



1413 4th Avenue North, Suite C • Billings, MT 59101

July 13, 2017

BIRD Urban Renewal Assistance

Re: Assistance application Mazabuka LLP

Mazabuka LLP, the owner of the property on which the Red Oxx retail store sits, also owns two old, blighted houses on the corner of 4th Ave. N and N 14th St., right across from the Wardens casino.

They have applied for TIF assistance in the removal of these blighted house. The state statutes allow using TIF funds in the removal and abatement of blight so this project is eligible. It is the intent of the property owner to redevelop this property and the removal of the blighted houses will be the first step.

The TIF assistance recommended by the BIRD is listed in the accompanying documents.

Tim Goodridge

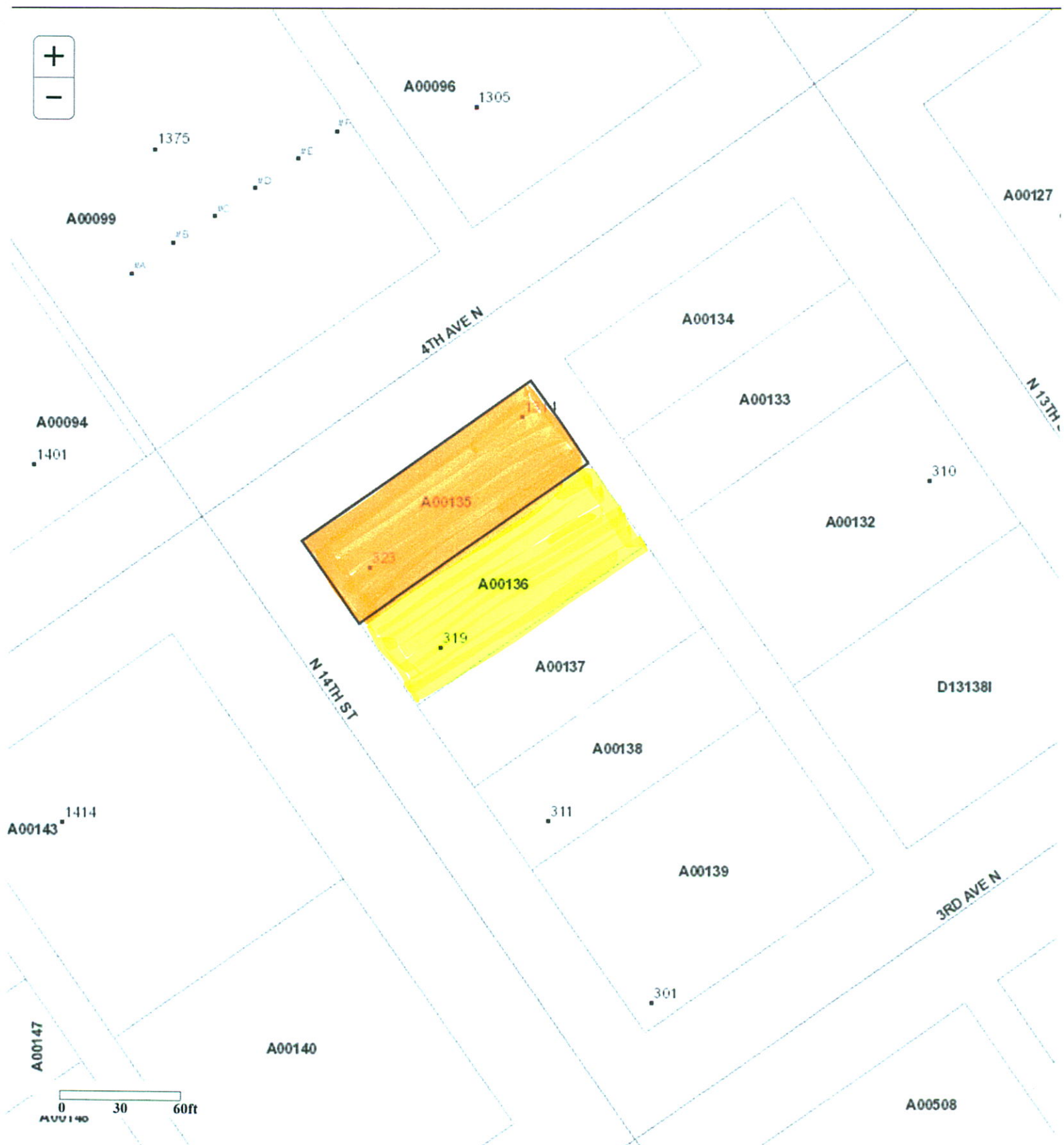
EBURD Coordinator

319 N 14th Street



323 N 14th Street





A00096 1305

1375

A00099

A00127

4TH AVE N

A00134

A00094

A00133

1401

310



A00132

N 14TH ST

A00137

D13138I

A00138

A00143 1414

311

A00139

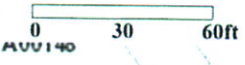
3RD AVE N

301

A00147

A00140

A00508



Longitude: -108.490 Latitude: 45.793
State Plane X, Y: 678522.101, 172024.680

EAST BILLINGS URBAN RENEWAL DISTRICT RECOMMENDED ASSISTANCE

Project: Mazabuka LLC - 319-323 N 14th Street. North Billings, MT 50101

Tax parcel: A00135; A00136

Eligible Public Improvements	Requested	Recommended	MCA Statute
Demolition an abatement of structures and removal of blight	14,178.00	9,924.60	7-15-4288 (2)
Permits & Survey	4,850.00	2,910.00	7-15-4233 (n)
Site prep (strip the lot)	5,160.00	1,806.00	7-15-4288 (2)
Site prep (bedding rock)	4,200.00	-	
Site backfill	1,800.00	-	
Public Utilities abandon	3,250.00	650.00	7-15-4288 (4)
Public Utilities Relocate	4,050.00	-	
Traffic Control/Fencing	1,550.00	-	
Equipment mobilization	500.00	-	
TOTAL	39,538.00	15,290.60	39%

Mazabuka (Red Oxx) is Demolishing and abating (2) blighted buildings on their property at the corner of 4th Ave. North and N 14th Street.

This project removes vacant, unproductive structures and accelerates redevelopment potential for the site.

Current taxable value	282,205.00
Projected taxable value on completion	282,205.00
value added	-
estimated annual increment generated	-
multiplied by remaining TIF years (14)	-

Public Benefit:

This project eliminates blight and correlates with the EBURD Master Plan and provides a visual economic stimulus to the district.

Earth Movers Excavation, Inc.

PO Box 81367
 Billings, MT 59108

Estimate

Date	Estimate #
5/8/2017	136

Name / Address
