



# DOWNTOWN URBAN RENEWAL ASSISTANCE

APPLICATION FORM FOR GRANTS AND REVOLVING LOAN FUND LOANS

## BUSINESS CONTACT INFORMATION

Contact Name	MICHAEL SCHAER	Date business commenced:	2/6/1978
Title	Chairman of the Board	Number of Employees:	
Company name	COMPUTERS UNLIMITED	Choose One of the below	
Phone/#	406-255-9500		
E-mail	mike@cu.net		
Company mailing address	2407 Montana Ave		
City, State ZIP Code	Billings MT 59101	EIN or Soc. S #	81-0375793

**CHECK THE MAP ON THE BACK OF THIS FORM BEFORE CONTINUING**

Check all that apply:  I am a property owner inside the District  I own and operate a business within the District  
 I plan to purchase property in District  I plan to move a business into the District

*If your proposed project has a different physical address than the one above, please fill in the street address, below:*

Street Address: 2501 Montana Ave, Billings MT, 59101

Check all that apply:  I am interested in a low rate loan (RLF)  I am interested in a reimbursement grant (URD)

What is the total cost of the project, including property acquisition, if applicable?  1

How much are you wanting to borrow from the Loan Fund (RLF)?  2

A Minimum of 20% Equity investment is required and all loans are capped at 20% or less of the total cost (box 1) up to \$250,000

How much do you need to make the project "pencil out" (URD Grant Program)?  3

Briefly describe your proposed project:

See attached

If possible, please attach a list of all planned expenditures noting item and amount – for complete project

Return to: Downtown Alliance, 2815 2<sup>nd</sup> Ave. N., 59101 – email: [gregk@downtownbillings.com](mailto:gregk@downtownbillings.com) fax to: 406-294-5061

**Clear Form**

## Computers Unlimited – Hotel Carlin Building

Computers Unlimited (CU) purchased the Hotel Carlin Building in August 1997. At that time, the first floor housed an art gallery, but the second and third floors were completely unused. Over the years, CU has completely renovated the entire building. In 1998, the first floor was turned into Club Carlin, a first class jazz club. This was followed by a complete renovation of the old, unused hotel rooms on the second floor which created retail and office/studio space for a variety of tenants. CU continued building improvements at the Carlin, turning the third floor into an extended stay suite hotel in 2002. Another phase of the building was completed in 2003 when an elevator was added, making the building handicapped accessible. Each of these projects worked to fulfil the goals of the Downtown Billings renewal project by contributing to public art, and providing public gathering space, as well as enhancing business clustering, lodging, and entertainment.

Even though the building was completely renovated, CU has continued to improve upon it. In 2007, a covered outdoor patio was attached to the first floor space. The building was given a brand new roof in 2011. Most recently, CU partnered with MoAv Coffee House in 2016 to reimagine the first floor space. This was an expensive proposition. MoAv spent just over \$50,000 to remodel the interior space, but that was just the tip of the ice berg. The cost to add the required sprinkler system to the MoAv space and bring the bathrooms up to code was \$172,000. Over the years, CU has put well over \$1 million into the Hotel Carlin Building. This total does not even include any of the furnishings. The latest renovation brings the space completely up to code. This makes it a space that will be great for MoAv, who we hope will be a fixture of Montana Avenue for many years. If they ever leave the space at some time in the future, the space will be all set for any future tenant that may occupy it. CU has also put a great deal of time and money into improving Montana Avenue as a whole. The MoAv renovations were unexpected and costly. CU would like to request TIF funds to reimburse the \$172,000 in costs that were paid to accomplish this project.

