



Red Oxx has proudly called east Billings its home for the last twenty-four years, opening its first factory and retail store on North 13th Street in 1994.

Red Oxx remains firmly committed to Billings. Having completed Red Oxx's modern production facility on 2nd Avenue North (2012), we now look to develop three adjacent parcels along 4th Avenue.

The parcels will be developed, energetically, to include:

1. A small business campus with retail and manufacturing space for like-minded artisans and craftsman to collaborate professionally and thrive economically.
2. A much needed event space – the Red Oxx Events Lawn – will straddle the boundary line of two zones within the newly formed EBURD, will provide an organized venue for special events, and will attract people to the EBURD to experience our business district in a new, productive way.
3. Landscaping – including multiple shade canopy trees, perimeter shrubs, landscaped beds and lawns, security, access, parking, fencing, and other hardscape infrastructure specifically benefitting the public when in our business district.

The following proposal and request for funds is made in support of the above development, with emphasis on item 3 above. Red Oxx plans to invest approximately \$122,911.00 in this development.

Thank you for your consideration of this request, and the opportunity to continue to improve our town.



BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.
EBURD PROCEEDS APPLICATION

Project Name: _____ Date Submitted: _____

APPLICANT INFORMATION

1. Name: _____
2. Address: _____
3. Telephone Number: _____ Cell# _____

PROJECT INFORMATION

1. Building Address: _____
2. Legal Description: _____
3. Ownership: _____

Address: _____

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

Name: _____

Address: _____

5. Existing/Proposed Business: _____

Business Description: _____

6. Employment: Existing FTE Jobs _____

New Permanent FTE Jobs created by project _____ Construction FTE Jobs _____

7. Architectural Firm: _____

Address: _____

Architect: _____

8. Description of Project: (Attach narrative explanation & plans.)

9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)

10. Project Schedule: (Attach time line or schedule through completion.)

PROJECT COSTS

Land and Site Improvements (Itemized)

1. _____ \$ _____

2. _____ \$ _____

3. _____ \$ _____

4. _____ \$ _____

Subtotal \$ _____

Construction/Rehabilitation Costs (Use general construction trade divisions)

1. _____ \$ _____

2. _____ \$ _____

3. _____ \$ _____

4. _____ \$ _____

5. _____ \$ _____

6. _____ \$ _____

7. _____ \$ _____

8. _____ \$ _____

Subtotal \$ _____

Fees

1. Architectural/Engineering	\$ _____
2. Permits _____	\$ _____
3. _____	\$ _____
Subtotal	\$ _____
Total Project Development Costs	\$ _____

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested	\$ _____
Land & Buildings (if value is more than State of Montana valuation then a current appraisal must be submitted)	\$ _____
Other _____	\$ _____
_____	\$ _____
A. Subtotal Applicant Equity	\$ _____

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

Lender	Loan Amount	Interest	Term	Payment/Period
_____	\$ _____	_____%	____yrs	\$ _____/Month
_____	\$ _____	_____%	____yrs	\$ _____/Month
	B. Total Loan Amount			\$ _____

C. TIFD request for funds for eligible public improvements.

MCA Statute
(office use only)

_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____

C. Subtotal TIFD Funds Requested \$ _____

D. Other Source of Funding _____

_____ \$ _____

Sources of Funds Summary (Post totals from above.)

A. Applicant Equity \$ _____

B. Lender Commitments \$ _____

C. TIFD Funds Request \$ _____

D. Other Funds \$ _____

Total Project Financing **\$** _____

**APPLICANT STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY**

APPLICANT

1. Name: _____

Address: _____

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 _____.

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

Date of organization: _____

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.

Name and Address

Nature and Extent of Interest

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

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.

CONSTRUCTION CONTRACTOR

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

Name: _____

Address: _____

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?

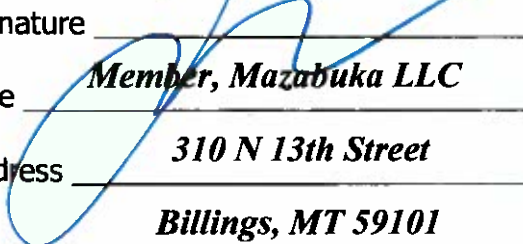
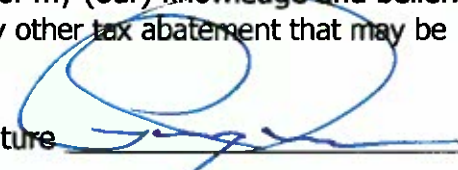
No _____ Yes _____ if yes, explain.

