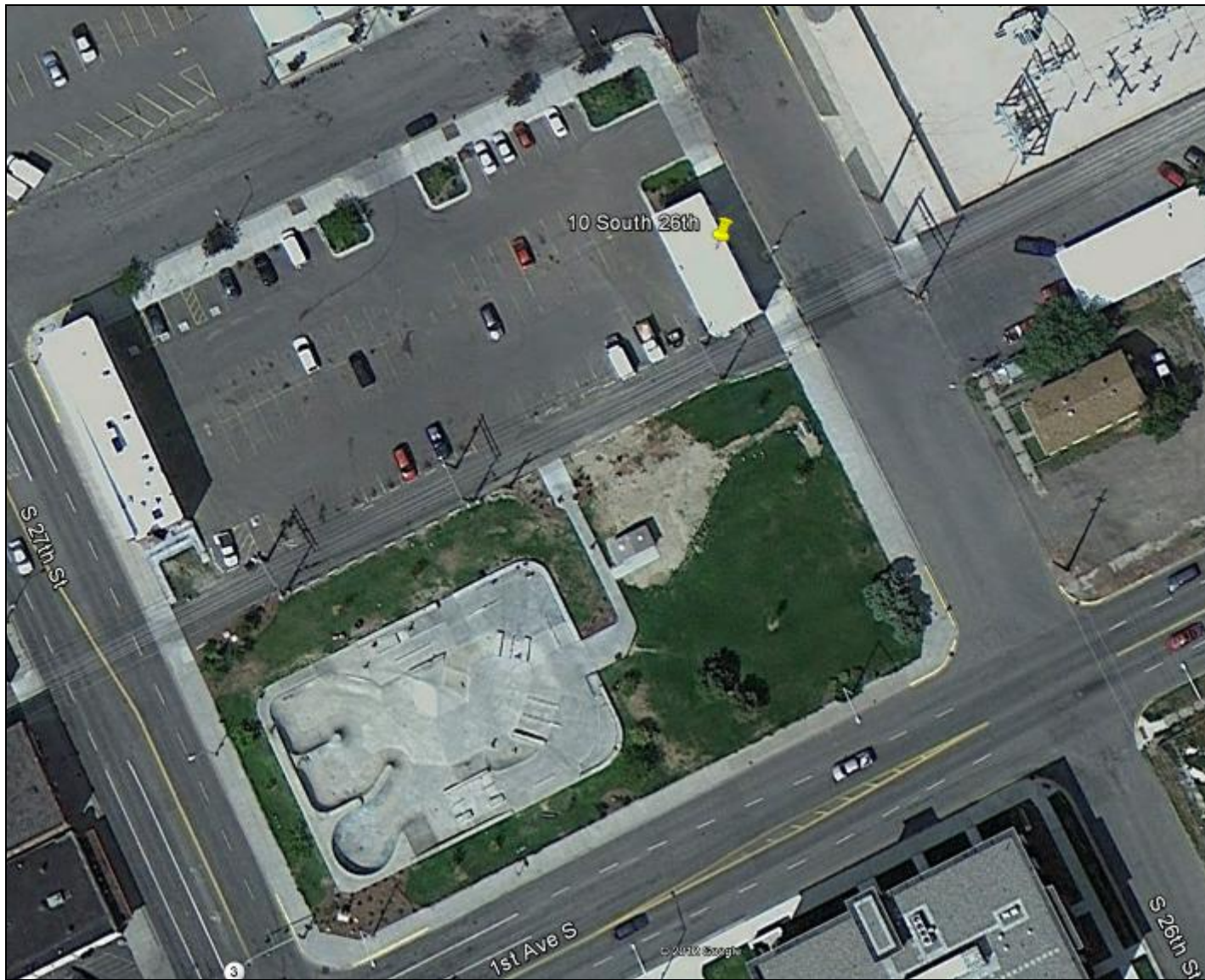
Property Condition

The property will be sold “as-is” and the City makes no assurances or warranties regarding the property. Bidders are permitted to inspect the property anytime following publication of these instructions until the day prior to the bid submittal deadline.

Inspections

Bidders desiring to observe or inspect the property may contact **Dina Billington at 406-657-3045 / billingtond@ci.billings.mt.us** to make arrangements to enter the property.

Property Location



II. BID SUBMISSION

Bid Deadline

Bidders must submit bids and other required information to the City of Billings - Office of the City Clerk at 210 North 27th Street, Billings, MT 59101 **prior to October 12, 2012 @ 2:00 PM, MST**. Late bids may not be accepted or reviewed.

Bid Contents

Bids to acquire the property noted above must include the following in a sealed envelope marked **GALLES BUILDING**:

- **Bid Cover Sheet:** Completed and signed.
- **Project Description:** Describe the development that will occur on the property in narrative format, including (but not limited to): intended use(s); preservation of historic value; estimated costs; access to financing; and other factors that may affect the bidder's ability to complete the proposed project.