## COMPUTERS UNLIMITED

Hotel Carlin Building - Major Improvements Since Late 2002

<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Cost</u>	
<b>Computers Unlimited - Install Fire System &amp; Update MoAv Space:</b>				
Aaron's Furnace and A.C.	1305	2/10/2016	1,425.00	remove/relocate thermostats
AEI Electric	366	2/11/2016	1,250.00	remove/replace lighting (1st 1/2)
City of Billings	ck96629	2/29/2016	666.75	inspection/permit fees
Aaron's Furnace and A.C.	1310	3/14/2016	13,200.00	install new duct work
Gary Weber Constructions, Inc.	3747	3/14/2016	15,515.00	install new 4" fire line
Neil Drywall, Inc.	3331	3/23/2016	17,624.00	complete orig bid plus add-ons
AEI Electric	372	2/25/2016	4,040.00	fire wall modifications
Fisher Construction	16-2-009	3/29/2016	13,867.23	remove/replace tin ceiling tiles in MoAv
Fisher Construction	16-2-014	3/29/2016	6,744.00	remove/replace tin ceiling tiles in Zydeco (not part of original quote)
CTA Inc.	120689	1/31/2016	2,019.43	consulting services
CTA Inc.	121139	2/29/2016	358.66	consulting services
CTA Inc.	121863	3/31/2016	5,879.28	consulting services
CTA Inc.	122352	4/30/2016	400.45	consulting services
AEI Electric	380	4/4/2016	1,250.00	2nd 1/2 of bid to reinstall light fixtures
byDesign LLC dba Burtell Fire	50751	4/18/2016	16,697.00	fire system
AEI Electric	386	4/20/2016	3,177.00	various, incl firewall, sprinklers, fire bells
Brad Hudson Inc.	67890	4/22/2016	4,098.82	tape & paint MoAv and Zydeco
Aaron's Furnace and A.C.	1319	6/1/2016	250.00	fire dampers & piping for bathrooms
Aaron's Furnace and A.C.	1320	6/1/2016	390.00	demo existing duct
Fisher Construction	16-2-019	6/6/2016	8,480.35	firewall between MoAv bathroom & Zydeco
Fisher Construction	16-2-018-1	8/23/2016	38,774.83	finish firewall/bathrooms up to code
Adam Feldner	1	9/1/2016	16,582.80	Engineering hours for fire system
Total paid project-to-date			<u>172,690.60</u>	

**MoAv - Update MoAv Space:**

Aaron's Furnace and A.C.	100.00	install fan vent pipes for bathrooms
AEI Electric	328.50	demo old outlets and sound booth circuits
AEI Electric	3,415.00	rewire bathrooms
AEI Electric	11,060.00	rewire main area: bar, lights, etc.
Alpine Plumbing	3,580.00	run drain/water lines, install laundry sink
Brad Hudson Construction	1,488.72	remodel interior: Zydeco door, roaster area, etc.
Brad Hudson Construction	2,539.88	remodel interior: Zydeco door, roaster area, etc.
Brad Hudson Construction	1,879.54	remodel interior: Zydeco door, roaster area, etc.
Bridger Steel	619.43	bathroom walls
Capri Cork	1,173.81	recycled rubber flooring
Carpet One	2,482.87	flooring
CTA Architects/Engineers	2,486.55	professions services/building drawings
CTA Architects/Engineers	267.11	professions services/building drawings
CTA Architects/Engineers	415.80	professions services/building drawings
CTA Architects/Engineers	135.52	professions services/building drawings
Gerflor	7,226.76	flooring
McGregor Designs	8,342.00	concrete coffee bar countertops
McGregor Designs	1,850.00	concrete 36" vanity and 6' vanity

<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Cost</u>	
McGregor Designs			700.00	10 30"x30" concrete table tops - down payment
McGregor Designs			1,300.00	10 30"x30" concrete table tops - final payment
Total paid project-to-date			<u>51,391.49</u>	

Total project costs for MoAv space			224,082.09	
TIF funds paid to MoAv			<u>(41,333.75)</u>	
Unreimbursed Costs			<u><u>182,748.34</u></u>	

### **Other Building Improvements**

#### New Roof:

The Little Job Guy LLC	10AUG2620	8/31/2011	<u>37,518.00</u>	re-roof building
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#### Kitchen Expansion/Remodel:

Billings Extinguishing Systems	16185	5/11/2007	1,424.54	add on to fire system for hood extension
Laughlin Construction Inc	statement	11/30/2008	2,322.10	construction costs of expansion/remodel
Laughlin Construction Inc	statement	12/31/2008	4,098.05	construction costs of expansion/remodel
Laughlin Construction Inc	statement	12/31/2008	5,829.37	construction costs of expansion/remodel
Laughlin Construction Inc	statement	1/31/2009	6,475.90	construction costs of expansion/remodel
Laughlin Construction Inc	statement	3/1/2009	8,026.54	construction costs of expansion/remodel
ID Corporation	7014	1/21/2009	3,724.95	electrical work for expansion/remodel
ID Corporation	7060	2/24/2009	6,185.23	electrical work for expansion/remodel
Pierce Flooring & Design	12794	1/27/2009	1,343.61	ceramic tile for kitchen floor
Matt Carson	12794	2/18/2009	1,375.00	installation of ceramic tile floor
			<u>40,805.29</u>	

