
Downtown Billings Partnership Board Action

June 24, 2016

TITLE: Pub Station Ballroom
COMMITTEE: Staff
PRESENTED BY: Development Director

PROBLEM/ISSUE STATEMENT: Late in February, 2015, the Pub Station completed roughly \$600,000 in renovations to the old Greyhound Bus station. They received a reimbursement for qualified expenditures in the amount of \$43,019. The establishment has become an entertainment hub in a historical location adjacent to our historic Montana Ave. District. It truly has become a destination. They are planning to expand into more of the depot building (East and Southeast) to create a Pub Station Ballroom. The total private investment will exceed \$300K and they are requesting support for life and safety code required improvements totaling up to \$35,000 in qualified and reimbursable expenses after project completion. If awarded, the total for this property will exceed \$50K and will require Billings City Council approval if approved by the Board of Directors.

FINANCIAL IMPACT: Given the proposed completion date, we will have sufficient funds in the TIFD budget and cash in fund without requesting a budget amendment. When the first phase and this phase are added together, the ratio would be roughly \$11 private for every \$1 Public. Just this project alone would represent an 8 to 1 ratio.

OPTIONS:

The Development Committee approved the request and sends it forward to the full Board for consideration:

- a) Approve the “do approve” recommendation of the Development Committee
- b) Deny the Request

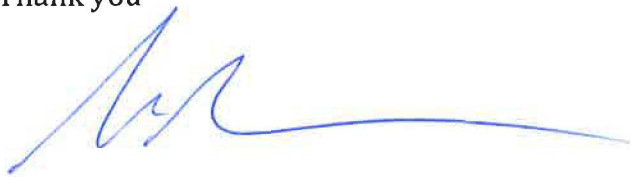
To: Greg Kruger

Downtown Billings Partnership

Pub Station Grant application

The Pub Station has quickly become an established destination for live entertainment in Downtown Billings as well as the state of Montana and surrounding communities. The club attracts both local as well as out of town patrons who participate in Downtown Billings' commerce. In order to continue to grow with our existing club sized room we will be expanding into the East and Southeast section of our building to create the Pub Station Ballroom. The Ballroom will allow us to retain, grow, and maintain larger sized entertainment events as well as adding meeting/conference and general event rental space to an ever growing downtown. Improvements to the building total \$300,500.00 and are listed in addendum A. These include additional bathrooms, fire sprinklers and alarms, HVAC, new walls, expansion of used space and completely finished areas out of previous storage space. Please see addendum B for architectural drawings. Financing for the expansion is thru Rocky Mountain Bank. We are requesting an amount up to \$35,000 for safety improvements of additional fire sprinklers for the entire remaining portion of the building, and fire alarm improvements to the entire remaining portion of the building.

Thank you



Sean Lynch

Rate Your Project: Does the project/program...		Score 1 to 20 points each
1	Develop underutilized lots/buildings/properties and increase taxable value?	20
2	Address "Targeted Areas" (See Urban Renewal Ordinances)	20
3	Pedestrian, street level enhancements	2

Does the project/program...		Score 1 to 10 points each
4	enhance business retention	20
5	enhance business clustering	20
6	enhance parking	0
7	enhance connectivity, linkages and alternate transportation	0
8	contribute to public art	0
9	provide public gathering space(s)	20
10	enhance public safety/security	0
11	develop/create conference facility component	20
12	calm/manage vehicle traffic	0
13	relocate/install public utilities	0
14	increase residential	0
15	enhance lodging	0
16	enhance entertainment	20
17	increase workforce	15

Total Score: 157 /out of 200

What to submit:

- ✓ A **narrative summary** of your project and how it will meet the goals (see above) of the TIF District. This narrative also needs to address the need for TIF assistance to make this project happen. In other words, ask yourself, **“what are you adding to your project to enhance your plans?”** or **“This project would pencil out if it didn’t require (example: asbestos abatement).”**
- ✓ Please provide a **“sources and uses budget”** that clearly shows the need for TIFD participation and documents what “uses” qualify for TIFD assistance.
- ✓ Submit **any plans and drawings** that visualize your project for the committee.
- ✓ Submit a **timeline** showing your start, key milestones and planned completion of this project.
- ✓ **Submit all of the above in PDF format to gregk@downtownbillings.com**