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.

CERTIFICATION

I (we), Members, Mazabuka 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		Signature	
Title	<u>Member, Mazabuka LLC</u>	Title	<u>Member, Mazabuka LLC</u>
Address	<u>310 N 13th Street</u> <u>Billings, MT 59101</u>	Address	<u>310 N 13th Street</u> <u>Billings, MT 59101</u>
Date	_____	Date	_____

EAST BILLINGS URBAN RENEWAL DISTRICT (EBURD)

3/19/2019

Billings Industrial Revitalization District (BIRD) Recommended Assistance
Project: Red Oxx Events Lawn
Entity: Red Oxx Manufacturing/Mazabuka LLC - 310 N 13th Street. North Billings, MT 59101
Tax parcel: A00132; A00133; A00134; A00135; A00136; A00137
Renovation, reconstruction and repurposing of property on 4th Ave. North.
Purpose is the construction of an outdoor, rentable Events site.
Project includes landscape beautification and public infrastructure (sidewalks, alley, approach)

Eligible Public Improvements	Requested	Recommended	MCA Statute
Architecture, Permits, Survey	25.00		7-15-4233 (m)(n)
Private Utilities (irrigation)	8,500.00		7-15-4288 (4)
Eartwork/Site prep	23,103.00	-	7-15-4288 (4)
Sidewalk; Alley; Approach	32,207.00		7-15-4288 (4)
Landscaping	59,076.00		7-15-4288 (4)
TOTAL	122,911.00	-	0%

Current taxable value	751,090.00
Projected taxable value on completion	850,000.00
value added	98,910.00
estimated annual increment generated	989.10
multiplied by remaining TIF years (25)	24,727.50

Public Benefit:

This project correlates with the EBURD Master Plan
by providing landscaping, public infrastructure, tax generation and economic stimulus



First Interstate Bank
Billings Office
401 North 31st Street
P.O. Box 30918
Billings, MT 59116-0918
406-255-5000
Internet Website: www.firstinterstatebank.com
Internet E-Mail: fib@firstinterstatebank.com

December 12, 2018

East Billings Urban Renewal District
1413 4th Ave. N Billings, MT 59101
Billings, MT 59101

RE: Mazabuka, LLC Real Estate Equity

To whom it may concern,

Mazabuka, LLC has requested that First Interstate Bank draft a letter highlighting the equity in the six parcels owned along 4th Ave. North and in between North 13th Street and North 14th Street. The tax assessed values were used, although this would not be a valuation method the bank would typically use for any bank related transaction. The total value given for the land and buildings on these six parcels according to the current tax assessed values is \$751,090. The equity that Mazabuka, LLC has in that value is \$415,497.

If further information is needed, please give me a call.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tyler Crennen', with a large, sweeping flourish above the name.

Tyler Crennen
Vice President
406-255-5815

Red Oxx

September 18th, 2018

Landscape Quantities & Estimated Costs- Per Master Plan

For illustration purposes only- this is a preliminary estimate

Estimate based on assumed site conditions. Actual site conditions may vary.



Master Plan

Earthwork & Site Prep

Type	Description	Unit	Quantity	Low-Est./Unit	High-Est./Unit	Low-Range	High-Range	Average Est.
Rough Grading	All Disturbed Areas	SF	26,000	\$0.08	\$0.10	\$2,080.00	\$2,600.00	\$2,340.00
Fill Material	Berm	CY	265	\$10.00	\$12.00	\$2,650.00	\$3,180.00	\$2,915.00
Top Soil	6" site	CY	500	\$32.00	\$36.00	\$16,000.00	\$18,000.00	\$17,000.00
Spread Top Soil	Lawn/Landscape Areas	SF	11,865	\$0.06	\$0.08	\$711.90	\$949.20	\$830.55
Fine Grading	Lawn/Landscape Areas	SF	11,865	\$0.14	\$0.18	\$1,661.10	\$2,135.70	\$1,898.40
Subtotal						\$23,103.00	\$26,864.90	\$24,983.95

