

## Description of Project

The project is located at 2019 Montana Avenue. It is a brick warehouse built in 1914 and originally housed Western Newspaper Printing Supply and Paper Warehouse. It is 34,820 square feet and of sound structural order. Plans include adding five loft apartments (four 2 bdrm/2 bath and one 1 bdrm/1 bath) to the upper floor, which is 6090 sq. ft.; a retail/restaurant suite facing Montana Avenue available for lease on the main floor at 982 sq. ft.; and a retail country mercantile store comprised 15,306 sq. ft. on the main floor. The country mercantile store, Liberty & Vine, will be owned and managed by both members of J Bird Luv LLC, the company that purchased 2019 Montana Avenue. The basement will be used as storage for the country mercantile store.

The loft apartments will be of a utilitarian, industrial design keeping with the integrity of the building. Priced mid to upper level, all apartments will feature stainless steel appliances, washer and dryer in each unit, an 8x12 rooftop trex deck, and quartz (or equivalent) countertops. Each unit will have a dedicated parking space.

The suite that is available for lease is just under 1000 sq. ft. and is designed so that it can be utilized as either retail or restaurant. (We are currently in talks with an interested party who is seeking space for a breakfast/luncheon bakery.)

Liberty & Vine Country Store will be a destination store; a reason for people to venture downtown, get out of their vehicles and enjoy the variety that downtown Billings has to offer. We believe that people crave more than restaurants, coffee shops and breweries when they're spending time downtown and we will help fill that need. Our property offers a paved parking lot available to the public, making it simple for customers to park, eat and shop downtown. We are within walking distance (a block and a half) from a popular eatery. Our plans include a well-lit sidewalk and parking area, security cameras, and welcoming landscape. Liberty & Vine anticipates eight FTE employees plus one full time manager and one part-time manager. We will have extended hours, capturing early hotel travelers as well as dinner-time shoppers. We will be known for our selection of Montana made goods, featuring not only clothes and jewelry, but Montana made cheeses, jerkies, groceries, and hard goods. We will specialize in both practical goods and products that make our customers linger and enjoy; a "feel good" store, creating an atmosphere of comfort and warmth. Liberty & Vine Country Store will also house an antique department, aptly named The Antique Warehouse (4800 sq ft). This benefits not only us but the other three antique stores downtown. The more antique stores that are clustered together, the more successful they all are. Antique shoppers tend to seek out antiques and they also tend to travel from shop to shop. The more antique stores there are clustered together, the more number of shoppers those stores will experience. Finally, our business is in a building that captures the shopper's attention. The old brick and the years of work that shows in its floors lends itself to our vision.

The focus of the project is to restore the warehouse to as much of its original condition as possible. The costs associated with the construction are used mostly to bring the building to code for change of use (public safety and ADA), create parking, and add residential space.



## Examples of TIF-Eligible Public Infrastructure Improvements

	MCA Statue
Demolition and abatement of structures and removal of blight	7-15-4288 (2)
Relocation of residents from building to be raised	7-15-4288 (3)
Sidewalks, Curbs, Gutters	7-15-4288 (4)
Public Utilities - Water, Wastewater, Storm Water	7-15-4288 (4)
Private Utilities - Electrical, Natural Gas, Telecommunications, Fiber Optic	7-15-4288 (4)
Intersection Signals & HAWK Crossings	7-15-4288 (4)
Street & Alley Surface Improvements	7-15-4288 (4)
Crosswalks	7-15-4288 (4)
Landscaping	7-15-4288 (4)
Green Space & water ways	7-15-4288 (4)
Improvement of Pedestrian Areas	7-15-4288 (4)
Historical Restorations	7-15-4288 (4)
Off Street Parking for public use where there is a need for public parking	7-15-4288 (4)
Bridges & walkways	7-15-4288 (4)
Pollution Reduction	7-15-4288 (12)
Architect, Engineering, Surveys & Appraisals	7-15-4233(n)

*Applications must be approved by CITY and a Development Agreement signed before any construction begins to qualify for maximum TIFD funds.*

Allow a minimum of 60 days between submitting a complete application to the BIRD and receiving a decision from the CITY.

