

DOWNTOWN BILLINGS PARTNERSHIP
DOWNTOWN (N 27TH STREET) URBAN RENEWAL DISTRICT
**TAX INCREMENT FINANCING FUND
APPLICATION**



THE MONTE BAR AND CASINO

LOCATED AT:
2824 1ST AVENUE NORTH
BILLINGS, MONTANA

BY:

**KOORY SALES CORPORATION
(DBA THE MONTE BAR AND CASINO)**
THE LAFEVER FAMILY – DIANNE, ALISON, AND CORI LAFEVER
P.O. BOX 20711
BILLINGS, MONTANA 59101

WITH:

HIGH PLAINS ARCHITECTS, P.C.
2720 MINNESOTA AVENUE
BILLINGS, MONTANA

AND

T.W. CLARK CONSTRUCTION, LLC
609 CHARLES STREET
BILLINGS, MONTANA

DATE:

APRIL 15, 2021



**DOWNTOWN (N 27TH STREET) URBAN RENEWAL DISTRICT
N27URD**

Tax Increment Financing Fund Application

APPLICANT INFORMATION

Name:

Address:

City/State/Zip

Phone: E-mail:

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:

A corporation/LLC: A non-profit or charitable institution or corporation A partnership: Other:
Known as:

Date of Organization:

PROJECT INFORMATION

Building Address:

City: State: ZIP Code:

Legal Description:

Property Owner (if property is not owned by the Applicant, list leasehold interests and attach evidentiary materials)

Property Owner (name or entity):

Property Owner Contact Name: Contact Phone:

Lessor's Address:

City: State: ZIP Code:

PROJECT ARCHITECTURAL FIRM

Firm Name:

Address:

Representative:

Phone: E-mail:

PROJECT CONTRACTOR (OR PARTY RESPONSIBLE FOR CONSTRUCTION)

Name/Representative:

Address:

Phone: E-mail:

PROJECT FINANCIAL LENDING INSTITUTION (leave blank if not applicable)

Name/Representative:

Address:

Phone: E-mail:

PROJECT INFORMATION

Description of Project:

Attach a narrative explanation and any other design information. Use this section to pitch your project and explain how it will eliminate blight and/or benefit the public.

Rehabilitation Plans:

Attach schematic design drawings and/or completed construction document plans - including site, landscaping, and other engineering design information.

Project Schedule:

Attach a timeline or schedule through completion.

To receive maximum funding all applications must be submitted to the DBP and approved by the CITY prior to the start of the relevant phase of construction.

Please refer to attached Pro Forma and financial analysis.

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

Applicant Equity

Cash Invested	\$ _____
Land & Buildings	\$ _____
Other (Specify) _____	\$ _____
Subtotal	\$ _____

If land & building value is more than the State of Montana valuation, a current appraisal must be submitted.

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation)

Lender	Loan Amount	Interest Term	Payment/Period
_____	\$ _____	____ % ____ yrs	\$ _____/Month
_____	\$ _____	____ % ____ yrs	\$ _____/Month
Total Loan Amount			\$ _____

TIF Request

Eligible Improvements

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

Subtotal of TIF Funds Requested \$ _____

Sources of Funds Summary (Post totals from above)

Applicant Equity	\$ _____
Lender Commitments	\$ _____
TIF Funds Request	\$ _____
Other Funds (Specify) _____	\$ _____

Total Project Cost

Please refer to attached Pro Forma and financial analysis.

To receive maximum funding all applications must be submitted to the DBP and approved by the CITY prior to the start of the relevant phase of construction.

CERTIFICATION

I (we), DIANNE LAFEVER AND CORI LAFEVER (please print), the APPLICANT, 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.

Signature <u>Dianne LaFever</u>	Signature <u>Cori LaFever</u>
Title <u>OWNER</u>	Title <u>Manager</u>
Address <u>PO Box 20711</u>	Address <u>PO Box 20711</u>
<u>Billings, MT 59104</u>	<u>Billings, MT 59104</u>
Date <u>4-15-21</u>	Date <u>4-15-21</u>

URD TIF GRANT PROGRAMS – Governing Body: City of Billings, City Council

To receive maximum funding all applications must be submitted to the DBP and approved by the CITY prior to the start of the relevant phase of construction.

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DOWNTOWN (N 27TH STREET) URBAN RENEWAL DISTRICT
TAX INCREMENT FINANCING FUND APPLICATION**

THE MONTE RENOVATION PROJECT

2824 First Avenue North
Billings, Montana
April, 2021

PROJECT INFORMATION

Business Profile and Project Description

The Monte Bar and Casino, originally known as the Monte Carlo, is one of downtown Billings' oldest bars and its largest casino. The Monte has become known for its long curving bar top, handmade by the owner's brother, and as a place where eclectic and loyal regulars come for PBR drink specials and creative cocktails paired with fresh Wisconsin string cheese. The large and vibrant interior space features vintage carpeting from the Stardust Casino in Las Vegas as well as a game room with vintage pinball machines and arcade games. The Monte also boasts serving downtown Billings' best margaritas, which are paired with food from Guadalajara Mexican Restaurant, located next door.