Any bid submitted that does not comply with the instructions to bidders will be disqualified.

Decision Timeline & Public Hearing

The City Council will conduct a public hearing on **October 22, 2012** and will subsequently determine whether it will sell the property to the bidder(s). Bidders are welcome to speak during the public hearing about their proposed project. Council meetings begin at 6:30pm and are held at Council Chambers in City Hall, 210 North 27th Street, Billings, Montana.

In the unlikely event that there is a tie on the bid price for a particular lot, the City will contact the tied bidders and will conduct a re-bidding process that will produce a high bid that will be presented to the City Council for its consideration in selling the property.

Title Transfer

Closing will be scheduled within sixty (60) calendar days of Mayor and Council approval and the total purchase price due is required at closing.

III. Standard Terms & Conditions

Disclaimer

The City reserves the right to reject any or all bids received, to negotiate with qualified bidders, to waive irregularities, to delay City Council action for a period of not to exceed sixty (60) days, and to accept the bid which is in the best interest of the City of Billings, Montana. This call for sealed bids does not form or constitute a contractual document. The City of Billings shall not be liable for any loss, expense, damage or claim arising out of the advice given / not given or statements made / omitted in connection with the call for sealed bids. The City also will not be responsible for any expenses which may be incurred in the preparation of the response to the call for sealed bids. This call for sealed bids is not to be construed as a contract or commitment of any kind.

Bid Modifications

In addition to information and documentation required for submission in a response to this call for sealed bids, any forms provided herein shall be included in the submitted bid. Modifications, additions or changes to the terms and conditions of this call for sealed bids may be cause for rejection of the bid. Further, bids submitted without required forms or information may be rejected. Bids or modifications submitted via telephone, vocally - in person, fax or telegraph will be considered.

Certification of Alteration or Erasure

A bid shall be rejected if it contains any material alteration or erasure, unless, prior to bid submission, each alteration / erasure has been initialed in INK by the Authorized Agent signing the bid.

Bid Valid & Certification

The bidder must honor their bid for a period of ninety (90) days after the call for sealed bids due date. The bidder certifies that the bid has been arrived at independently and has been submitted without any collusion designed to limit competition.

Signature

All bids shall be typewritten or prepared in ink and must be signed in longhand by the bidder or bidder's agent or designee with his/her usual signature. A bid submitted by a partnership must be signed with the partnership name to be followed by the signature and designation of the partner signing. Bids by corporations must be signed with the legal name of the corporation, followed by the name and signature of an authorized agent or officer of the corporation. Bids submitted by a proprietorship must be signed by the owner and the name of each person signing shall be typed or printed legibly below the signature.

Disposition of Bids

All materials submitted in response to this call for sealed bids become the property of the City of Billings. Information provided in response to this call for sealed bids will be held in confidence and will

not be revealed or discussed with competitors. However, one copy of each bid submitted shall be retained for the official files of the City and will become public record after the successful bidder is chosen. The responses received from this call for sealed bids may be distributed, however, by written request pursuant to the Freedom of Information Act of 1996. Fee or price schedules submitted, but not reviewed by the City, do not become a public record and shall only be retained for official files.

The bidder understands that, if selected, the City reserves the right to provide its opinion publicly and privately regarding the bidder's performance.

Bid Withdrawal

Bidders may withdraw their bid either personally or by written request at any time prior to the due date set for receiving bids. No bid may be withdrawn or modified after the due date and time, unless and until the sales agreement is delayed for a period exceeding ninety (90) days.

Other Terms & Conditions

In case of default by the successful bidder or failure to deliver funding within the time specified, City staff, after written notice, may offer property to another bidder(s) and hold successful bidder responsible for excess costs occasioned thereby.

The information contained herein establishes a standard of quality desired by the City of Billings. This call for sealed bids is not to be construed as a contract or commitment of any kind. No alteration in any of the terms, conditions, or delivery will be effective without prior written consent of the City of Billings.

The successful bidder agrees not to be discriminate against any client, employee or applicant for employment or for services, because of race, creed, color, national origin, religion, disability, familial status, marital status, sex or age with regard to, but not limited to, the following: employment upgrading; demotion or transfer; recruitment or recruitment advertising; layoffs and termination; rates of pay or other forms of compensation; selection for training; rendition of services.

Should either party employ an attorney or attorneys or utilize the services of in-house attorneys to enforce any of the provisions hereof or to protect its interest in any manner arising under this request for bids or the sales agreement, the non-prevailing party in any action pursued in a court of competent jurisdiction agrees to pay to the prevailing party all reasonable costs, damages, expenses, and attorneys' fees, including fees for in-house attorneys, expended or incurred in connection therewith.

Where applicable, possible or required, the bidder is required to submit descriptive literature, sample material, and draft documents. Failure to submit required items may result in rejection of the bid or termination of the sales agreement.

