

Revolving Loan Fund Term Sheet

Borrower	Seva Kitchen	Harvey Singh		
Tax Code	A00260	TAJ Properties, llc		
Amount of Debt w/RLf	Value of Property	Loan to Value	Total Project Cost	Non-debt Equity
\$640,000.00	\$562,377.00	13.80%	\$1,001,000.00	\$501,000.00
Bank Debt	Percentage of Equity			
\$500,000.00	50.05%			
Amount Requested RLF	Current Interest Rate	Amortize Years	Monthly Payment	Balloon at Year
\$140,000.00	3.50%	20	\$811.94	10 \$82,108.80



DOWNTOWN URBAN RENEWAL ASSISTANCE

APPLICATION FORM FOR GRANTS AND REVOLVING LOAN FUND LOANS

BUSINESS CONTACT INFORMATION			
Contact Name	Schuyler Budde	Date business commenced:	
Title	General Manager	Number of Employees:	0
Company name	Seva Kitchen	Choose One of the below LLC <input checked="" type="checkbox"/>	81-0765719 EIN or Soc. S # _____
Phone/#	(406) 697-2424		
E-mail	schuyler406@gmail.com		
Company mailing address City, State ZIP Code	313 N. Broadway Billings, MT 59101		

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: 313 N. Broadway, 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? ⁰⁰ 1

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

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

Briefly describe your proposed project:

Seva Kitchen is going into 313 N. Broadway. The basement and main floor is to be completely demolished and construction will take 3 months to rebuild. The project will include repairing the plaster on the exterior of the building and adding shutters to the windows. The broken black slate shingles will be replaced as well as the awnings. New lighting and security cameras will be added. The front of the building will relocate the front door and be replaced with a large tri-fold opening window. New equipment and hood system will be added to the kitchen as well as new furniture, lights and fixtures. All new tables, booths, chairs, paint, bar, lighting, bathrooms, doors, equipment, flooring, walls etc.. will be added to the new restaurant. The basement will be demolished so supports can be added for structural support.

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

Return to: Downtown Alliance, 2815 2nd Ave. N., 59101 – email: gregk@downtownbillings.com fax to: 406-294-5061

Clear Form

SEVA

T.I.F APPLICATION

Schuyler406@gmail.com



Seva

Dec 7th 2016

T.I.F Funding Application
Seva Kitchen Exterior Project
313 N. Broadway
Jan 25, 2017

Please Attach to the Dec. 01, 2016 Application.

On Dec 01, my application was requesting funds for the following: The brick on the second floor has been covered with a white plaster that is now cracking and chipping away. The plaster will be sealed and a new weather resistant paneling will be added. The black slate shingles that provide an awning are broken and weathered and need to be replaced. Some of the tiles on the front of the building that will remain will need to be treated and repaired. The major additions will be the new glass storefront, handicap slope and entrance. Also, The exterior will be well illuminate and the addition of surveillance cameras will provide not only safety and security to our building, but also to our neighbors and surrounding parking areas.

As of Friday the 13th during demolition it was discovered that our main floor is in need of some structural reinforcements. The first proposed plan is to demo the basement and add strapping to the already in place supports. The second option is to demo and add columns and beams. In that option, the concrete would have to be torn out and replaced by pouring new concrete slabs to house the new columns. The estimated cost for both options is between \$38,000.00 - \$48,000.00.

The week of Monday the 6th will be when the decision will be made for which option Langlas will be making. A letter from Langlas with cost and scope will follow upon decision. I just wanted to update our application as I'm unsure when the committee will meet to review all T.I.F. Applications.

Thank you again for your consideration.

Schuyler Budde
General Manager
Seva Kitchen
(406) 697-2424
schuyler406@gmail.com

T.I.F Funding Application
Seva Kitchen Exterior Project
313 N. Broadway
Dec. 01, 2016

313 N. Broadway is a two story commercial building that is occupied by Singh Contracting, Outward Media Group and future home of Seva Kitchen. The downtown location is perfect for any business and hopes that with the remodel, it will not only breathe new life into the building, but also add another "link" or "bridge" to our downtown neighbors.

We are applying for T.I.F funding to assist in building renovation within the boundaries of the Expanded North 27th St. Tax Increment District.

The alterations will include a complete demo and build out of the interior and include a new glass storefront and interior vestibule. Seva will also accommodate handicap needs by installing a 7ft slope and hand railings.

The exterior will be well illuminate and the addition of surveillance cameras will provide not only safety and security to our building, but also to our neighbors and surrounding parking areas.

The original brick on the second floor has been covered with a white plaster that is now cracking and chipping away. The plaster will be sealed and a new weather resistant paneling will be added. The black slate shingles that provide an awning are broken and weathered and need to be replaced. Some of the tiles on the front of the building that will remain will need to be treated and repaired. The major additions will be the new glass storefront, handicap slope and entrance.

Seva will enhance downtown by providing a unique restaurant where its employees can deliver personal customer experiences that create customer loyalty. In doing so, create a retention to downtown. Seva will also contribute in regards to great food, music and art. It provides downtown professionals and residents with a new gathering place that is well lit and secured. Seva will also provide live entertainment and special events that will improve the Downtown environment.

The project is scheduled for Jan 2nd and to be completed March 9th. The remodel cost \$384,555.00. We are requesting 49,555.00 to assist in the exterior of our project to insure that we can give our building the most attractive and inviting look possible.

Thank you for your consideration.

Schuyler Budde
(406) 697-2424
schuyler406@gmail.com



12-7-16

On behalf of:
Seva Kitchen Exterior Project
313 N. Broadway
Billings, MT, 59101

To Whom It May Concern:

Langlas and Associates is under contract to perform the renovation of the Old Travel Café Building located at 313 N. Broadway which will be turned into the Seva Kitchen Restaurant for Harvey Singh and Schuyler Budde. As part of our scope of work we will be repairing, and upgrading the exterior of the building along N. Broadway. This scope of work includes the following items with associated costs as part of our total contract. The items are as follows:

- | | |
|---|-------------|
| 1) New Storefront Frames and Glazing Across Front | \$17360.00 |
| 2) New Concrete Ramp/Landing For ADA New Entry | \$5155.00 |
| 3) Modify Existing Railing For New Entry Layout | \$3950.00 |
| 4) New Exterior Stone/Tile | \$10,220.00 |
| 5) New Sign | \$5425.00 |
| 6) New Exterior Light Fixtures | \$2170.00 |
| 7) Roofing Repair | \$1425.00 |
| 8) Plaster Repair/New Exterior Panels | \$3850.00 |

The above items for the exterior improvements come to a total of \$49,555.00.

Please let us know if you have any questions concerning the work to be performed.

Sincerely,

Ben Flanagan
Project Superintendent
Langlas and Associates
646.318.6836
BenFlanagan212@hotmail.com