Originally located around the corner on North 29th Street (where Guadalajara is now) the Monte Carlo Bar was established in the 1930's. Neal and Dianne LaFever bought the bar in its original location in 1985 and expanded into the current First Avenue corner location with an extensive interior renovation in 1991. Since Neal passed away, Dianne has continued to run the business with the help of her two daughters, Cori and Alison, and the three of them have maintained the Monte as a women-owned and operated business. In addition to the Monte and the building it occupies, The LaFeveres are longtime owners of several downtown properties and have been supporters of downtown businesses and events for many years.

The Monte Bar and Casino, and a retail space currently occupied by The Glass Shop, occupy the building at the southeast corner of First Avenue North and North 29th Street. This corner has struggled to remain lively and activated and has not established a strong sense of place within the downtown core. This is in large part due to the Monte building itself, which is in need of an overhaul. The c.1970's façade alternations, comprised of heavy stone and stucco cladding and a large obtrusive metal awning, are outdated and unattractive. These elements make the building seem gloomy and uninviting. Because the building occupies a half block-long frontage along First Avenue North, the visual impact of the building's aesthetically unappealing appearance on a primary streetscape in the downtown commercial core is considerable.

The LaFeveres have grown and updated the business in recent years and the bar has evolved to attract diverse patrons that include office professionals, restaurant industry workers, and musicians and artists involved in downtown's burgeoning music and cultural scene. On the interior, the bar and the gaming machines are integrated, which fosters a more social and fun environment that is unique from other casinos. However, the building's drab exterior does not match the vibrancy of the interior space. This remodel is intended to correct that so the function and appearance of the building on the exterior is as memorable, interesting, and place-centric as the experience visitors have inside.

The remodel project will include complete removal of the outdated, low-hanging brown awning and the stone and deteriorating stucco cladding at the primary facades on First Avenue North and North 29th Street. These elements will be replaced with materials to emulate the appearance of the historic building character in the 1930's and 40s. The existing storefront with dark tinted glass will also be removed and replaced with a new assembly with clear glazing that will allow greater

**DOWNTOWN BILLINGS PARTNERSHIP
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transparency into and out of the building, all of which will improve the building's connection with the streetscape.

In removing portions of the awning to perform investigative building probes, existing historic building features were discovered to be intact under the cladding. The proposed exterior design will preserve and highlight these elements. This will help the building fit more cohesively within the fabric of the surrounding historic building stock.

The proposed renovation will also reintroduce the historic chamfered corner entry at North 29th Street, structural elements of which remain in place, and add new pedestrian-oriented signage and lighting elements. This reconfiguration alters circulation into the building by refocusing the main entry from First Avenue North onto the corner at North 29th Street. This will allow for the removal of the dysfunctional entrance at the south end of the North 29th Street façade by the addition of a new glass storefront. This new corner entry will embrace the City's efforts to implement two-way traffic at this corner and contribute to the revitalization of the North 29th Street that has been sparked in recent years by new retail and restaurant additions north of First Avenue.

The transformation of this street corner will also include the addition of new street trees, planters, and informal seating (e.g. boulders) on North 29th Street—coordinated with the joint City-MDT streetscape improvements on First Avenue North—to further make the building more attractive and inviting. The addition of plantings at the First Avenue North sidewalk are not planned at this time, but the addition of plantings will be considered in the future depending on the City's plans for landscaping improvements on this section of the street.

The overhaul to the exterior façade presents an opportunity to also upgrade the outdated and inefficient mechanical and electrical systems that have been altered in an ad hoc manner during different remodeling campaigns over the past few decades. New rooftop mechanical units will be installed and a replacement roof with improved additional insulation will be included in the scope of work to address problematic leaks. These important building maintenance upgrades will extend the life of the building and the businesses within it and also improve energy efficiency of the building envelope.

The secondary east facing alley wall will also be repaired and updated. A large public art mural is planned to be installed at this location after façade repairs are completed. It will be designed and painted in collaboration with local artists, and it will be done in memory of a close friend and long-time patron of The Monte, Freddie Spencer, who recently passed away. This mural will be visible to west bound vehicles and pedestrians on First Avenue, further adding character to this overlooked part of downtown. Exterior lighting upgrades to the alley and rear parking lot area are also planned in order to improve public safety.

The projected budget is \$777,873.00 for construction including contingency and contractor overhead and profit. Soft costs for the project are budgeted around \$108,648.00 and include architectural and engineering fees (see attached 'Financial Pro Forma Analysis' for additional details).