1. Relevance to the EBURD Master Plan – Documentation of the project’s impact in relation to the goals and objectives of the EBURD Master Plan, particularly mixed-use development. Urban design elements will also be considered, including pedestrian emphasis, quality of design, and Billings’ personality.
2. Economic Stimulus – The amount of economic activity to be generated by the project is assessed, as well as the leverage ratio of public to private investment. Applications should contain credible, measurable information substantiating APPLICANT claims of economic stimulus.
3. Tax Generation – The increase in taxable value due to new construction & rehabilitation is estimated by the County Assessor’s office or State Department of Revenue to determine tax increment generation.
4. Employment Generation – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.
5. Elimination of Blight – The project’s direct and indirect impact on the physical and fiscal deterioration within the Tax Increment Financing District and the community.
6. Special or Unique Opportunities – The extent to which the project represents a unique opportunity, meets a special need, or addresses specific BIRD or community goals. The restoration of historic property or the provision of an unmet community need, are examples of special and unique opportunities.
7. Impact Assessment – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.
8. Financial Assistance – Other forms of financing available to the APPLICANT, i.e. lender participation and state and federal grant monies, are examined to assess the need for TIF assistance.
9. Project Feasibility – A determination of feasibility is made on the strength of the APPLICANT’s demonstration of market demand for the project as contained primarily on the pro forma and financing commitments.
10. Developer Ability to Perform – An assessment of the APPLICANT’s capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.
11. Timely Completion – The feasibility of completing the project according to the APPLICANT’s project schedule.
12. Payment of Taxes – All property taxes, special improvement district assessments, and other assessments on the project property must be paid to date.



BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.  
EBURD PROCEEDS APPLICATION

Project Name: Liberty & Vine Building \_\_\_\_\_ Date Submitted: 10/24/17 \_\_\_\_\_

APPLICANT INFORMATION

1. Name: J Bird Luv, LLC \_\_\_\_\_
2. Address: PO Box 1723, Billings, MT 59103 \_\_\_\_\_
3. Telephone Number: 406-698-5636 \_\_\_\_\_ Cell#406-839-7710 \_\_\_\_\_

PROJECT INFORMATION

1. Building Address: 2019 Montana Ave \_\_\_\_\_
2. Legal Description: See Attached \_\_\_\_\_
3. Ownership: J Bird Luv, LLC \_\_\_\_\_

Address: PO Box 1723, Billings, MT 59103 \_\_\_\_\_

4. If property is not owned by the APPLICANT, list leasehold interests (Attach evidentiary materials.)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

5. Existing/Proposed Business: Country Retail Store/ Loft Apartments/ Restaurant-Retail \_\_\_\_\_

Business Description: Retail/ Residential \_\_\_\_\_

6. Employment: Existing FTE Jobs One \_\_\_\_\_

New Permanent FTE Jobs created by project Ten \_\_\_\_\_ Construction FTE Jobs Unknown \_\_\_\_\_

7. Architectural Firm: AT Architecture

Address: 848 Main St., #7 Billings, MT 59105

Architect: John Atkinson

8. Description of Project: See attachment

9. Rehabilitation/construction plans: Provided to Zack Dunn, Yellowstone Bank

10. Project Schedule: Demolition: October/November Construction: November-April 2018

## PROJECT COSTS

### Land and Site Improvements (Itemized)

1. Landscaping/Fencing \$23,560

2. Parking Lot \$107,430

3. \$

4. \$

Subtotal \$130,990

### Construction/Rehabilitation Costs (Use general construction trade divisions)

1. Remodel Main Floor \$1,169,810

2. Loft Apartments \$476,000

3. New Upper Roof and Insulation \$121,900

4. \$

5. \$

6. \$

7. \$

8. \$

Subtotal \$ 1,767,710

Fees

1. Architectural/Engineering	\$ <u>75,000</u>
2. Permits _____	\$ <u>6,802</u>
3. <u>Water and Wastewater</u> _____	\$ <u>31,680</u>
Subtotal	\$ <u>111,482</u>
Total Project Development Costs	\$ <u>2,012,182</u>

**PROJECT FINANCING**

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested	\$ <u>248,000</u>
Land & Buildings (if value is more than State of Montana valuation then a current appraisal must be submitted)	\$ <u>60,000</u>
Other _____	\$ _____
_____	\$ _____
A. Subtotal Applicant Equity	\$ <u>308,000</u>

B. Lender Commitments (Attach Bank Loan Commitment letter, Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
<u>Yellowstone Bank</u>	\$ <u>1,500,000</u>	<u>5.75</u> %	<u>20</u> yrs	\$ <u>10,531</u> /Month
<u>MT CDC</u>	\$ <u>900,000</u>	<u>9</u> %	<u>20</u> yrs	\$ <u>8,097</u> /Month
B. Total Loan Amount	\$ <u>2,400,000</u>			