Neumann Construction 1724 8th Ave. N. Billings, MT 59101

			Project
Description	Qty	Cost	Total
Mobilization of Equipment to job site	1	500.00	500.00
Demo Permits and Bond	1	2,500.00	2,500.00
Traffic Control	1	750.00	750.00
Construction Fencing	1	800.00	800.00
Demo two houses, shed, and dispose of waste	2,336	4.47	10,441.92
Demo concrete and dispose of waste	450	0.97	436.50
Demo Fencing and dispose of waste	1	300.00	300.00
Strip Building lot 6"	12,900	0.40	5,160.00
Remove 2 large trees and tree stumps around yards and dispose of waste	1	3,000.00	3,000.00
Abandon Water line	1	2,750.00	2,750.00
Abandon Sewer line to houses	1	500.00	500.00
Dig up and trench gas line for MDU to hook up to shop in back	1	600.00	600.00
Water Line Excavation for new 1" meter pit and connection to shop in back of lot	1	3,450.00	3,450.00
Haul in dirt for fillings basement / crawl space in the house demo areas	150	12.00	1,800.00
Haul in 3/4 bedding rock if wanted	300	14.00	4,200.00
Exclusions - We have excluded the asbestos testing, asbestos removal and disposal, and geotechnical material testing services.		0.00	0.00
		Total	\$37,188.42

Customer Signature _____

Sewer/Water Lines Capping per City Engineering Division

The water service for 323 North 14th Street is lead and was installed in 1918. The water service for 319 North 14th Street is copper and was installed in 1949. The water service for 323 shall be destroyed at the water main by digging at the corporation stop at the water main, shutting the corporation stop, cutting the pipe and then removing the curb box near the property line of North 14th Street. If the water service for 319 is not going to be reused it shall be destroyed in the same manner as 323's water service.

The sanitary sewer services shall be capped near the property line of the alley.

Joe Sheridan

Public Works Dept., Engineering Division

2224 Montana Ave., Billings, MT 59101

Phone: 406-657-8341 Fax: 406-237-6291



Castlerock Excavating, Inc.

51 N15th St Suite 2
Billings, MT 59101

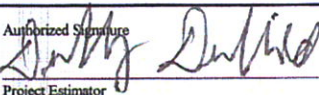
PROPOSAL
SPECIFICATIONS AND ESTIMATE
DATE: 11/11/14

PROPOSAL SUBMITTED TO: Red Oxx Mfg. Inc			PHONE:
STREET:			JOB NAME: Red Oxx Demo
CITY Billings	STATE MT	ZIP 59101	JOB LOCATION: Billings, MT
ENGINEER:		DATE OF PLANS:	

- 1. Mobilization: \$2,200.00
- 2. Building Demos (Includes tearing down and removing foundation and building materials to city landfill. Also, includes demo permit from the City of Billings): \$13,870.00
- 3. Excludes the required asbestos inspection or any potentially necessary asbestos abatement.