The long-term goals for the Monte are to continue to actively engage with the greater community of people living and working downtown and to continue to diversify the Monte's customers base while maintaining the long-time regulars that are a part of the Monte family. The owners plan to continue to grow the business, which will create a need to hire more employees. The proposed project will help to achieve these goals by allowing the exterior of the building to match the charm and character

**DOWNTOWN BILLINGS PARTNERSHIP
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of the bar's interior. The expanded customer base along with the building improvements will also help to connect sections of activity in downtown and extend the vitality of street activity from the prime cultural artery at Broadway further west. As a whole, the proposed project intends to make the building more aesthetically interesting and inviting, but more importantly, will help to transform the corner of First Avenue North and North 29th Street from forgettable intersection to an identifiable place in the heart of the downtown Billings.

ATTACHMENTS

Project Timeline (1 page)

Rehabilitation Plans (4 pages) provided by High Plains Architects

1. Historic 2824 1st Avenue North Photos
 - a. Figure 1. Postcard, First Ave North, Billings, ca. 1910
 - b. Figure 2. Photograph, 1st Ave N (West), Billings, ca. 1940
 - c. Figure 3. Photograph, 1st Ave N (East), Billings, ca. 1935
 - d. Figure 4. Existing Building, Google Street View, 2019
2. First Floor Remodel Plan – In-process construction documents for the Monte Casino
3. Façade Design Sketches – North (1st Ave N.) and West (N. 29th St.)
4. Elevation Remodel Drawings - In-process construction documents for the Monte Casino

Project Financing (2 pages)

1. Financial Pro Forma Analysis provided by High Plains Architects
 - 1) *Remodel Costs*
 - 2) *Sources of Cash*
2. *Qualifying Expenditures (QE) Continuation Sheet, estimate provided by TW Clark Construction*

Application Scorecard (2 pages)

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THE MONTE RENOVATION PROJECT

2824 First Avenue North
Billings, Montana
April, 2021

PROJECT TIMELINE

- Construction Documents: February - May, 2021
- Submit for Building Permit: May 17, 2021
- Project Bidding: May-June, 2021
- Construction Begins (tentative): June 20, 2021 (four months)
- Project Completion: October, 2021

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Figure 1. Postcard, First Ave North, Billings, ca. 1910



Figure 2. Photograph, 1st Ave N (West), Billings, ca. 1935

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TAX INCREMENT FINANCING FUND APPLICATION**



Figure 3. Photograph, 1st Ave N (East), Billings, ca. 1935

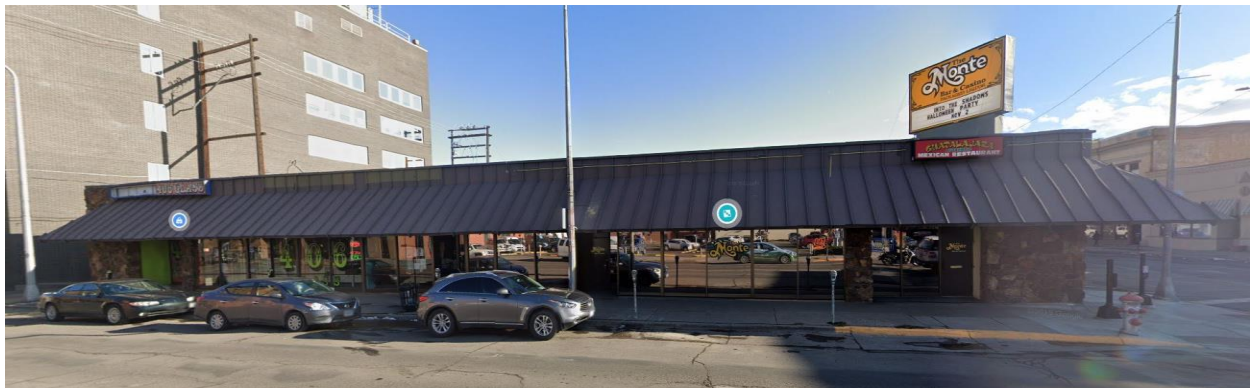


Figure 4. Existing Building, Google Street View, 2019

RELITE SCHEDULE

WINDOW TYPE	WINDOW SIZES		GLAZING TYPE	DETAILS			WINDOW NOTES
	WIDTH	HEIGHT		HEAD	JAMB	SILL	
1							
2							
3							
4							