#### Carlin Patio:

Mitch Thompson & Associates	20011064	10/26/2001	892.50	Carlin patio design
Mitch Thompson & Associates	20011065	10/26/2001	871.25	Carlin patio design
Mitch Thompson & Associates	20011079	11/28/2001	170.00	Carlin patio design
A&E Architects	603601	6/23/2006	2,016.50	Carlin patio design
A&E Architects	603602	7/20/2006	1,335.00	Carlin patio design
A&E Architects	603603	8/28/2006	1,349.45	Carlin patio design
A&E Architects	603604	9/20/2006	1,800.00	Carlin patio design
A&E Architects	603605	10/24/2006	140.00	Carlin patio design
A&E Architects	603606	3/23/2007	544.66	Carlin patio design
A&E Architects	603607	4/24/2007	2,395.00	Carlin patio design
A&E Architects	603608	5/15/2007	385.00	Carlin patio design
A&E Architects	603609	6/20/2007	593.00	Carlin patio design
A&E Architects	603610	7/20/2007	245.00	Carlin patio design
City of Billings		8/15/2006	50.00	encroachment application
City of Billings		9/30/2006	423.00	building permits
Stevens Brothers Mechanical	11494	6/1/2007	721.60	sprinkler system for patio
Alpine Plumbing	341690000	6/1/2007	6,400.00	run gas line to patio
Hardy Construction	07-1-004	5/31/2007	45,035.00	patio construction
Hardy Construction	stmt	3/31/2007	54,131.00	patio construction
Hardy Construction	stmt	4/30/2007	60,633.00	patio construction
Hardy Construction	stmt	6/30/2007	11,091.00	patio construction
Hardy Construction	stmt	8/14/2007	6,040.00	patio construction
Stekar Construction	200614	10/7/2006	300.00	patio construction

<u>Vendor</u>	<u>Invoice #</u>	<u>Date</u>	<u>Cost</u>	
Bakken Construction	1217/5786	5/5/2007	1,370.11	paint exterior beams and railing for patio
Bakken Construction	1217/5800	6/17/2007	1,171.88	paint Carlin patio
ID Corporation	6219	5/9/2007	3,332.12	electrical installation for patio
ID Corporation	6256	6/13/2007	10,556.36	electrical installation for patio
ID Corporation	6417	10/12/2007	438.76	electrical installation for patio
Visa - DJ's Fireplace & Spa	040607stmt	4/6/2007	3,514.00	wall-mounted patio heaters
American Express - Grainger	052507stmt	5/25/2007	200.16	patio heater switches
Ideal Temp Heating & Cooling	6207	5/27/2007	311.50	patio heater installation
Ideal Temp Heating & Cooling	6210	5/29/2017	114.35	hook up gas lines for patio heaters
Ideal Temp Heating & Cooling	07-1015	5/15/2007	1,385.58	patio heater installation
Solomon Landscaping	1043	6/17/2007	4,418.00	plant trees and install irrigation system
Parker Tile, Inc.		7/5/2007	620.00	install patio entry tile
			<u>224,994.78</u>	

Elevator:

Big Sky Fire Protection	7036	4/11/2002	701.88	reroute 2" main to accommodate elevator car
Stekar Construction	200254	4/3/2002	16,672.52	materials/labor
Stekar Construction	200255	5/1/2002	33,937.19	Alpine Plumbing, ID Corp, materials/labor
Stekar Construction	200257	5/31/2002	20,341.31	Alpine Plumbing, materials/labor
Stekar Construction	200258	7/1/2002	57,341.46	Thyssenkrupp Elevator, Alpine Plumbing, m/l
Stekar Construction	200259	7/31/2002	22,459.26	Alpine Plumbing, Bakken Drywall, ID Corp, m/l
Stekar Construction	200260	9/3/2002	13,564.17	Alpine Plumbing, Bakken Drywall, Kenco, m/l
Stekar Construction	200268	10/1/2002	13,377.85	ID Corp, Alpine Plumbing, Yellowstone Woodshop
Stekar Construction	200271	11/4/2002	32,112.60	Thyssenkrupp Elevator
I-D Corporation	3594	12/8/2002	117.00	install duct fans in basement
Elevator - total cost of installation			<u>210,625.24</u>	

Total Cost of Recent Hotel Carlin Construction	738,025.40
Reimbursement from TIF funds	<u>(41,333.75)</u>

Total Costs Covered with Private Financing	<u><u>696,691.65</u></u>
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