C. TIFD request for funds for eligible public improvements.

MCA Statute  
(office use only)

Demolition & abatement of structures and removal of blight	\$ 69,010.00	7-15-4288 (2)
Architecture, Permits, Survey	\$ 75,982.00	7-15-4233 (m)(n)
Private Utilities (electrical)*	\$ 114,970.00	7-15-4288 (4)
Parking Lot*	\$ 63,550.00	7-15-4288 (4)
Pollution Reduction (stormwater retention system)**	\$ 17,500.00	7-15-4288 (12)
Landscaping	\$ 23,560.00	7-15-4288 (4)
Public Utilities Water, Wastewater	\$ 29,290.00	7-15-4288 (4)
	\$ _____	
	\$ _____	
	\$ _____	
	\$ _____	

C. Subtotal TIFD Funds Requested \$ 393,862.00

D. Other Source of Funding

\_\_\_\_\_ \$ \_\_\_\_\_

Sources of Funds Summary (Post totals from above.)

A. Applicant Equity	\$ <u>308,000</u>
B. Lender Commitments	\$ <u>2,400,000</u>
C. TIFD Funds Request	\$ <u>393,862</u>
D. Other Funds	\$ _____

Total Project Financing **\$ 3,101,862**

APPLICANT STATEMENT OF QUALIFICATIONS  
AND FINANCIAL RESPONSIBILITY

APPLICANT

1. Name: J Bird Luv, LLC

Address: PO Box 1723, Billings, MT 59103

2. If the APPLICANT is not an individual doing business under his/her own name, the APPLICANT has the status indicated below and is organized or operating under the laws of Montana.

3.  corporation/LLC.  
 nonprofit or charitable institution  
 partnership known as \_\_\_\_\_  
 Other (explain): \_\_\_\_\_

Date of organization: May 5, 2017

4. Names, address, title of position (if any), and nature and extent of the interest of the officers and principal members, principal shareholders, investors, or partners of the APPLICANT.

<u>Name and Address</u>	<u>Nature and Extent of Interest</u>
Jason Pawlowski PO Box 1723 Billings, MT 59103	Managing Member/ 50% ownership
Amy Pawlowski PO Box 1723 Billings, MT 59103	50% ownership

Financial Condition

1. Provide a current financial statement (consisting of a Balance Sheet and Profit & Loss Statement) & Current Tax Return for each private entity involved in the project. This application and all financial information become part of the public record when submitted to the BIRD and is available upon request under the State of Montana Public Information Rules.

2. Has the APPLICANT or any individual or entity affiliated with the development of this project been adjudged bankrupt, either voluntary or involuntary, within the past ten (10) years?

No  Yes \_\_\_\_\_ If yes, give date, place, and under what name

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3. Has the APPLICANT or any individual or entity affiliated with the development of this project been indicted for or convicted of any felony within the past ten years:

No  Yes \_\_\_\_\_ if yes, give date, charge, place, court and action taken for each case.

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### CONSTRUCTION CONTRACTOR

1. Identify the construction contractor or builder who will undertake this project.

Name: Hardy Construction

Address: 420 N 25th St, Billings, MT 59101

2. Has named contractor or builder ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract within the last ten years?

No  Yes \_\_\_\_\_ if yes, explain.

3. Attach copies of bids to application:

4. If Applicant intends to do any of the construction themselves then APPLICANT shall provide three (3) independent contractor bids which must accompany this application for the work to be provided.

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CERTIFICATION

I (we), Jason T Pawlowski and Amy L Pawlowski of J Bird Luv, LLC  
(please print), certify that the statements and estimates within this Application as well as any and all documentation submitted as attachments to this Application or under separate cover are true and correct to the best of my (our) knowledge and belief. I/ We certify that I/We will make no application for any other tax abatement that may be available for this real property or building.

Signature Jason Pawlowski (signed electronically) Signature Amy Pawlowski (signed electronically)

Title Managing Member/ President Title Vice President

Address PO Box 1723 Address Po Box 1723  
Billings, MT 59103 Billings, MT 59103

Date 10/24/17 Date 10/24/17

## **A Benefit to the Public: The Parking Lot at 2019 Montana Avenue**

The project at 2019 Montana Avenue includes plans for a paved parking lot on the west side of the building. The front of the lot will not be fenced and will not be posted as private or as “store designated” parking. The lot will be landscaped, well-lit, and security cameras will be installed. There are 32 stalls planned for the lot. (There is a gate to allow the property owner directly to the west of our property access to vehicles in his rear garage. It is his only source of access for vehicles.)