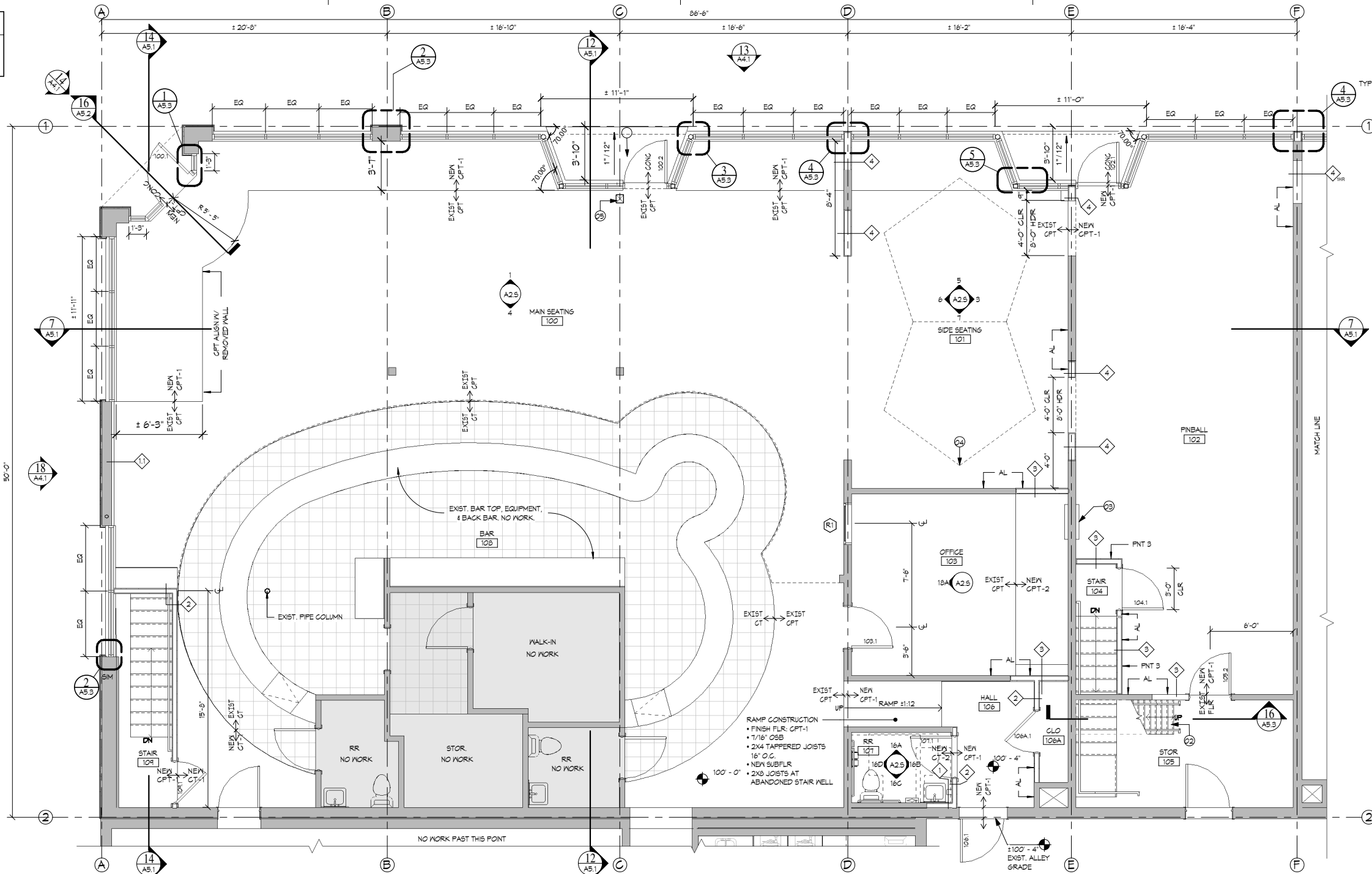
	WALL CONSTRUCTION - 5/8" GB - 2X4 MD STUDS @ 16" O.C.
	WALL CONSTRUCTION - 5/8" GB - 8" EXT. BRICK
	WALL CONSTRUCTION - 5/8" TYPE 'X' GB BOTH SIDES - 2X4 MD STUDS @ 16" O.C.
	WALL CONSTRUCTION - 3/4" GB BOTH SIDES BUILT OUT TO MAKE NEW FINISH FACE FLUSH WITH EXISTING - 2X4 MD STUDS @ 16" O.C.
	WALL CONSTRUCTION - (2) 5/8" GB BOTH SIDES BUILT OUT TO MAKE NEW FINISH FACE FLUSH WITH EXISTING - 2X6 MD STUDS @ 16" O.C.