General Conditions

- Work not mentioned above will not be considered part of this proposal.
- This proposal is to be constructed in accordance with Montana Public Works and all associated addendums & City of Billings Modifications.
- All scheduling of the work needs to be pre-approved by Castlerock Excavating, Inc.
- We have excluded project staking, quality control & geotechnical material testing services, all handling / disposal of hazardous / contaminated materials, all construction related permits & fees, & erosion control permits and measures.
- We have not included bond. Please add 3% for bond if required. Insurance is included.

WE PROPOSE hereby to furnish labor – complete in accordance with above referenced project documents: 16,070.00	
Payment to be made as follows:	
All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workers Compensation Insurance	
Authorized Signature  Project Estimator	Note: This proposal may be withdrawn by us if not accepted within 5 days.
ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.	Signature _____
Date of Acceptance: _____	Signature _____

Neumann Construction

1724 8th Ave. North, Billings, MT 59101

◆◆◆ Estimate

◆◆◆ TOTAL DUE

	QTY	DESCRIPTION	PRICE EACH	TOTAL
<i>Salesperson</i> Tony C. Neumann		*Mobilization		
<i>Invoice number</i>				
<i>Invoice date</i>		*Demolition		
<i>FED TAX ID #</i>				
<i>Terms</i> ON RECEIPT		*Labor, Equipment, Dump fees, and permits to tear		
<i>Date shipped</i>		down two houses and foundations at 1314		
<i>Shipped via</i>		4th Ave. N. Billings MT 59101		
<i>FOB</i>				
<i>Prepaid / Collect</i>		*Excludes asbestos inspection and if needed		
<i>Tax exempt</i>		asbestos abatement		
<i>Reason</i>				
<i>PERMIT #</i>		*Excludes refill and compaction		
<i>WORK ORDER#</i>		labor and materials		
◆◆◆				
SOLD TO		*Includes insurance		
<i>Name</i> Red oxx		TOTAL		\$15,850.00
<i>Address (line 1)</i>				
<i>Address (line 2)</i>				
<i>City, State</i> BILLINGS, MT				
<i>Postal code</i>				
<i>Phone</i>				
<i>Fax</i>				
<i>Company name</i>				
◆◆◆				
JOB SITE Red Oxx				
Please make checks payable to:				
Neumann Construction			PERMIT	
			PAYMENTS	
			PLEASE PAY THIS AMOUNT	
TERMS: ON RECEIPT				



Yellowstone County, Montana

[Commissioners](#) [Departments](#) [Contacts](#) [Site Map](#) [Home](#)

Disclaimer: Not all fields are currently maintained. The [accuracy of the data is not guaranteed](#). Please notify the Appraisal/Assessment Office of any inaccuracies.

[Back to Search Form](#)

[Full Orion Detail](#)

Owner Information

***Please Note:** Owner information is supplied by the **Montana Department of Revenue**. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: A00135

Primary Party

Primary Owner Name: MAZABUKA, LLC

2017 Mailing Address: MAZABUKA, LLC
310 N 13TH ST
BILLINGS, MT 59101-2527

Property Address: 1314 4TH AVE N

Township: 01 N Range: 26 E Section: 33

Subdivision: BILLINGS ORIGINAL TOWNSITE Block: 30 Lot: 13

Full Legal: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E,
BLOCK 30, Lot 13 - 14

GeoCode: 03-1033-33-1-09-05-0000

[Show on Map](#) (May not work for some newer properties.)

Property Assessment Information

Levy District: EAST BILLINGS URBAN
RENEW

Assessed Value Summary

Assessed Land Value = \$ 119,175.00
Assessed Building(s) Value = \$ 74,030.00
Total Assessed Value = \$ 193,205.00

Assessed Value Detail Tax Year: 2016

Class Code	Amount
2207 - Commercial City or Town Lots =	\$ 119,175.00
3501 - Improvements on Residential City or Town Lots =	\$ 42,750.00
3507 - Improvements on Commercial City or Town Lots =	\$ 31,280.00



Yellowstone County, Montana

[Commissioners](#) [Departments](#) [Contacts](#) [Site Map](#) [Home](#)

Disclaimer: Not all fields are currently maintained. The [accuracy of the data is not guaranteed](#). Please notify the Appraisal/Assessment Office of any inaccuracies.