The invitation for sealed bids, sales agreement or other contracts shall be construed and enforced in accordance with the laws of the State of Montana. Venue for any suit between the parties arising out of said documents shall be the State of Montana Thirteenth Judicial District Court, Yellowstone County.

The successful bidder may not assign or subcontract any portion of the commitments made in the sales agreement. Any attempt to assign or subcontract any portion of the commitments made in the sales agreement shall be deemed as a breach thereof unless waived in writing by the City.

IV. Montana Historic Property Record

MONTANA HISTORIC PROPERTY RECORD

For the Montana National Register of Historic Places Program and State Antiquities Database

Montana State Historic Preservation Office
 Montana Historical Society
 PO Box 201202, 1410 8th Ave
 Helena, MT 59620-1202

Property Address: 10 South 26th Street Historic Address (if applicable): City/Town: Billings, MT	Site Number: 24YL1824 (An historic district number may also apply.) County: Yellowstone
Historic Name: Maple Leaf Club Original Owner(s): Mattie Anderson Current Ownership Private <input checked="" type="checkbox"/> Public Current Property Name: Owner(s): City of Billings Owner Address: PO Box 1178 Billings, MT 59103 Phone:	Legal Location PM: Montana Township: 01S Range: 26E SE ¼ NW ¼ NE ¼ of Section: 03 Lot(s): 7 Block(s): 189 Billings Original Townsite 1882 USGS Quad Name: Billings West Year: 1957
Historic Use: Store/Restaurant/ Nightclub Current Use: Vacant Construction Date: 1904-1912 Estimated <input checked="" type="checkbox"/> Actual <input checked="" type="checkbox"/> Original Location <input type="checkbox"/> Moved Date Moved:	UTM Reference www.nris.mt.gov/topofinder2 <input type="checkbox"/> NAD 27 (preferred) <input checked="" type="checkbox"/> NAD 83 Zone: 12 Easting: 694218 Northing: 5072776
National Register of Historic Places NRHP Listing Date: Historic District: Contributing/Old Town Historic District NRHP Eligible: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Date of this document: September 2009 Form Prepared by: Alison LaFever Stephanie Krakovec (2005) Address: Billings, MT Daytime Phone:
MT SHPO USE ONLY Eligible for NRHP: <input type="checkbox"/> yes <input type="checkbox"/> no Criteria: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D Date: Evaluator:	Comments:

MONTANA HISTORIC PROPERTY RECORD

PAGE 2

Property Name: **Maple Leaf Club**

Site Number: **24YL1824**

ARCHITECTURAL DESCRIPTION

See Additional Information Page

Architectural Style: **Western Commercial** If Other, specify:

Property Type: **Commercial** Specific Property Type: **various commercial enterprises over time including**

Architect: **Unknown** Architectural Firm/City/State:

Builder/Contractor: **Unknown** Company/City/State:

Source of Information:

Concisely, accurately, and completely describe the property and alterations with dates. Number the buildings and features to correlate with the Site Map.

The Maple Leaf Club is a two-story commercial brick building painted a cream color. The building is rectangular in its massing and sits on the southern half of the lot, immediately adjacent to the alley. The building is one of two buildings on the entire block, in addition to a parking lot and open park space.

The primary façade faces South 26th Street. The lower level is divided into three large, unevenly spaced storefront openings and three small entry openings. The original storefront and transom openings are covered with wood infill. The smaller entry openings feature solid doors and transoms that have been covered with wood. Above the storefront level, subtle brick detailing extends across the façade, including two courses of projecting brick and header courses above each storefront openings. At the south end of the building, a stair enclosure built out from the wall provides access to the basement.

The second floor level features five large window openings, symmetrically spaced on the façade. The window openings feature segmental arched heads with raised keystones and rough-cut sandstone sills. The openings have been covered with plywood. Above the windows, the building is crowned with a corbelled brick cornice and rough cut sandstone coping.

The three secondary elevations have little ornament and a few window openings. These openings are narrower than, yet similar in character to, the second floor window openings on the east façade. The south side has an entry door opening and a small window at the lower level, and three evenly spaced window openings across the second floor level. The west side has three small window openings symmetrically spaced across the lower level, and five tall and narrow window openings unevenly spaced across the second floor level. The north side has one tall and narrow window opening centered in the wall at the second floor level. All of these openings have segmental arched heads and brick sills and have been covered with wood.

The building is now vacant but the interior exhibits original one-over-one double-hung windows with original trim in place.