2 PARTITION LEGEND

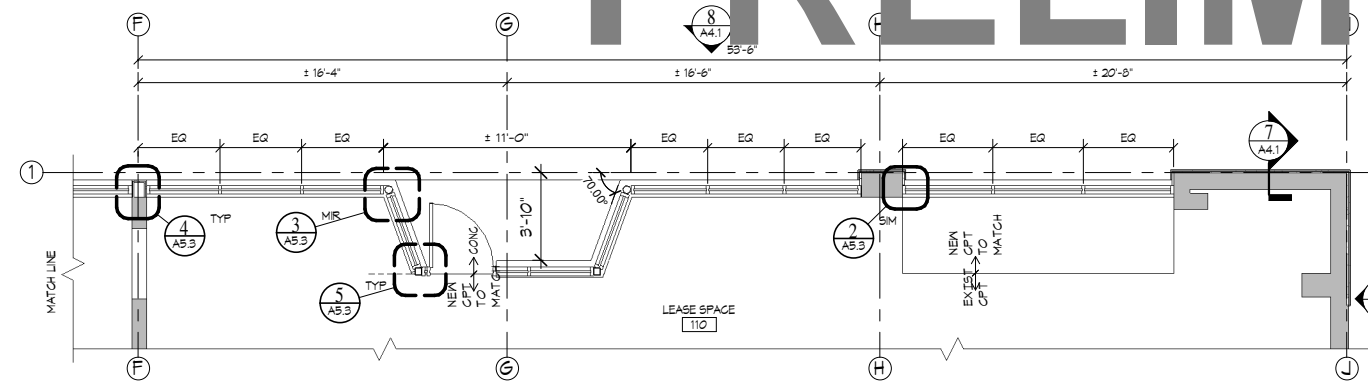
A2.1 3/4" = 1'-0"

REMODEL NOTES

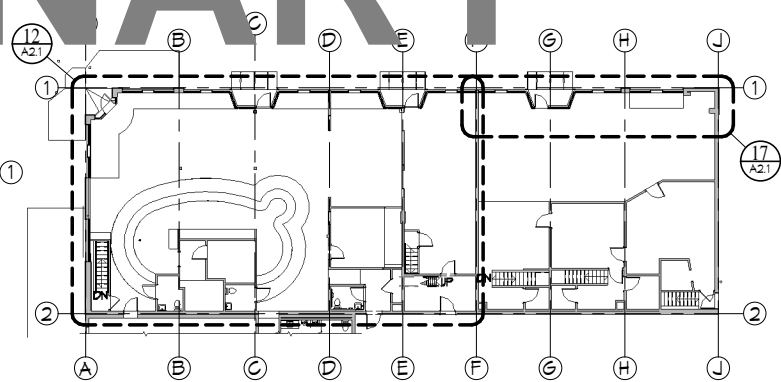
02	NEW METAL SHIPS LADDER TO ROOF WITH HATCH
03	RECESSED CHANGE MACHINE, OWNER PROVIDED, GC INSTALLED
04	RELOCATE CAROUSEL, SUSPEND WITH THREADED ROD
05	VIF COLUMN LOCATION



12 FIRST FLOOR REMODEL PLAN - MONTE
A2.1 1/4" = 1'-0"



17 FIRST FLOOR REMODEL PLAN - LEASE SPACE
A2.1 1/4" = 1'-0"



19 FIRST FLOOR REMODEL KEY PLAN
A2.1 1" = 20'-0"

NOT FOR CONSTRUCTION

FIRST FLOOR REMODEL PLAN
 THE MONTE RENOVATION
 50% CONSTRUCTION DOCUMENTS

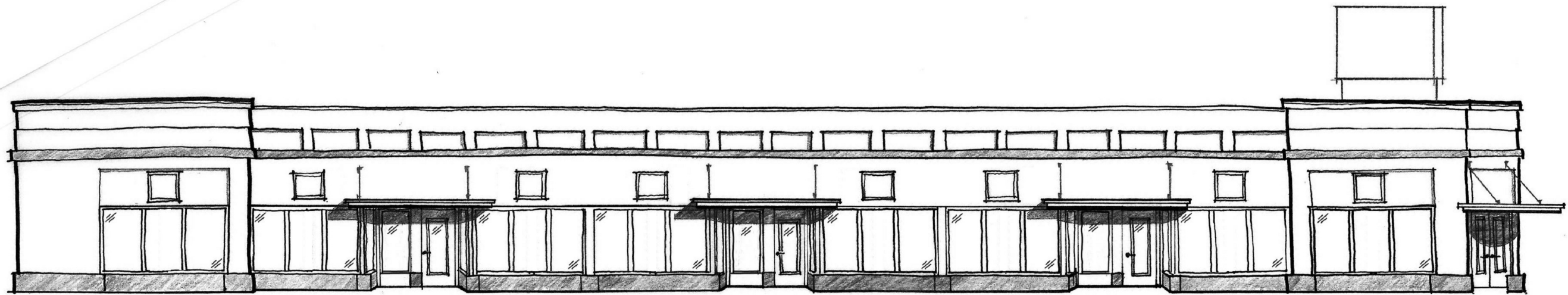
HIGH PLAINS ARCHITECTS
 PHONE: (408) 886-0250 | FAX: (408) 886-0255
 2720 MINNESOTA AVE | BILLINGS, MT 59101
 P.O. BOX 2203 | BILLINGS, MT 59103
 WWW.HIGHPLAINSARCHITECTS.COM