Part of the allure of this property is that it has ample area for the public to park. We have found there is a definite shortage of street parking and/or free parking in the downtown neighborhoods of Billings, including our neighborhood. We believe that the public will use our lot for other purposes aside from visiting the shops at 2019 Montana Avenue. The parking is free, open, well-lit and because of the proximity to other downtown destinations, we can assume the general public will take advantage of parking in this lot rather than driving around the block time and time again to find available street parking.

Aside from having ample parking during the day, our hours of operation will free up the majority of the parking lot for the general public to use in the evenings and on Sundays. Further, our hours will be extended on Friday and Saturday nights, encouraging shoppers to park, walk, dine and shop. We believe this behavior will lend to a safer, more vibrant, more people-filled Montana Avenue!

During the day, it is not unusual to find vehicles parked on the street east to 1900-2000 block of Montana Avenue. (See attached photo). During the weekends, especially during the dinner rush, vehicles are again parked in front of our building with little to no availability. Offering an option for parking will encourage more people to browse downtown and to walk the Montana Avenue neighborhood. We won't discourage this. We welcome it. The parking lot will benefit other downtown business.

The Rex (2401 Montana Avenue) parking lot is typically 100% vehicle occupied. The restaurant is currently closed and for sale. There is a prominent sign in front that warns that parking is for patrons of the Rex only. This sign is a great indicator that there is a benefit to the general public for free parking. Otherwise there wouldn't be a sign and the lot wouldn't be full on a typical day.

We could post a sign in our lot warning people that they could be towed unless they're spending money with us, similar to what other businesses downtown have done. This isn't a plan we subscribe to. It's off-putting to the general public and it can have negative impact on the business. Imagine if we towed vehicles off our lot simply because they chose to walk down the street rather than shop with us. That's not the way to go about getting customers or gaining public trust. People shopping downtown, eating downtown, and living downtown need easy, welcoming choices. We want their trust and our area of town needs to work hard to earn it.

# YELLOWSTONE BANK

January 5, 2018

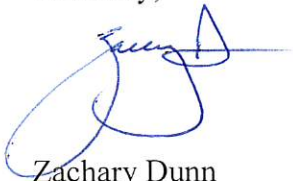
Billings Industrial Revitalization District  
Attn: Tim Goodridge  
1413 4<sup>th</sup> Ave N  
Billings, MT 59101

RE: J Bird Luv, LLC / Jason and Amy Pawlowski

Dear Tim:

I am pleased to inform you that Yellowstone Bank has approved financing to J Bird Luv, LLC for the renovation of the commercial building located at 2019 Montana Avenue. The approved loan amount is \$1,500,000.00 which includes roughly \$500,000 as part of the original building acquisition and \$1,000,000 for the planned construction and renovation. Please contact me with any questions.

Sincerely,



Zachary Dunn  
President, Billings Downtown Bank



December 22, 2017

J Bird Luv, LLC  
Jason Pawlowski  
Amy Pawlowski  
2019 Montana Ave  
Billings, MT 59101

Dear Jason and Amy:

MCDC is pleased to commit to provide J Bird Luv, LLC a twenty year term loan up to the maximum principal amount of \$900,000.00 including fees, for the sole purpose of funding construction.

The loan would be provided pursuant to commercial loan documents incorporating provisions deemed by MCDC to be customary and appropriate in transactions of this type. A summary of such provisions is set forth in the attached "Principal Terms and Conditions". If any other material business or legal issues arise prior to initial funding, such issues may cause changes or additions to the Principal Terms and Conditions and must be resolved to the satisfaction of MCDC or this commitment will become null and void. The loan documents shall contain all of the terms of the credit, and such terms shall supersede this commitment and the Principal Terms and Conditions.

If the terms outlined in the attached Principal Terms and Conditions are acceptable to you, please execute and return a copy of the Principal Terms and Conditions by facsimile (542-6671), overnight delivery, mail (229 E Main St, Missoula, MT 59802) or email ([annar@mtcdc.org](mailto:annar@mtcdc.org)) to be received by MCDC on or before January 2, 2018. In the event the Borrower does not fulfill its commitment to close and fund this transaction or the conditions set forth above are not fulfilled to the complete satisfaction of MCDC on or before January 11, 2018, MCDC may elect not to proceed with this transaction upon notice to the borrower.