Landscape

Type	Description	Unit	Quantity	Low-Est./Unit	High-Est./Unit	Low-Range	High-Range	Average Est.
Trees	Allowance	EA	18	\$450.00	\$550.00	\$8,100.00	\$9,900.00	\$9,000.00
Shrubs	Allowance	SF	1,865	\$2.75	\$3.50	\$5,128.75	\$6,527.50	\$5,828.13
Site Boulders	2-5'	TON	12	\$200.00	\$275.00	\$2,400.00	\$3,300.00	\$2,850.00
Blockrock Retaining Wall	Sandstone	TON	42	\$250.00	\$300.00	\$10,500.00	\$12,600.00	\$11,550.00
Rock Mulch & Fabric	3/4" Crushed Rock	SF	14,700	\$1.50	\$1.75	\$22,050.00	\$25,725.00	\$23,887.50
Bark Mulch & Fabric	Small Bark Nuggets	SF	1,865	\$1.50	\$1.75	\$2,797.50	\$3,263.75	\$3,030.63
Lawn	Sod	SF	10,000	\$0.75	\$0.85	\$7,500.00	\$8,500.00	\$8,000.00
Edging	Aluminum	LF	800	\$1.50	\$1.75	\$1,200.00	\$1,400.00	\$1,300.00
Landscape Lighting	Allowance	LS	1	\$7,500.00	\$9,500.00	\$7,500.00	\$9,500.00	\$8,500.00
Subtotal						\$59,076.25	\$70,816.25	\$64,946.25

Irrigation System

Type	Description	Unit	Quantity	Low-Est./Unit	High-Est./Unit	Low-Range	High-Range	Average Est.
Irrigation System	Point of Connection TBD	LS	1	\$8,500.00	\$10,000.00	\$8,500.00	\$10,000.00	\$9,250.00
Subtotal						\$8,500.00	\$10,000.00	\$9,250.00

	Low-Range	High-Range	Average Est.
TOTAL PROJECT COST	\$90,679.25	\$107,681.15	\$99,180.20



Invoice

Date	Invoice #
6/13/2018	653

1730 S. 48th St West
 PO Box 81316
 Billings, MT 59108

Bill To

Red Ox
 310 N 13th Street
 Billings, MT 59101

P.O. No.	Terms	S.O. No.
Red Ox		

Quantity	Description	Rate	Amount
1	Prunus v Canada Red Single Dan17/18 3.5" B&B 25'x20', full/part sun, medium water, easy and fast growing, new green foliage turns red/purple, edible purple berries in fall, very hardy, bird friendly food	499.99	499.99
1	Prunus v Canada Red Single Dan18 4" B&B 25'x20', full/part sun, medium water, easy and fast growing, new green foliage turns red/purple, edible purple berries in fall, very hardy, bird friendly food	599.99	599.99
1	Crataegus l Paul's Scarlet BFN17 2.5" B&B 20x15, full/sun, med. water, dbl red flowers, red berries, glossy leaves, thorns, somewhat blight resistant	369.99	369.99
1	Crataegus l Paul's Scarlet BFN17 2.75" B&B 20x15, full/sun, med. water, dbl red flowers, red berries, glossy leaves, thorns, somewhat blight resistant	399.99	399.99
10	Syringa r Ivory Silk TreeLilac Dan17 1.75" B&B 25'x20', full sun, medium water, slightly acidic soil, good air circulation, low maintenance, creamy fragrant white flowers in June, prune after bloom, easy, specimen or screen	299.99	2,999.90
2	Prunus v Canada Red Single Dan17/18 3.5" B&B 25'x20', full/part sun, medium water, easy and fast growing, new green foliage turns red/purple, edible purple berries in fall, very hardy, bird friendly food	529.99	1,059.98
		Total	\$5,929.84

American Concrete
724 1st Ave N
Billings, MT 59101
(406)208-5465
travisberckmoes@yahoo.com

Estimate #1219-R1

June 22, 2018

Red Oxx
310 N 13th St
Billings, MT 59101
Attn: Jim Markel

Project: Red Oxx Right of Way

	Qty	UOM	Rate	Amount
City Sidewalk per City of Billings Standards	2813	SF	\$6.00	\$16,878.00
Concrete Alley per City of Billings Standards	2430	SF	\$5.30	\$12,879.00
Remove & Replace existing approach on 13 th St to make ADA Compliant	280	SF	\$8.75	\$2,450.00
			TOTAL	<hr/> \$32,207.00

Estimate does not include lane closures if needed