

Currie Demolition

Demolition and abatement of blight located at 217 and 217 1/2 N 20th.

The 200 block of N 20th is filled with homelessness and crime. Over the past two years 64 site visits were performed by the Billings police to several abandoned properties in the area. As a community we now have a chance to remove this blight from our streets and improve the neighborhood.

The homes located at 217, and 217 1/2 N 20th are now owned by Trent Currie. A local real estate investor who would like the TIF's assistance in funding the demolition of the blight by these homes. The land has been purchased with the intent for future development. However in the mean time the buildings must be removed to prevent further crime and vandalism in the area.

There are two homes on this lot. The specifics of the homes are:

217 N 20th: Two homes on a small 7,000 square foot lot. The home located off of 20th st is just over 1000 square feet with a crawlspace. Located behind the single story home there is a three story split level. With approximately 1300 square feet it is the most livable of the homes with only a failing foundation and significant water leaks.

Relevance to EBURD:

These homes are a source of blight and hardship for the neighborhood. Local businesses such as the homebrew store have customers wary of even approaching their shop due to the environment surrounding them. The homes have become a hotbed for break ins and used as shelter by the homeless. Regardless of the measures taken to secure the properties it continues to be an on going battle to ensure the properties are not used for illicit activities.

Removal of the blight will be a tremendous improvement for the local neighborhood. The demolition of the homes will open up the opportunity for new developments following the EBURD Master Plan.

On a qualitative scale it will improve the operating environment for many local businesses including Billings HomeBrewer's Supply, Wilcoxson's Ice Cream, Mamacita's Cafe, 1 Stop Automotive, Golden Nugget Body & Paint, along with many others in the surrounding area.

Tax Generation:

This will open the opportunity up for future development and increases in the tax value.

Employment Generation:

2 FTE – Construction for one month of labor

Elimination of Blight:

Please see attached photos.

Demolition does have complications from the contaminants on site. Most meth contaminated products have been removed. Additional testing and remediation may be needed to ensure the products do not affect the surrounding environment. All contaminated products will have the proper procedures performed to ensure safe transport to the proper handling agencies.





SMALL
REPAIRS





BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.
EBURD PROCEEDS APPLICATION

Project Name: _____ Currie Demolition _____ Date Submitted: 4/26/18

APPLICANT INFORMATION

1. Name: Trent Currie
2. Address: 1208 Ave. C
3. Telephone Number: 406-861-7701 Cell# _____

PROJECT INFORMATION

1. Building Address: 217 N 20th
2. Legal Description: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 66, Lot 15 - 19
3. Ownership: Currie, Trent _____

Address: 23 Monroe #2 Billings MT 59101

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 0

New Permanent FTE Jobs created by project _____ Construction FTE Jobs 1

7. Architectural Firm: NA

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. <u>Demolition</u>	\$ <u>\$55,000</u>
2. <u>Back Fill</u>	\$ <u>10,000</u>
3. _____	\$ _____
4. _____	\$ _____

Subtotal \$ \$65,000

Construction/Rehabilitation Costs (Use general construction trade divisions)

1. _____	\$ _____
2. _____	\$ _____
3. _____	\$ _____
4. _____	\$ _____
5. _____	\$ _____
6. _____	\$ _____
7. _____	\$ _____
8. _____	\$ _____

Subtotal \$ _____

Fees

1. Architectural/Engineering	\$ _____
2. Permits ____ Demolition and testing	\$ ____ \$2,000
3. _____	\$ _____
Subtotal	\$ ____ \$2,000 _____
Total Project Development Costs	\$ ____ \$67,000 ____

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested \$ ____ 67,000 _____

Land & Buildings

(if value is more that State of Montana valuation then a current appraisal must be submitted)

\$ ____ \$60,775 _____

Other _____ \$ _____

_____ \$ _____

A. Subtotal Applicant Equity \$ ____ \$127,775 _____

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)

Demolition	\$	\$67,000	
_____	\$	_____	_____
_____	\$	_____	_____
_____	\$	_____	_____
_____	\$	_____	_____
_____	\$	_____	_____
_____	\$	_____	_____
_____	\$	_____	_____
_____	\$	_____	_____
_____	\$	_____	_____
_____	\$	_____	_____

C. Subtotal TIFD Funds Requested \$ \$67,000

D. Other Source of Funding _____
 _____ \$ _____

Sources of Funds Summary (Post totals from above.)

A. Applicant Equity	\$	\$127,775	
B. Lender Commitments	\$	_____	
C. TIFD Funds Request	\$	\$67,000	
D. Other Funds	\$	_____	
Total Project Financing	\$	\$194,775	

**APPLICANT STATEMENT OF QUALIFICATIONS
 AND FINANCIAL RESPONSIBILITY**

APPLICANT

1. Name: _____Trent Currie_____

Address: _____23 Monroe #2 Billings MT 59101_____

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 _____Individual_____.

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

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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.

CONSTRUCTION CONTRACTOR

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

Name: Owner _____

Address: 23 Monroe #2 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:

See attachments

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.