MONTANA HISTORIC PROPERTY RECORD

PAGE 3

Property Name: **Maple Leaf Club**

Site Number: **24YL1824**

HISTORY OF PROPERTY

See Additional Information Page

The Maple Leaf Club was constructed between 1903 and 1912. In 1903, the south half of the lot at 2602 Minnesota Avenue was vacant but by 1912 this two story brick building was in place. Mattie Davis owned the property in 1913. She married and became Mattie Anderson but died in 1915. In 1918, her husband Franklin sold the property to two African-American women, Leetta "Billy" Adams and Ella Reed, from Omaha, Nebraska. It served a variety of retail and restaurant and saloon tenants with rooms for lodging upstairs. The building was occupied in 1927 during prohibition by August Holt Soft Drinks, John G. Florez Soft Drinks, and Walter E. Chase, a barber. Yee Chew, a Chinese immigrant, lived upstairs. August Holt and Walter Chase are both listed on the 1930 Census as black men who lived on 26th Street South.

The building is located in what used to be the heart of Billings' Chinese neighborhood. The block on which the building sits is divided by two alleys, one connecting 26th and 27th Streets, and one running perpendicular to First Avenue South. This small area became known throughout Billings as China Alley. After helping to construct the transcontinental railroad, many Chinese workers moved to Billings and set up businesses providing goods and services to Chinese and non-Chinese patrons within the growing community in the late 1900s. The majority of Chinese-owned businesses in Billings were restaurants and laundries, the majority of which were concentrated on this block. The Chinese lived close together, primarily in cramped, humble quarters and created their own society within China Alley. While the Chinese population in Billings never grew beyond 100, their presence in the community and their effect on the history of Billings is significant. Chinese businesses occupied this building regularly in the first half of the twentieth century.

After World War I, the population and general character of the area began to change. Despite the presence of notorious Chinese customs such as opium use and fan-tan gambling within China Alley, for the most part the area was relatively undisturbed by crime in its earliest days. However, as the prohibition era began in the 1920s, China Alley became the center of underground bootlegging activities and a narcotics trade. As narcotics use spread across the country, demands for opium, cocaine, morphine, and heroin created a big business out of drug dealing, even in smaller communities such as Billings. (*Continued*)

INFORMATION SOURCES/BIBLIOGRAPHY

See Additional Information Page

"Sheriff's Force Wrecks Opium Den in South Side Raid," *Billings Gazette*, August, 10, 1934.

White, Bob. "Stories of Dark Deeds in Old China Alley are Said to Have Been Exaggerated After Passage of Time," *Billings Gazette*, October 31, 1943.

Juisto, Chere. *Downtown Billings Architectural and Historic Resource Survey*. Billings, MT: Yellowstone Historic Preservation Board, 1998.

Koostra-Manning, Kevin. Interview with Joan L. Brownell, January 4, 2010, Billings, MT.

Parmly Billings Library, Billings, MT, Montana Room, City of Billings Vertical Files.

R.L. Polk Company, *Polk's Directory of the City of Billings, MT (1884-1980)*.

Sanborn Fire Insurance maps for Billings, MT (1884-1958).

Stacey, Robert. Interview with Joan L. Brownell, January 12, 2010, Billings, MT.

Western Heritage Center Archives, photograph collection, Western Heritage Center, Billings, MT.

Yellowstone County Clerk and Records Office. *Deed Books*, Yellowstone County Courthouse, Billings, MT.

United States Census 1930. Accessed at www.mhs.mt.gov/research/AfricanAmerican/AfricanAmericaninMT. January 25, 2010.

Note: Chinese immigrants moved to Billings and held a presence in establishing commerce in the late 1800s to circa 1950.

MONTANA HISTORIC PROPERTY RECORD

PAGE 4

Property Name: **Maple Leaf Club**

Site Number: **24YL1824**

NATIONAL REGISTER OF HISTORIC PLACES

NRHP Listing Date:

NRHP Eligibility: Yes No Individually Contributing to Historic District Noncontributing to Historic District

NRHP Criteria: A B C D

Area of Significance: **Commerce/Social History** Period of Significance: **1912 - 1950**

STATEMENT OF SIGNIFICANCE

See Additional Information Page

The Maple Leaf Club at 10 South 26th Street is significant for its historical associations (Criterion A) as a component of the Minnesota Avenue business corridor developed south of the railroad right-of-way in the early twentieth century. Located within Billings' former Chinese neighborhood and constructed between 1903 and 1912, the building is also significant for its association with Chinese businesses that were located in the area and the history of the Chinese in Billings. The building is one of only two buildings that remain extant on the block that was once known as China Alley. The building is also significant for its historical associations with the African-American community in Billings. Two black women owned the building in the early twentieth century and black businesses occupied the building in the 1920s and 1930s. The Maple Leaf Club opened as a black nightclub in 1933 and operated into the 1940s. The building's scandalous history also epitomizes the less venerable side of the Minnesota Avenue social history.

The Maple Leaf Club retains integrity and contributes to the Old Town Historic District.

