



BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.  
EBURD PROCEEDS APPLICATION

Project Name: YIW Sales Building Remodel Date Submitted: 03/19/2021

APPLICANT INFORMATION

1. Name: J&S Properties Inc.
2. Address: PO Box 31292, Billings, MT 59107
3. Telephone Number: (406) 259-1528 Cell# (406) 855-4248

PROJECT INFORMATION

1. Building Address: 1518 1st Avenue North, Billings, MT 59101
2. Legal Description: Lots 13-18, Block 121 in original town site of Billings
3. Ownership: J&S Properties Inc.

Address: PO 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: Sales Facility

Business Description: Ice & Water Sales

6. Employment: Existing FTE Jobs 2-3 at Sales Facility

New Permanent FTE Jobs created by project 0 Construction FTE Jobs 3-12

7. Architectural Firm: Simonsen Architect, LLC

Address: PO Box 2132, Billings, MT 59103

Architect: Eric Simonsen

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>Remove &amp; Replace asphalt</u>	\$ <u>34,347</u>
2. <u>Remove &amp; Replace sidewalks &amp; approach</u>	\$ <u>4,050</u>
3. <u>Sign Products</u>	\$ <u>22,406</u>
4. <u>Parking lot striping</u>	\$ <u>500</u>
Subtotal	\$ <u>61,303</u>

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

1. <u>Jones Construction see attached (bid)</u>	\$ <u>148,466</u>
2. <u>Enterprise Communications (security system)</u>	\$ <u>3,365</u>
3. _____	\$ _____
4. _____	\$ _____
5. _____	\$ _____
6. _____	\$ _____
7. _____	\$ _____
8. _____	\$ _____
Subtotal	\$ <u>151,831</u>

Fees

1. Architectural/Engineering	\$ 13,400
2. Permits <u>Plan review fees &amp; permit fees</u>	\$ 1,364
3. <u>Appraisal Report</u>	\$ 6,500
Subtotal	\$ 21,264
Total Project Development Costs	\$ 215,298

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested	\$ 80,000
Land & Buildings (if value is more that State of Montana valuation then a current appraisal must be submitted)	\$ 540,400
Other _____	\$ _____
_____	\$ _____
A. Subtotal Applicant Equity	\$ 620,400

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

Cash and Loan \$ \_\_\_\_\_

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Sources of Funds Summary (Post totals from above.)

A. Applicant Equity \$ Building is debt free

B. Lender Commitments \$ up to \$365,000

C. TIFD Funds Request \$ \_\_\_\_\_

D. Other Funds \$ 80,000

Total Project Financing \$ \_\_\_\_\_

**APPLICANT STATEMENT OF QUALIFICATIONS  
AND FINANCIAL RESPONSIBILITY**

**APPLICANT**

1. Name: J&S Properties Inc.

Address: PO Box 31292, Billings, MT 59107

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: December 31, 2001

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>
Scott Chesarek, PO Box 31888, Billings, MT 59107	President (50%)
Jason Kummerfeldt, 4816 Arapaho Trl, Billings, MT 59106	Vice-President (50%)

**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: Jones Construction

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?

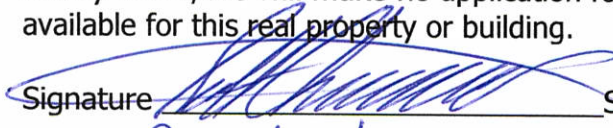
No  Yes \_\_\_\_\_ if yes, explain.

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), J+S Properties Inc. by Scott Chesarek  
(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 President Title \_\_\_\_\_  
Address P.O. Box 31292 Address \_\_\_\_\_  
Billings, MT 59107 \_\_\_\_\_  
Date 3/19/21 Date \_\_\_\_\_

# YELLOWSTONE BANK

March 19, 2021

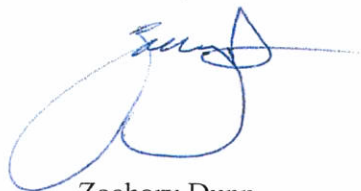
Billings Industrial Revitalization District  
Attn: Zack Terakedis  
1413 4<sup>th</sup> Ave N  
Billings, MT 59101

Re: J&S Properties, Inc.

Dear Zack,

Please accept this letter as certification that J&S Properties, Inc. has credit facilities in place with Yellowstone Bank to complete the Yellowstone Ice and Water sales facility renovations at 1518 1<sup>st</sup> Avenue North in Billings, MT. If further information is required, please contact me directly.

Sincerely,

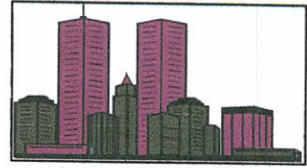


Zachary Dunn  
President, Billings Downtown Bank

ZJD:nl

# ROBERTSON VALUATION GROUP

P.O.Box 81688  
 Billings, MT 59108-1688  
 Phone 406-208-4884



## INVOICE

### Customer

Name Mr. Zack Dunn, President, Yellowstone Bank-Downtown  
 Address 3010 3rd St  
 City Billings State MT ZIP 59101  
 Phone \_\_\_\_\_

Date 3/12/2021  
 Order No. \_\_\_\_\_  
 Rep \_\_\_\_\_  
 FOB \_\_\_\_\_

Qty	Description	Unit Price	TOTAL
One	Appraisal Report of: J&S Properties Appraisal Report of: Yellowstone Ice and Water  Billings, MT	\$6,500.00	\$6,500.00

### Payment Details

- Check  
 Credit Card  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SubTotal	\$6,500.00
Shipping & Handling	\$0.00
<b>TOTAL</b>	<b>\$6,500.00</b>

Please Make Check Payable To: Robertson Valuation Group LLC

Thank You For Your Business