This commitment is for your benefit only. It is not assignable and may not be disclosed to nor relied upon by any third party without the prior written approval of MCDC.

We at MCDC appreciate your business and look forward to this new opportunity.

Sincerely,

Diana Anyango  
Loan Processor

T 406.728.9234  
F 406.542.6671  
[mtcdc.org](http://mtcdc.org)


**MISSOULA**  
229 E. Main St.  
Missoula, MT 59802

**BOZEMAN**  
222 E. Main St., Ste. 202  
Bozeman, MT 59715

## Principal Terms and Conditions

<b>Borrower:</b>	J Bird Luv, LLC
<b>Loan Type:</b>	Draw down
<b>Loan Amount:</b>	\$900,000
<b>Loan Term:</b>	20 years
<b>Payment Terms:</b>	2 years interest only followed by 18 years fully amortized
<b>Interest Rate:</b>	9.00%
<b>Estimated closing costs:</b>	\$5,361
<b>Packaging Fee:</b>	\$21,922
<b>Prepayment Penalty:</b>	None
<b>Collateral:</b>	2nd lien position on 3520 Masterson Circle, Billings MT
	3rd lien position on 1135/1137 Parkhill, Billings, MT
	2nd lien position on 1316 O'Malley, Billings, MT
	2nd lien position on 1704 Mile Ave, Billings, MT
	2nd lien position on 2019 Montana Ave, Billings, MT
	All business assets
<b>Guarantors:</b>	Amy & Jason Inc
	Jason T Pawlowski
	Amy L Pawlowski
<b>Warranties and Covenants:</b>	Loan documentation will include, without limitation, standard Montana CDC warranties and covenants pertaining to accuracy of information; organization; capital adequacy; change in control; material litigation; business activities & use of proceeds; compliance with laws; restrictions on indebtedness, liens and contingent liabilities; payment of taxes; environmental matters; maintenance of insurance; lender's loss payee; financial reporting; inspection of properties and records
<b>Additional warranties, representations, and covenants:</b>	The borrower and any guarantors represent that they are not in violation or breach of any current agreement with a third party and are not currently involved in litigation.
	The Borrower represents that it is a legal entity in good standing and does not have prior liens, judgments, or bankruptcies that it has not disclosed.
	Copy of life insurance policy face pages
<b>Conditions Precedent to Closing:</b>	Business Asset Insurance with MICDC listed as lenders loss payee
	Residential property insurance with MICDC listed as 2nd mortgagee on property located at: 3520 Masterson Circle, Billings, MT
	Residential property insurance with MICDC listed as 3rd mortgagee on property located at: 1135/1137 Parkhill, Billings, MT
	Residential property insurance with MICDC listed as 2nd mortgagee on property located at: 1704 Mile Ave, Billings, MT
	Residential property insurance with MICDC listed as 2nd mortgagee on property located at: 1316 O'Malley, Billings, MT
	Commercial property insurance with MICDC listed as 2nd mortgagee on property located at: 2019 Montana Ave, Billings, MT
	Title Insurance with MICDC in 2nd lien position on 3520 Masterson Circle, Billings, MT
	Title Insurance with MICDC in 3rd lien position on 1135/1137 Parkhill, Billings, MT
	Title Insurance with MICDC in 2nd lien position on 1704 Mile Ave, Billings, MT
	Title Insurance with MICDC in 2nd lien position on 3520 Masterson Circle, Billings, MT
	Title Insurance with MICDC in 2nd lien position on 3520 Masterson Circle, Billings, MT
	Registration of Liberty & Vine assumed business name with the Secretary of State
	Submission of Bylaws for Amy & Jason, Inc
	Submission of operating agreements for J Bird Luv, LLC
	No additional debt without the approval of MICDC
	If TIF funds are received, they will be applied to MICDC's loan
	Disbursement through title with Yellowstone Bank handling the draws
	No IRA or other retirement dispersions without MICDC approval.
	Yellowstone Bank approval and closing