INTEGRITY (location, design, setting, materials, workmanship, feeling, association)

See Additional Information Page

The Maple Leaf Club building conveys much of the original design intent, and historic character defining features such as the original brick openings and ornament remain intact. Its integrity has been slightly compromised by the covering of storefronts and window openings with wood and the painted brick. Most of the changes appear reversible, making the Maple Leaf Club an excellent candidate for rehabilitation.

MONTANA HISTORIC PROPERTY RECORD
ADDITIONAL INFORMATION PAGE

Property Name: **Maple Leaf Club**

Site Number: **24YL1824**

Building History Continued:

In 1933, the building became home to the Maple Leaf Club, a speakeasy nightclub notorious for its underground narcotics use. Numerous drug raids were made from 1929 to 1934 by federal officers in an effort to put an end to narcotics dealing in Billings. The largest of these raids took place at the Maple Leaf Club on August 9, 1934. A raiding party, led by Sheriff E.M. Birely, used sledge hammers and crow bars to wreck an opium den in the basement of the building and seized opium, cocaine, and narcotics paraphernalia.

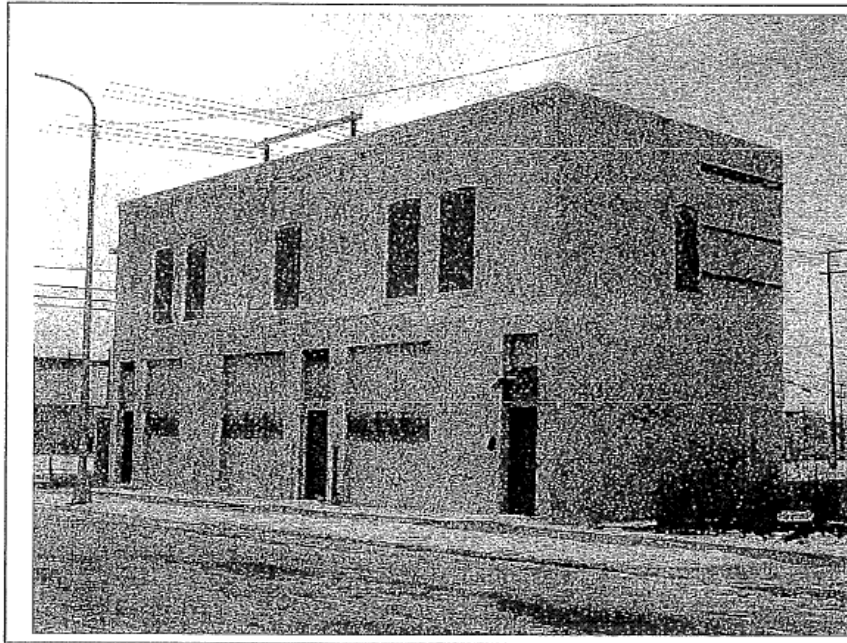
Bob Stacey of Billings, MT remembers it was a black nightclub for a time. After sitting vacant in the 1940's, the building was occupied in later years by Antlers Exchange Wholesale and Corkins Co. Hatchery in 1947; Magneto Electric Shop in 1949; Galles Furniture in 1955; and a church, Rol-Pak Filer Service Co. Wholesale, and Billings Engraving in the 1960s and 1970s. The building became vacant in the 1980's and has remained vacant ever since.

****Correction: Galles Filter Service occupied the building for several years until the City of Billings purchased the building in 1999.***

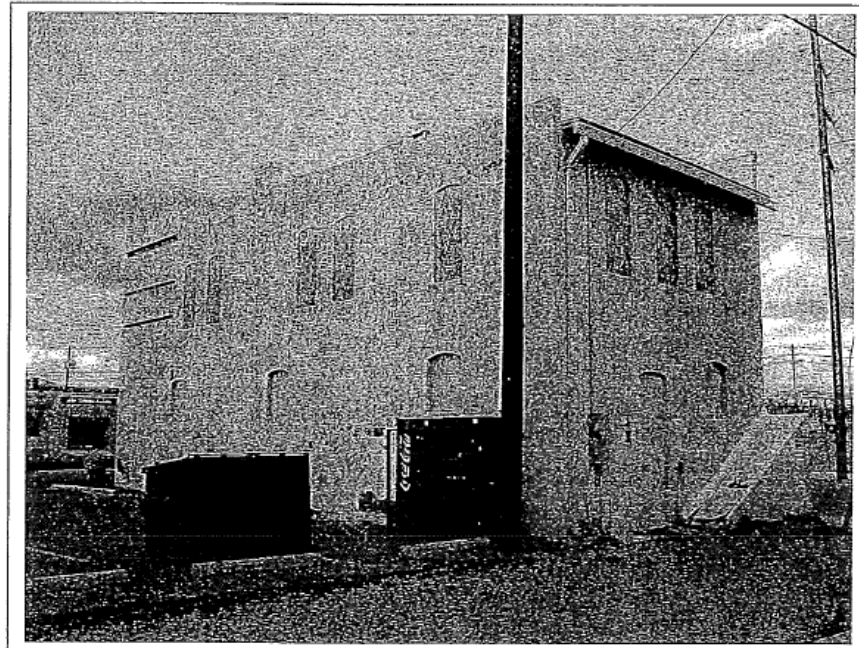
MONTANA HISTORIC PROPERTY RECORD
PHOTOGRAPHS