ADDENDUM A

1111 ENTERTAINMENT EXPANSION PROJECTED EXPENSES

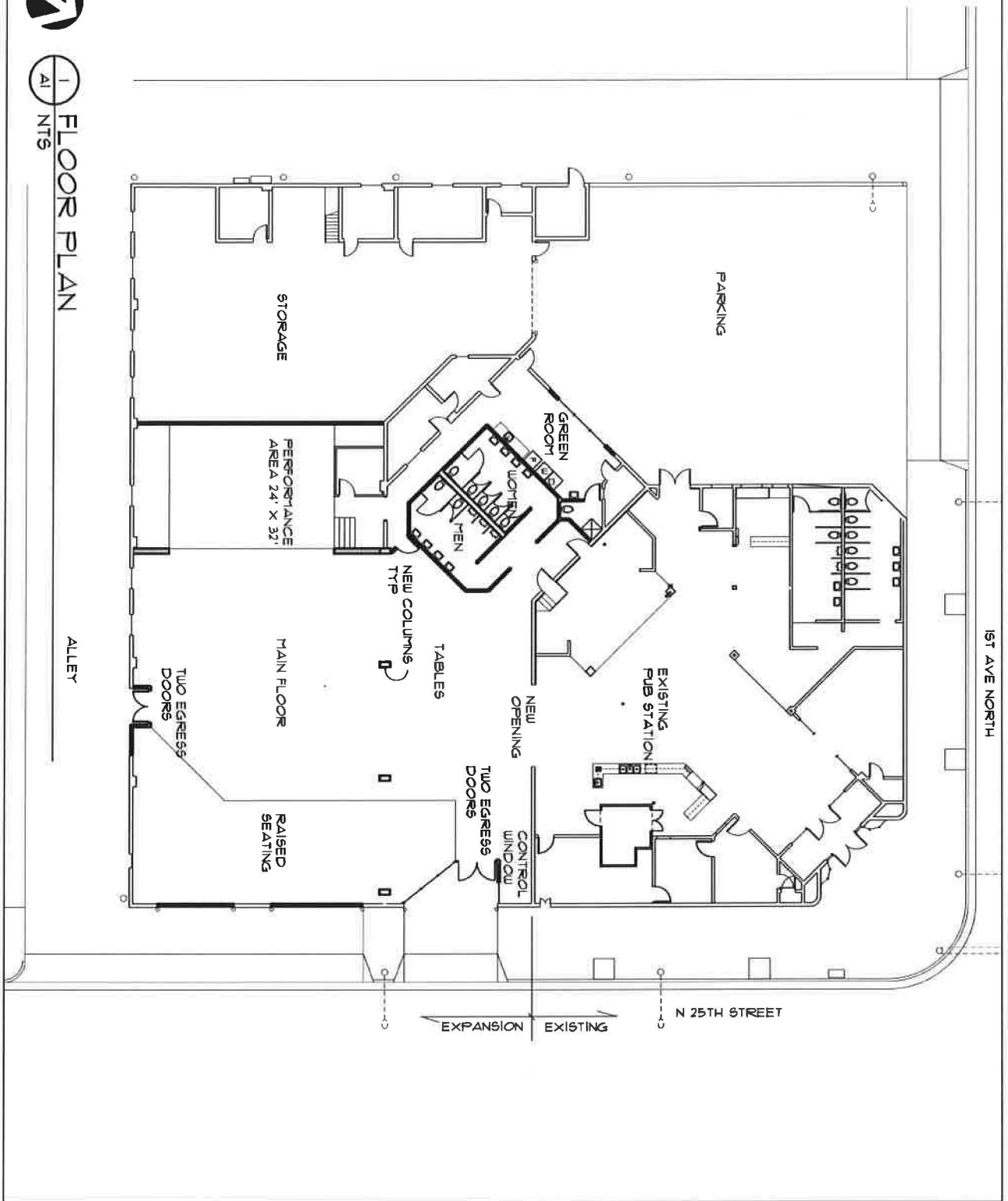
Type	Amount	Quote
General Contracting	\$ 80,000.00	JP Builders
Plumbing	\$ 45,000.00	Alpine Puumbing
Electrical	\$ 38,000.00	AEI
Sound and Lighting	\$ 50,000.00	Shaped Audio
Fire Sprinklers	\$ 22,500.00	Burtell Fire
Fire Alarm	\$ 10,000.00	High Tech Solutions
Architect	\$ 25,000.00	O2
HVAC	\$ 30,000.00	Alpine Plumbing
Project Budget	\$ 300,500.00	

ADDENDUM B



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NTS

FLOOR PLAN



PROJ. NO.	0000
DATE	06/01/16
DESIGNED BY	
CHECKED BY	
DATE	

PUB STATION EXPANSION
1st Ave N & N 25TH
Billings, Mt

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