

BIRD Application

Description of project and schedule

On November 30th of 2018 our 51,000 square foot building at 1617 1st Avenue North caught on fire. The resulting damage created a total loss of the building. In late September and October we will tear down this building which will create a one square block pad site for a build to suit. We are planning some sort of multi-story commercial building. It is our intent to aggressively market this lot nationally for a great Tenant. We do not want to sit on vacant land and we feel this will be a very attractive lot to help bring new business and growth to Billings.

Cor Automotive
406-252-0773
1620 2nd Ave North

Welcome to
CORRIDOR
ExxonMobil
Shop II



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The Cincinnati Insurance Company ■ The Cincinnati Indemnity Company
The Cincinnati Casualty Company ■ The Cincinnati Specialty Underwriters Insurance Company
The Cincinnati Life Insurance Company

William Landowski

April 12, 2019

J & S PROPERTIES INC PASSIVE COMPANY
ATTN: JASON JUMMERFELDT
PO BOX 31292
BILLINGS MT 59107

RE:	Insured:	J & S PROPERTIES INC PASSIVE COMPANY
	Claim No.:	3248670
	Policy No.:	03EPP0138143
	Loss Date:	11/28/2018

Dear Jason,

This letter is to follow up on the above fire damage claim that occurred to your commercial building located at 1617 1st Ave North, Billings, MT on the above date of loss. As you may recall, Cincinnati Insurance has issued building damage payment up to the policy limits which causes this location to be considered a financial total loss. The repair estimate completed by our construction consultant was well over the policy limits. If you have further questions, please contact me at the number below. Thank you.

Sincerely,

William Landowski



BILLINGS INDUSTRIAL REVITALIZATION DISTRICT

**BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.
EBURD PROCEEDS APPLICATION**

Project Name: 1617 1st Avenue North Demo Date Submitted: 8/19/2019

APPLICANT INFORMATION

- 1. Name: Scott Chesarek
- 2. Address: P.O. Box 31292, Billings, MT 59107
- 3. Telephone Number: 406-855-4248 Cell# 406-855-4248

PROJECT INFORMATION

- 1. Building Address: 1617 1st Avenue North Billings, MT 59107
- 2. Legal Description: Original Town site of Billings, Block 81, Lots 13-24
- 3. Ownership: J & S Properties Inc
Address: P.O. Box 31292, Billings, MT 59107

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

Name: _____

Address: _____

5. Existing/Proposed Business: Once demo is complete we will do a National search for a build to suit tenant.

Business Description: Commercial Rental Property

6. Employment: Existing FTE Jobs 0 Building is condemned _____

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

7. Architectural Firm: ____ None Yet _____

Address: _____

Architect: _____

8. Description of Project: See attached

9. Rehabilitation/construction plans: Demo then do a Build to suit

10. Project Schedule: See Attached

PROJECT COSTS

Land and Site Improvements (Itemized)

1. ____ Demo Building _____	\$ ____ 126,619 _____
2. _ Dump Fees & Trucking _____	\$ ____ 71,051 _____
3. _____	\$ _____
4. _____	\$ _____
Subtotal	\$ ____ 197,670 _____

Construction/Rehabilitation Costs (Use general construction trade divisions)

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

Fees

1. Architectural/Engineering	\$ _____
2. Permits _____	\$ __ 1,000 _____
3. _____	\$ _____
Subtotal	\$ _____
Total Project Development Costs	\$ __ 198,670 _____

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)

\$ __ 1,008,000 _____

Other _____ \$ _____

_____ \$ _____

A. Subtotal Applicant Equity \$ __ 1,008,000 _____

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 \$ __ 0 _____

C. TIFD request for funds for eligible public improvements. MCA Statute (office use only)

_ Demo, Dump Fees, Permitting,___	\$ _____	_____
_ and Trucking_____	\$ <u>198,670</u> _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____

C. Subtotal TIFD Funds Requested \$ 198,670 _____

D. Other Source of Funding _____ \$ J & S Properties Inc _____

Sources of Funds Summary (Post totals from above.)