Property Name: **Maple Leaf Club**

Site Number: **24YL1824**



Facing: **South/southwest**
Description: **East and North Sides**



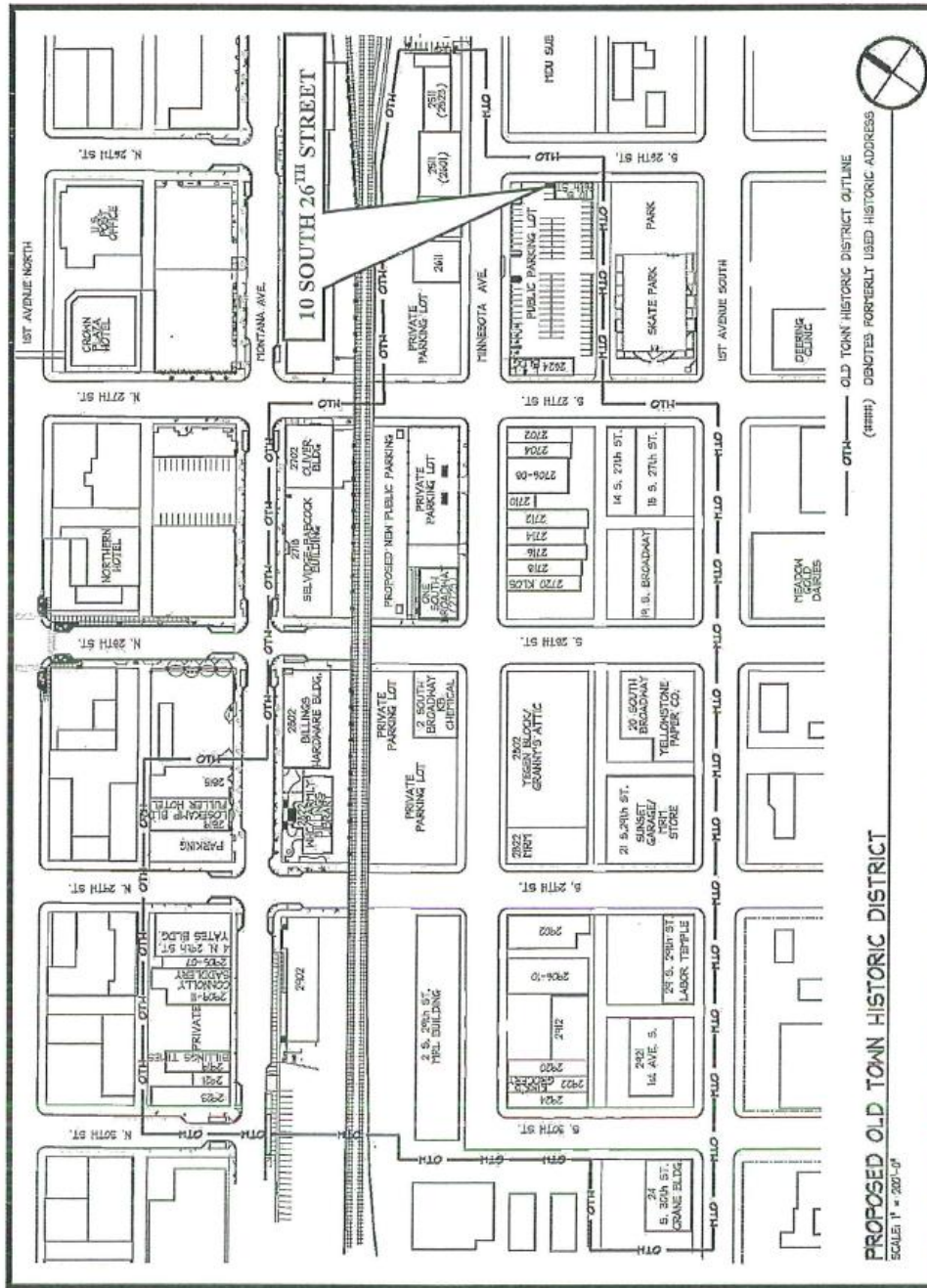
Facing: **North/northeast**
Description: **South and West Sides**