See attachments

CERTIFICATION

I (we), Trent Currie
(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 Trent Currie Signature _____

Title Owner Title _____

Address 23 Monroe #2 Address _____
Billings MT 59101 _____

Date 4/29/19 Date _____

YELLOWSTONE BANK

2000 OVERLAND AVENUE
BILLINGS, MONTANA 59102

May 17, 2019

City of Billings

To Whom It May Concern:

We confirm that Trent Currie has available funds at Yellowstone Bank to conduct demolition at 217 North 20th as of May 17, 2019. We confirm that these funds are fully free of any liens, debts and/or encumbrances and are clean, clear and non-criminal origin and are available in the form of a Cashier's Check should Mr. Currie be awarded the bid at 217 North 20th. Please contact me at 406-869-4153 should you have any questions regarding the contents of this letter.

Sincerely,



Garrett Scott
Vice-President-Billings Homestead Bank

GJS:jd

Construction Bid Form



Owner Information

Name Trent Currie

Address 23 Monroe St.

City, State ZIP Billings, MT 59101

Phone 406-861-7701

Email closequick406@gmail.com

Project name 217 North 20th St.

Contractor Information

Company C.K. Mack, LLC

Name Mack Schicktanz

Address 1302 24th St. West #357

City, State ZIP Billings, MT 59102

Phone 406-671-7948

Email mack@ckmack.com

Completion date July 15th, 2019

Scope of Work

This project will get the property located at 217 North 20th St. taken down to bare ground ready for future development.

Fencing-\$1,000
 Demolition of Properties-\$47,000
 Testing-\$1,500
 Permits-\$750
 Dirt-\$9,750
 Trees-\$5,000

Total-\$65,000

Not Included

This is an inclusive bid to prepare the property for development.

Company Proposal

This bid was done by Mack Schicktanz. All work will be completed by July 15th, 2019. Work will begin upon signed acceptance of this bid. An initial payment of \$10,000 will be required to initiate the teardown.

Authentisign

 Submitted by Mack Schicktanz

April 18th, 2019
 Date

Owner Acceptance

Dirk Arnold Construction, Inc.

2550 Terrace Dr
Billings, MT 59102
406-861-5133

Estimate

Date	Estimate #
4/24/2019	8397

Name / Address
Trent Currie 23 Monroe ST Billings, MT 59101

P.O. No.	Terms	Project

Item	Description
02.10 Demo	Demolition of all buildings on 217 North 20th ST and Property brought back to level, ready for new Construction Includes: All Bonds, Permits, and fencing. Includes: Hazardous material testing and removal.

	Total	\$73,000.00
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Signature _____

PROPOSAL

4/22/19

Big Time Construction
PO Box 1431
Billings, MT 59103
406-672-9995

To

Trent Currie
Billings, MT 59102
406-861-7701

<i>Salesperson</i>	<i>Job</i>	<i>Payment Terms</i>	<i>Due Date</i>
Aaron Langford	217 N 20 th Demolition	Due on receipt	Upon Completion

<i>Qty</i>	<i>Description</i>	<i>Unit Price</i>	<i>Line Total</i>
1	Tear down 4 homes located at 213 and 217 North 20 th St. Billings, MT 59101 -Obtain and provide all appropriate demolition permits -Demolish 4 homes on the premises -Properly dispose of any hazardous materials (asbestos, meth contamination) -Demolish all foundation and driveway materials -Clean the entire site of all construction and debris -Provide liability insurance for the job -Provide specific hazardous removal permits -Take appropriate precautions to keep out intruders during demolition When complete, the site will be left clean of debris and construction materials in ready to build condition.	\$69,000	69,000
Subtotal			\$69,000

Proposal Acceptance

Signed: _____ Date: _____

Printed: _____

Total

\$69,000

EAST BILLINGS URBAN RENEWAL DISTRICT (EBURD)

5/28/2019

Billings Industrial Revitalization District (BIRD) Recommended Assistance	
Project: Demolition and abatement of structures and removal of blight	
Entity: Trent Currie - 217 & 217 1/2 N 20th Street. North Billings, MT 59101	
Tax parcel: A00459	
Demolition of two old Meth houses to prepare lot for redevelopment	
Eliminates gathering spot for transients	

Eligible Public Improvements	Requested		Recommended	MCA Statute
Demolition and abatement of structures removal of blight	55,000.00	60%	33,000.00	7-15-4288 (2)
Back fill demolition sites	10,000.00	20%	2,000.00	7-15-4288 (2)
Permits	2,000.00	50%	1,000.00	7-15-4233 (m)(n)
			-	
			-	
TOTAL	67,000.00		36,000.00	54%

Current taxable value	64,775.00
Projected taxable value on completion	35,000.00
value added	(29,775.00)
estimated annual increment generated	N/A
multiplied by remaining TIF years (25)	N/A

Public Benefit:

This project correlates with the EBURD Master Plan by eliminating blighted buildings from the district.

It encourages redevelopment of the property which will add to the revitalization of the EBURD.