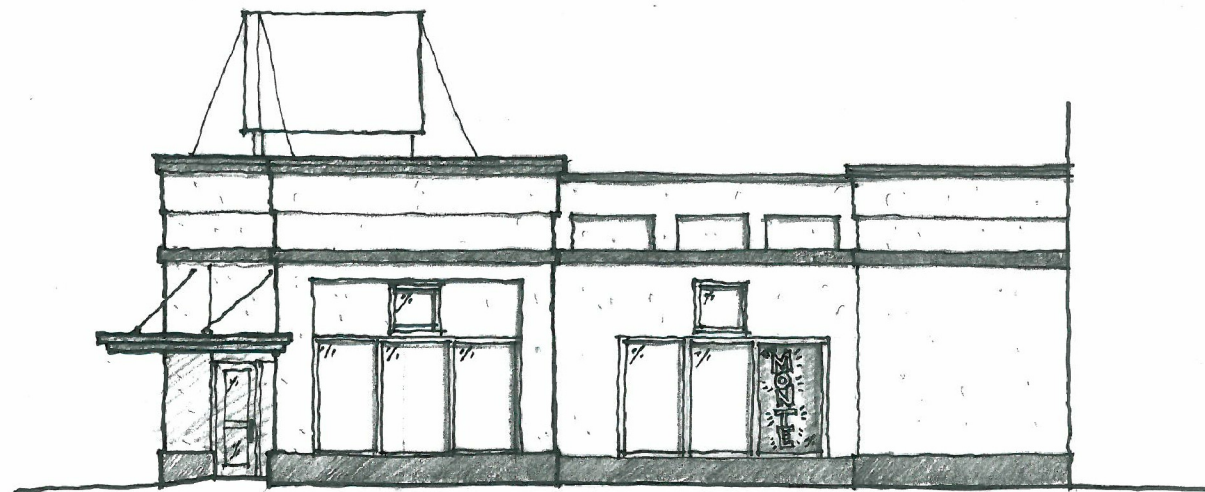
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 PROJECT#: 22004.01
 DATE: 04/01/21

A2.1

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1 NORTH ELEVATION DESIGN SKETCH
4.1 3/32" = 1'-0"



2 WEST ELEVATION DESIGN SKETCH
4.1 3/32" = 1'-0"

FACADE UPDATES - DESIGN SKETCHES
THE MONTE RENOVATION
DOWNTOWN BILLINGS TIF GRANT APPLICATION

HIGH PLAINS
ARCHITECTS

Office: 601 West Broadway, Suite 100
Phone: (406) 838-0250 • Fax: (406) 838-0255
2700 Broadway, Suite 100 • Billings, MT 59101
P.O. Box 200 • Billings, MT 59103
www.highplainsarchitects.com

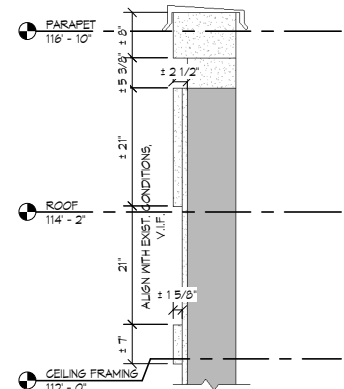


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REVISED: 4/15/21

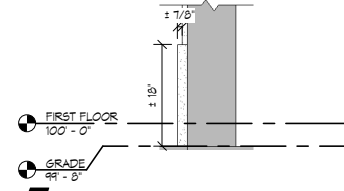
4.1

EXTERIOR FINISHES LEGEND	
MATL TYPE	DESCRIPTION
EXIST. STUCCO	<ul style="list-style-type: none"> EXIST. HISTORIC STUCCO TO REMAIN. REVIEW CONDITION OF STUCCO W/ ARCHITECT AFTER DEMO TO PLAN PATCH & NEW CONTROL JOINT LOCATION. PNT-E1
NEW STUCCO 1 (WHITE)	<ul style="list-style-type: none"> NEW CEMENTITIOUS STUCCO, 2-PARTS, ON MTL LATH SECURED TO EXIST. BRICK. FINISH TO MATCH EXIST. STUCCO APPROVED BY ARCHITECT PNT-E1
NEW STUCCO 2 (BLACK)	<ul style="list-style-type: none"> NEW CEMENTITIOUS STUCCO, 2-PARTS, ON MTL LATH SECURED TO EXIST. BRICK. FINISH TO MATCH EXIST. STUCCO APPROVED BY ARCHITECT PNT-E2
FIBER CEMENT 1 (WHITE)	
FIBER CEMENT 2 (BLACK)	