MONTANA HISTORIC PROPERTY RECORD

SITE MAP

Property Name: **Maple Leaf Club**

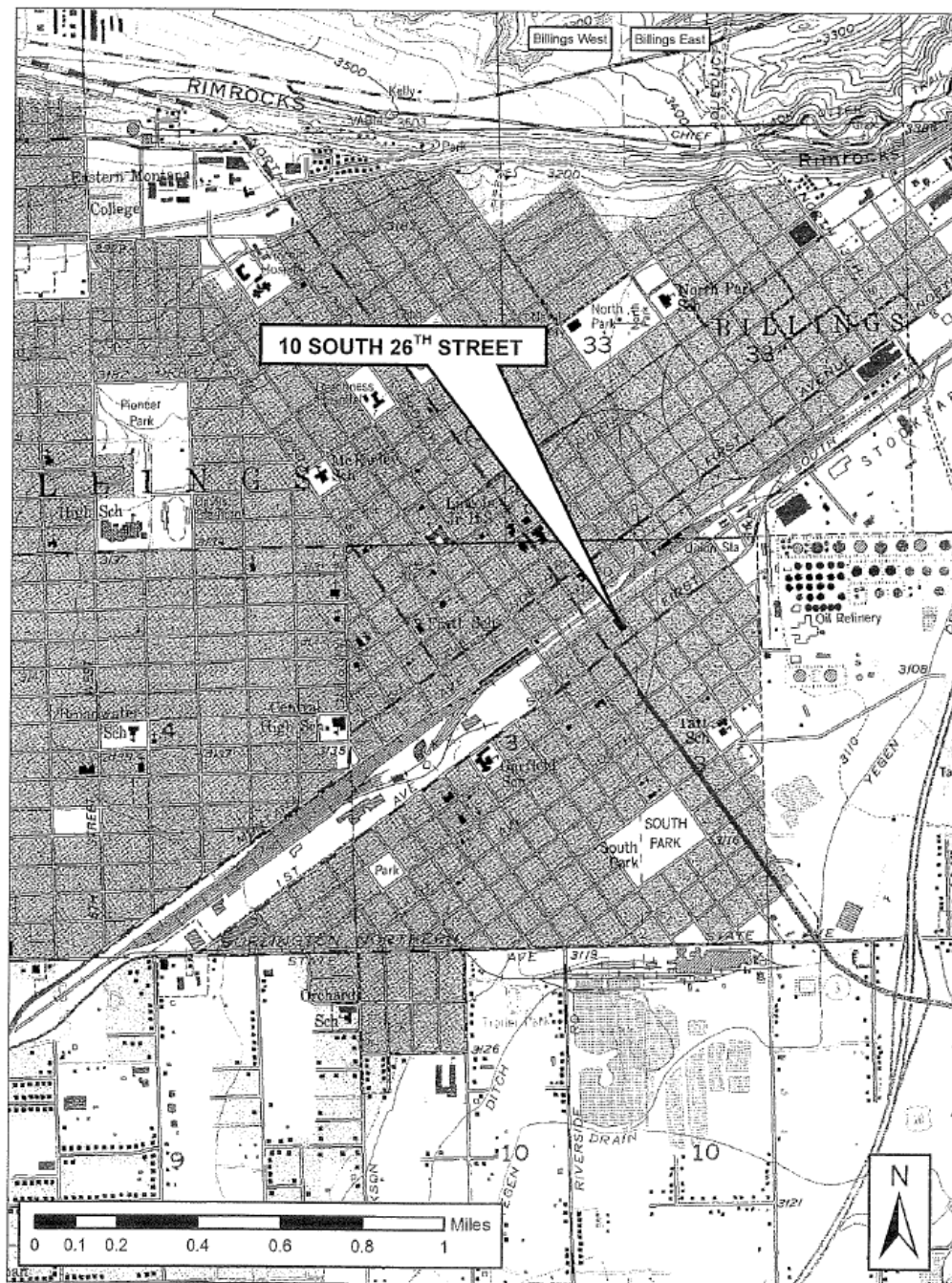
Site Number: **24YL1824**



MONTANA HISTORIC PROPERTY RECORD
TOPOGRAPHIC MAP

Property Name: **Maple Leaf Club**

Site Number: **24YL1824**



V. Historic Photographs

FOR SALE WAREHOUSE/OFFICE



10 South 26th Street

- 4500 Square Foot Building
- Building is in immaculate condition
- Tax Code A01264
- Zoned CBD
- \$90,000 Cash
- Business is relocating