[Back to Search Form](#)

[Full Orion Detail](#)

Owner Information

***Please Note:** Owner information is supplied by the **Montana Department of Revenue**. To request updates to addresses or other ownership information, please **contact the DOR office at 896-4000**. Records for the current year will **not** be updated after tax bills have been sent out, so changes requested after you receive your bill will appear only on next year's records.

Tax ID: A00136

Primary Party

Primary Owner Name: MAZABUKA, LLC

2017 Mailing Address: MAZABUKA, LLC
310 N 13TH ST
BILLINGS, MT 59101-2527

Property Address: 319 N 14TH ST

Township: 01 N Range: 26 E Section: 33

Subdivision: BILLINGS ORIGINAL TOWNSITE Block: 30 Lot: 15

Full Legal: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E,
BLOCK 30, Lot 15 - 16

GeoCode: 03-1033-33-1-09-06-0000

[Show on Map](#) (May not work for some newer properties.)

Property Assessment Information

Levy District: EAST BILLINGS URBAN
RENEW

Assessed Value Summary

Assessed Land Value = \$ 27,300.00

Assessed Building(s) Value = \$ 61,700.00

Total Assessed Value = \$ 89,000.00

Assessed Value Detail Tax Year: 2016

Class Code	Amount
2201 - Residential City or Town Lots	= \$ 27,300.00
3501 - Improvements on Residential City or Town Lots	= \$ 61,700.00



April 11, 2017

SENT VIA E-MAIL Amanda@redoxx.com

Ms. Amanda Markel
Red Oxx Manufacturing - *Mazabulka, LLC*
310 N. 13th Street
Billings, MT 59101

RE: Proposal 17-33
Asbestos Inspection and Reporting
Residences at 319 and 323 N. 14th Street
Billings, Montana

Dear Ms. Markel:

Northern Industrial Hygiene, Inc. (Northern) is pleased to present this proposal to perform asbestos inspections at the above referenced facilities. The following paragraphs outline our current understanding of the project scope.

These inspections are required by the Occupational Safety and Health Administration (OSHA) in their regulations that govern the exposure of workers to asbestos. The asbestos regulations are detailed in 29 CFR 1926.1101. The Environmental Protection Agency (EPA) and the state of Montana also regulate asbestos in buildings and require surveys of all public and commercial buildings prior to commencement of renovation or demolition activities. These regulations are presented by EPA in 40 CFR 763 and 40 CFR 61. The state of Montana regulations are presented in ARM 17.74.

We understand that two buildings are included in this inspection and that both were formerly used as residential dwellings. The property located at 319 N. 14th Street is a single story structure with a partial basement that was constructed in 1930 and is approximately 960 square feet in size. The property located at 323 N. 14th Street is a two-story structure with a partial basement that was constructed prior to 1930. The size of the building was not known.

SCOPE OF SERVICES

Task I – Asbestos Inspection and Reporting

Asbestos Inspection

- Northern will perform asbestos inspections of the interior and exterior of the buildings. The roof of the buildings will also be inspected. The inspection will be performed by persons with current accreditation by the state of Montana Department of Environmental Quality and inspection procedures will follow the inspection requirements outlined in 40 CFR Part 763. Suspect asbestos-containing materials will be catalogued and quantified on a room-by-room basis. Per state of Montana regulation, Northern will take three samples of all friable and miscellaneous materials. Surfacing materials will be sampled following the 3-5-7 rule as outlined in current state of Montana regulations.
- The surveys and reporting will be conducted in full compliance with state of Montana Asbestos Control Program requirements as stipulated in ARM 17.74.354, "Inspection Requirements for Demolition and Renovation Activities".
- All bulk samples will be analyzed at a laboratory participating in the National Voluntary Laboratory Accreditation Program (NVLAP).

Reporting

- Northern will prepare concise letter reports of our findings. One report will be prepared per building. They will include sections that include introduction, survey procedures, findings, conclusions and recommendations for viable management/abatement options. Data will be presented in table format. Asbestos sample and material location drawings will not be developed. Locations of asbestos materials will be clearly identified in the body of the report.

SCHEDULE

We are prepared to start work promptly upon receipt of your written authorization to proceed. Based on our previous experience in facility inspections the two surveys are anticipated to require approximately one day to complete for our one-person inspection team. We will transmit preliminary information to you when we have completed reviewing the laboratory reports. The final report can be completed within two weeks of receiving laboratory data.

PROFESSIONAL FEES

Estimated professional fees associated with the above-described tasks are presented below.

Task I – Asbestos Inspections and Reporting

Asbestos Inspection and Reporting (estimated)	\$ 2,350
---	----------