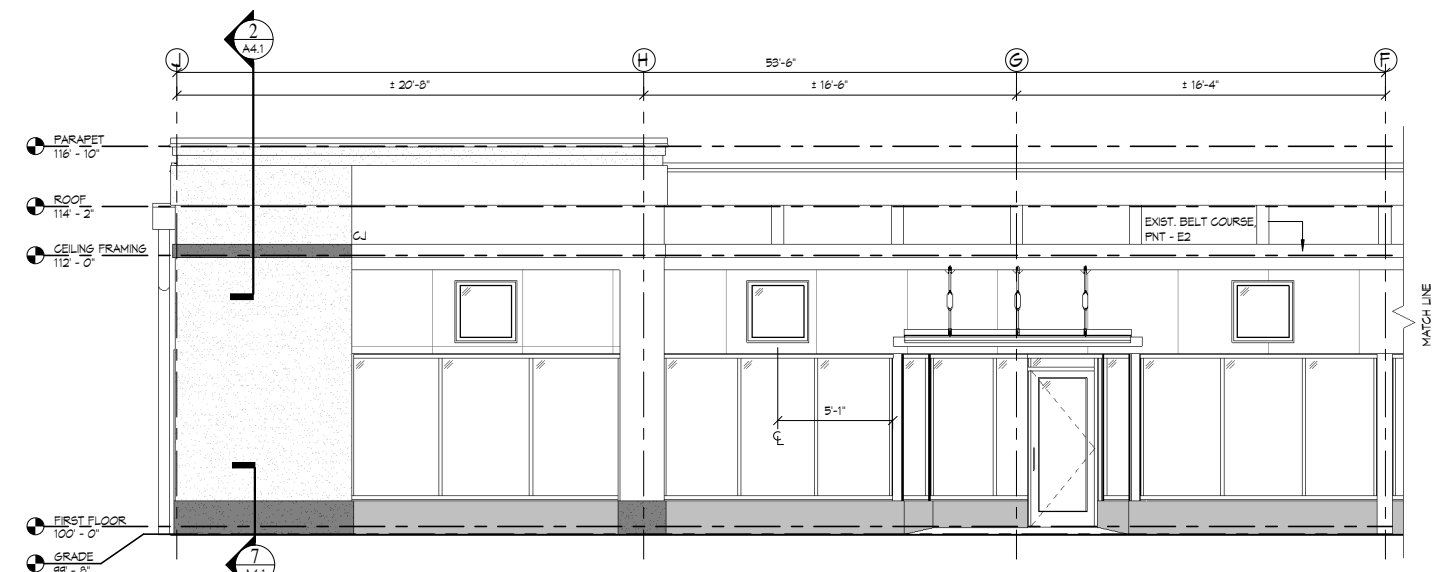
6 EXTERIOR FINIHES LEGEND
A4.1



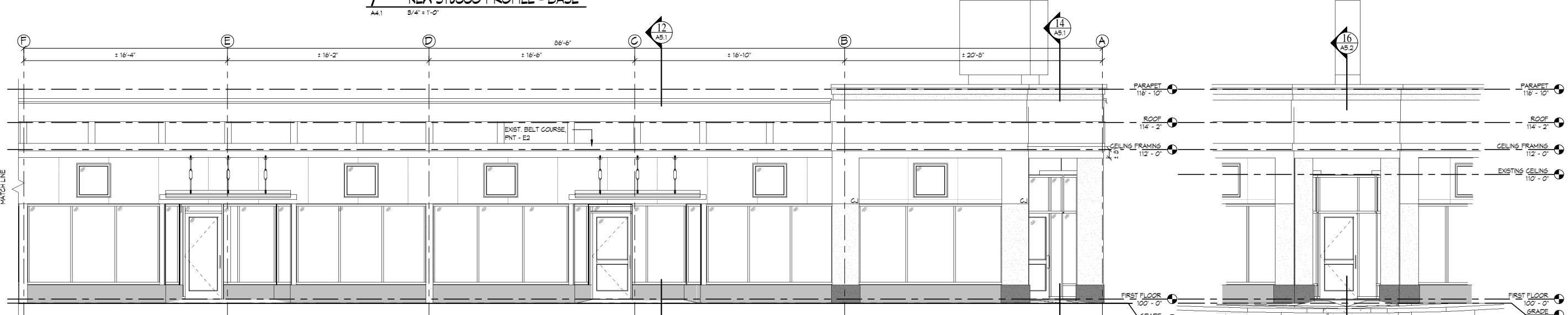
2 NEW STUCCO PROFILE - PARAPET
A4.1 3/4" = 1'-0"