≈ 1999

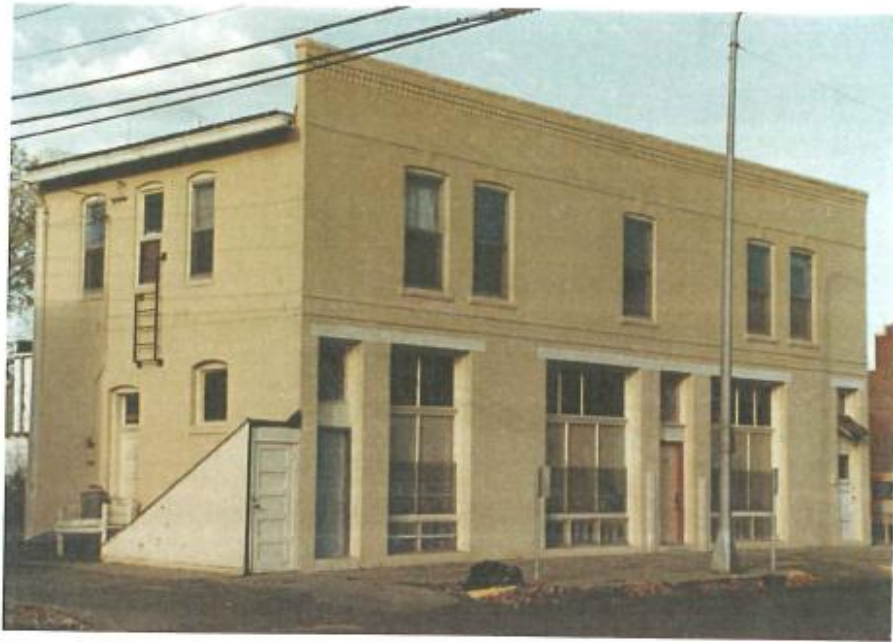


Marketed by: Pat Connealy

(406) 256-5000 Office • (406) 256-9494 Fax • (800) 900-2201
490 N. 31st Street, Suite 300 • PO Box 7074 • Billings, MT 59103



SUBJECT PROPERTY PHOTOGRAPHS



Viewing the south and east elevations from South 26th Street.



Viewing the south and west elevations from the alley.

photo taken 1989



VIEW LOOKING NORTHWEST

SUBJECT #1

photo taken 1975

Additional Description from the National Register of Historic Places Registration Form

South 26th Street

10 South 26th Street

Maple Leaf Club

Contributing

The Maple Leaf Club is a two-story commercial brick building and one of two historic buildings remaining in the entire block between South 26th Street and South 27th Street, in addition to a parking lot and city skate board park. The City of Billings demolished the rest of the block in the 1980s. The building stands vacant and all openings throughout the building except for three façade metal doors are covered with wood.

Constructed between 1903 and 1912, the Maple Leaf Club holds an interesting association with both the Chinese and Black population of Billings in the first half of the twentieth century. Two African-American women from Omaha, Nebraska, Leetta "Billy" Adams and Ella Reed, owned the property in the late 1910s and early 1920s. In its early years, the building served a variety of retail, restaurant and saloon tenants with lodgings upstairs. During prohibition, two black men, August Holt and John G. Florez, had "soft drinks" businesses in the building. Yee Chew, a Chinese immigrant, lived upstairs. In the 1930s, this building became home to the Maple Leaf Club, a black night club notorious for its underground narcotics use. One of the largest narcotic raids in Billings took place at the Maple Leaf Club in 1934 where several Chinese men were arrested. The Maple Leaf Club continued into the 1940s and is remembered as a "rough place."

The Maple Leaf Club faces South 26th Street and sits on the southern half of the rectangular lot. The façade is divided into three, large, unevenly spaced storefront openings with three adjacent solid metal door entries. The storefront openings and doors are topped by transoms. Above the storefront level, subtle brick detailing extends across the façade, including two courses of projecting brick and header courses above each storefront opening.

The upper facade features five large window openings symmetrically spaced across the wall. The window openings exhibit segmental arched heads with raised keystones and rough-cut sandstone sills. The facade wall is finished with a corbelled brick cornice and rough-cut sandstone coping. The other three walls have little ornament but all openings exhibit segmental arched heads and all windows have brick sills. The interior of the building retains its original trim and the stairway to the second floor is bordered with wainscoting and has a wood newel post and railing.

VI. Recent Photographs

Exterior



First Floor



First Floor



Stairwell to Upper Floor



Upper Floor



Stairwell to Lower Floor



Lower Floor



VII. Bid Cover Sheet

GALLES BUILDING & ADJACENT LOT SALES - BID OFFER

BID DEADLINE: October 12, 2012 at 2:00pm (MST)

<i>Property Description</i>	<i>Bid Price</i>
10 South 26th Street, Billings, Montana; Block 189, Lot 7	
Block 189, Lot 8	

BIDDER INFORMATION

Printed Name:	
Organization:	
Mailing Address:	
City, State, Zip:	
Phone:	
Email:	

REQUIRED ATTACHMENTS

Did you attach a complete Project Description?

Describe the development that will occur on the property in narrative format, including (but not limited to): intended use(s); preservation of historic value; estimated costs; access to financing; and other factors that may affect the bidder's ability to complete the proposed project.

Yes No

SIGNATURE

Signature:	
Date:	

*Submit bids and other required information to the
City of Billings - Office of the City Clerk at 210 North 27th Street, Billings, MT 59101
in a sealed envelope marked **GALLES BUILDING**. Late bids may not be accepted or reviewed.*