## Principal Terms and Conditions

	Copies of driver's licenses for all loan signers
	Submission of account information or voided check for ACH payment processing for borrower
	All guarantors will provide a copy of the prior year's individual federal tax return by no later than April 30 <sup>th</sup> for the life of the loan.
	All business entities will provide a copy of the prior year's associated business taxes by no later than April 30 <sup>th</sup> for the life of the loan.
	All guarantors will provide an updated personal financial statement by no later than January 31 <sup>st</sup> for the life of the loan.
	All business entities will provide a copy of the prior year's internally prepared profit and loss statement and balance sheet by no later than January 31 <sup>st</sup> for the life of the loan.
	All above documentation for loan closing must be received by January 2, 2018 or MICDC may elect not to proceed with this transaction upon notice to the borrower.
	Confirmation that the borrower, co-borrower, and guarantors have had no material adverse changes to financial condition, collateral, property, or in any other matters which MICDC analyzed in conjunction with this credit request, including, without limitation, no change in the structure of the transaction initially presented and agreed upon by MICDC.
<b>Timelines:</b>	Signed term sheet from the borrower by January 2, 2018 and closing no later than January 11, 2018.
<b>Agreed to:</b>	<p><b>J Bird Luv, LLC</b></p> <p>_____</p> <p>Jason T Pawlowski, Member</p> <p>_____</p> <p>Amy L Pawlowski, Member</p>
<b>Guarantors:</b>	<p><b>Amy &amp; Jason, Inc</b></p> <p>_____</p> <p>Amy L Pawlowski, President</p> <p>_____</p> <p>Jason T Pawlowski, Vice President</p> <p>_____</p> <p>Jason T Pawlowski, Individually</p> <p>_____</p> <p>Amy L Pawlowski, Individually</p> <p><b>Montana Community Development Corporation</b></p> <p> _____</p> <p>Diana Anyango Loan Processor</p>

# HARDY CONSTRUCTION CO.

## SCHEDULE OF VALUES

### 2019 MONTANA AVE BUILDING RENNOVATION

	<b>TOTAL</b>
1 GENERAL CONDITIONS	\$28,760
2 FINAL CLEAN	\$4,040
3 SITEWORK	\$121,990
4 LANDSCAPING AND FENCING	\$23,560
5 DEMOLITION	\$69,010
6 CONCRETE AND REINFORCEMENT	\$52,380
7 MASONRY	\$71,460
8 STEEL - MISC. AND STRUCTURAL - SUPPLY AND INSTALL	\$189,660
9 ROUGH CARPENTRY - INCLUDING FRAMING	\$106,500
10 FINISH CARPENTRY - INCLUDING CASEWORK, MILLWORK, & METAL SIDING	\$42,150
11 DOORS, FRAMES AND HARDWARE	\$12,430
12 ALUMINUM STOREFRONT AND WINDOWS	\$30,850
13 OVERHEAD DOORS	\$6,130
14 ROOFING	\$2,850
15 INSULATION	\$7,100
16 DRYALL - HANG AND TAPE	\$37,910
17 PAINTING	\$60,690
18 CAULKING AND FIRE STOP	\$3,940
19 FLOORING AND CONCRETE SEALER	\$14,230
20 ACOUSTICAL CEILING TILE	\$1,180
21 SPECIALTIES	\$64,180
22 ADA LIFT	\$30,350
23 PLUMBING	\$49,940
24 FIRE SUPPRESSION	\$26,580
25 HVAC	\$95,160
26 ELECTRICAL	\$114,970
27 ALTERNATE 1 - ADD UPPER ROOF INSULATION AND MEMBRANE	\$121,900
28 ALTERNATE 2 - BUILD OUT LOFTS	\$474,000
29 ALTERNATE 3 - 5 WINDOWS ON MAIN FLOOR	\$13,400
30 ALTERNATE 4 - ACCOUSTIC WINDOWS	\$2,000
31 ALTERNATE 5 - NEW GLASS OH DOORS	\$10,200
32 ALTERNATE 6 - CONCRETE STAIN	\$9,200
	<b>\$1,898,700</b>
ALTERNATE 7 -DEDUCT THE PARKING LOT	(\$107,430)

# 2019 Montana Ave Cost Breakout



Contact: Justin Biehl

Phone: 406-855-0171

Fax: 406-256-7058

Quote To: Hardy Construction

Item	Description	Quantity	Unit	Amount
1	Boulder Pit	1	LS	\$17,500
2	Parking Lot	1	LS	\$63,550
3	Stairs	1	LS	\$11,750
4	Sidewalk	1	LS	\$12,450
5	Water Service	1	LS	\$12,000
<b>Grand Total:</b>				<b>\$117,250.00</b>

**Clarifications:**

- Any change made to the design of the structure or performance of this bid outside of the scope of work known to us on the date of this document is subject to a change in bid price in the form of a change order. We reserve the right to stop work until any such issues related to the change are resolved.
- We reserve the right to assess a finance charge in the amount of 1.5% per month for any and all late payments.
- Estimate is good for 30 days.
- See original bid proposal for clarifications

Thank you,

Zachry Cayton  
Vice President  
Cayton Excavation, Inc.