A. Applicant Equity	\$ <u>1,008,000</u> _____
B. Lender Commitments	\$ <u>0</u> _____
C. TIFD Funds Request	\$ _____
D. Other Funds	\$ <u>J & S Properties Inc</u> _____
Total Project Financing	\$ <u>0</u> _____

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 X 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 X 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: Cayton Excavation _____

Address: P.O. Box 80693, Billings, MT 59108 _____

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 X Yes _____ if yes, explain.

3. Attach copies of bids to application: Included

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), Scott Chesarek & Jason Kummerfeldt _____
(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 [Handwritten Signature] Signature [Handwritten Signature]

Title ___ President _____ Title ___ Vice-President _____

Address _ P.O. Box 31888 _____ Address _ 4816 Arapahoe Tr. _____

_ Billings, MT 59107 _____ _ Billings, MT 59106 _____

Date _____ 8/20/2019 _____ Date _____ 8/20/2019 _____



May 19, 2019

1617 1st Ave North Demolition

- Estimate Includes:
 - Demolishing and hauling off the building, concrete, and incidental asphalt in the alley
 - Terminating the water service at the curb box (see below additive for street termination)
 - Capping the sewer service at the property line
 - Sloping of the holes left by the building removal
 - City and DEQ demolition permits
 - Landfill fees
 - Temporary fencing
 - Imported fill to level lot

Base Bid Lump Sum **\$197,670.00**

- Additive Alternate 1: City Sidewalk Replacement- 5' Wide **\$42,103.00**
 - This alternate includes replacing the existing sidewalk to the same condition prior to demolition.
- Additive Alternate 2: Water Demolition **\$9,435.00**
 - This alternate includes demolishing the 4" water line at the main line in the street.

Bid Exclusions:

- Asbestos testing and abatement
- Asphalt parking lot removal
- Importing or exporting dirt
- Compaction testing
- Estimate does not include bonding (Add 1.5% to base bid if required).

Clarifications:

- It is the responsibility of the owner to get the utilities disconnected and have the utility companies "sign off" on the disconnections.
- Existing on-site dirt will be graded and sloped to flatten the lot and fill in voids left by the buildings. The lot will be left in a safe condition. Importing dirt is not included in this estimate.
- 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.

Thank you,

Zachry Cayton
Vice President

YELLOWSTONE BANK

3010 THIRD AVENUE NORTH
BILLINGS, MONTANA 59101

July 25, 2019

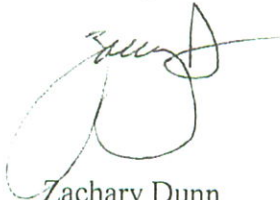
Billings Industrial Revitalization District
Attn: Tim Goodridge
1413 4th Ave N
Billings, MT 59101

Re: J&S Properties, LLC

Dear Tim,

Please accept this letter as certification that as of today, J&S Properties, LLC has sufficient funds on deposit at Yellowstone Bank to complete the demolition of the commercial building located at 1617 First Avenue North in Billings, MT. We confirm that these funds are fully free of any liens, debts, and/or encumbrances and are of non-criminal origin. If further information is required, please contact me directly.

Sincerely,



Zachary Dunn
President, Billings Downtown Bank

ZJD:nl



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.

[Back to Search Form](#)

[Full Orion Detail](#)

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**. 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: A00537

Primary Party

Primary Owner Name: J & S PROPERTIES INC [Ownership History](#)

2019 Mailing Address: J & S PROPERTIES INC
 PO BOX 31292
 BILLINGS, MT 59107-1292

Property Address: 1617 1ST AVE N
 Township: 01 N Range: 26 E Section: 33
 Subdivision: BILLINGS ORIGINAL TOWNSITE Block: 81 Lot: 13
 Full Legal: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 81, Lot 13 - 24, (09)
 GeoCode: 03-1033-33-4-14-01-0000

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

Property Assessment Information

Levy District: EAST BILLINGS URBAN RENEW

2019 Assessed Value Summary

Assessed Land Value = \$ 311,969.00
 Assessed Building(s) Value = \$ 0.00
 Total Assessed Value = \$ 311,969.00

Assessed Value Detail Tax Year: 2019

Class Code	Amount
2207 - Commercial City or Town Lots	= \$ 311,969.00
Total	= \$ 311,969.00

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](#).

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
2000	10,867.48 P	10,867.48 P	21,734.96
2001	11,675.12 P	11,675.11 P	23,350.23

[2002](#) 11,365.62 P 11,365.62 P 22,731.24
[2003](#) 9,823.83 P 9,823.82 P 19,647.65
[2004](#) 10,352.47 P 10,352.46 P 20,704.93
[2005](#) 10,625.33 P 10,625.33 P 21,250.66
[2006](#) 10,589.71 P 10,589.71 P 21,179.42
[2007](#) 11,141.88 P 11,141.88 P 22,283.76
[2008](#) 11,404.96 P 11,404.95 P 22,809.91
[2009](#) 0.00 8,303.91 P 8,303.91
[2009](#) 12,116.18 P 0.00 P 12,116.18
[2010](#) 9,511.38 P 9,511.37 P 19,022.75
[2011](#) 9,536.83 P 9,536.81 P 19,073.64
[2012](#) 8,882.97 P 8,882.95 P 17,765.92
[2013](#) 9,012.93 P 9,012.92 P 18,025.85
[2014](#) 9,331.41 P 9,331.40 P 18,662.81
[2015](#) 10,601.46 P 10,601.43 P 21,202.89
[2016](#) 10,825.68 P 10,825.65 P 21,651.33
[2017](#) 9,963.34 P 9,963.32 P 19,926.66
[2018](#) 0.00 9,279.55 P 9,279.55
[2018](#) 10,515.24 P 0.00 P 10,515.24

(P) indicates paid taxes.

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

Jurisdictional Information

Commissioner Dist: 2 - [Denis Pitman \(R\)](#) **School Attendance Areas**
Senate: 24 - [Mary McNally \(D\)](#) **High:** SENIOR
House: 47 - [Katharin A. Kelker \(D\)](#) **Middle:** RIVERSIDE
Ward: 1 (BILLINGS) **Elem:** MCKINLEY

[Brent Cromley](#)

[Mike Yakawich](#)

Precinct: 47.1

Zoning: East Billings Central Works

[Click Here to view Billings](#)

[Regulations](#)

[Click Here to view Laurel](#)

SD 2 Trustee District #1 [List of Trustees](#)

[Regulations](#)

[Click Here to view Broadview](#)

[Regulations](#)

Any comments or questions regarding the web site may be directed to the [Web Developer](#).

EAST BILLINGS URBAN RENEWAL DISTRICT (EBURD)

8/21/2019

Billings Industrial Revitalization District (BIRD) Recommended Assistance	
Project: Demolition and abatement of structures and removal of blight	
Entity: J&S Properties - 1617 1st Avenue North, Billings, MT 59101	
Tax parcel: A00537	
Demolition of old Denny Menholt building to prepare lot for redevelopment.	
Fire destroyed the building in 2018 . It needs to be removed for anything to happen.	

Eligible Public Improvements	Requested	%	Recommended	MCA Statute
Demolition and abatement of structures removal of blight	197,670.00	0%	-	7-15-4288 (2)
permit	1,000.00	0%	-	7-15-4233 (m)(n)
			-	
			-	
			-	
TOTAL	198,670.00		-	0%

Current taxable value	311,969.00
Projected taxable value on completion	311,969.00
value added	-
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, uninhabitable structures. It encourages redevelopment of the property which will add to the revitalization of the EBURD.