# Yellowstone County, Montana

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

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## 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](tel: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: A00849

### Primary Party

Primary Owner Name: J BIRD LUV LLC

2017 Mailing Address: J BIRD LUV LLC

PO BOX 1723

BILLINGS, MT 59103-1723

Property Address: 2019 MONTANA AVE

Township: 01 N Range: 26 E Section: 33

Subdivision: BILLINGS ORIGINAL TOWNSITE Block: 116 Lot: 9

BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK

Full Legal: 116, Lot 9, LT 9 (EXCEPT 160 SQ FT) LTS 10-12 30' X 130'

ABDN N 21ST ST ADJ TO LT 12

GeoCode: 03-1033-33-3-15-04-0000

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

## Property Assessment Information

Levy District:

### Assessed Value Summary

Assessed Land Value = \$ 113,543.00

Assessed Building(s) Value = \$ 784,857.00

Total Assessed Value = \$ 898,400.00

### Assessed Value Detail Tax Year: 2017

Class Code	Amount
2207 - Commercial City or Town Lots	= \$ 113,543.00
3507 - Improvements on Commercial City or Town Lots	= \$ 784,857.00

Total = \$ 898,400.00

The values shown for the given tax year are for taxation purposes only. They are supplied by the Department of Revenue. For questions about these values, please contact the Montana Department of Revenue, Appraisal/Assessment Office at [406-896-4000](tel:406-896-4000).

### City of Billings SID Payoff Information

Contact the City of Billings for SID pay off information

### Rural SID Payoff Information

NONE

### Property Tax Billing History

Year	1st Half	2nd Half	Total
<a href="#">2000</a>	2,738.78 P	2,738.78 P	5,477.56
<a href="#">2001</a>	3,033.08 P	3,033.08 P	6,066.16
<a href="#">2002</a>	3,527.69 P	3,527.69 P	7,055.38
<a href="#">2003</a>	3,435.73 P	3,435.72 P	6,871.45
<a href="#">2004</a>	3,790.79 P	3,790.78 P	7,581.57
<a href="#">2005</a>	4,006.84 P	4,006.84 P	8,013.68
<a href="#">2006</a>	4,089.61 P	4,089.60 P	8,179.21
<a href="#">2007</a>	4,309.67 P	4,309.67 P	8,619.34
<a href="#">2008</a>	4,494.28 P	4,494.27 P	8,988.55
<a href="#">2009</a>	4,765.31 P	4,765.29 P	9,530.60
<a href="#">2010</a>	4,928.88 P	4,928.85 P	9,857.73
<a href="#">2011</a>	5,021.72 P	5,021.71 P	10,043.43
<a href="#">2012</a>	4,211.61 P	4,211.60 P	8,423.21
<a href="#">2013</a>	4,353.12 P	4,353.10 P	8,706.22
<a href="#">2014</a>	4,489.94 P	4,489.93 P	8,979.87
<a href="#">2015</a>	5,221.77 P	5,221.75 P	10,443.52
<a href="#">2016</a>	5,406.65 P	5,406.62 P	10,813.27

(P) indicates paid taxes.

Click on year for detail. [Pay Taxes Online](#)

### Jurisdictional Information

<b>Commissioner Dist:</b> 2 - <a href="#">Denis Pitman (R)</a>	<b>School Attendance Areas</b>
<b>Senate:</b> 24 - <a href="#">Mary McNally (D)</a>	<b>High:</b> SENIOR
<b>House:</b> 47 - <a href="#">Katharin A. Kelker (D)</a>	<b>Middle:</b> RIVERSIDE
<b>Ward:</b> 1 (BILLINGS)	<b>Elem:</b> MCKINLEY

[Brent Cromley](#)

[Mike Yakawich](#)

**Precinct:** 47.1

**Zoning:** East Billings Railspur Village  
Main St

[Click Here to view Billings](#)