7 NEW STUCCO PROFILE - BASE
A4.1 3/4" = 1'-0"



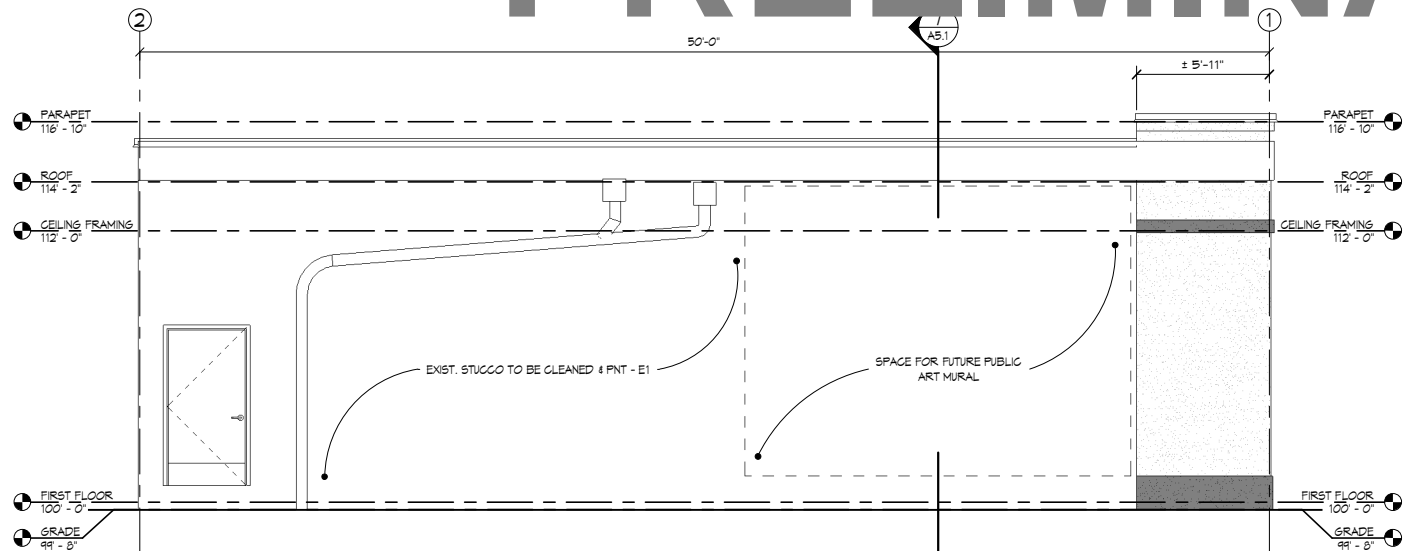
8 NORTH ELEVATION REMODEL
A4.1 1/4" = 1'-0"



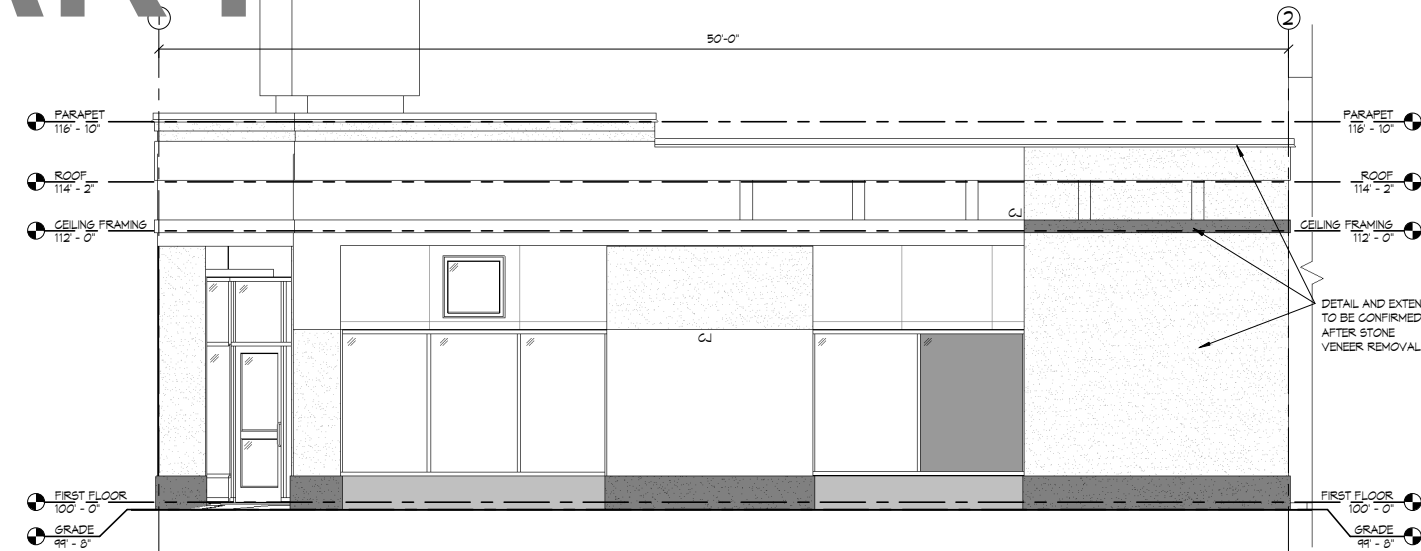
11 NORTH ELEVATION REMODEL
A4.1 1/4" = 1'-0"

14 CHAMFERED CORNER ELEVATION REMODEL
A4.1 1/4" = 1'-0"

PRELIMINARY



16 EAST ELEVATION REMODEL
A4.1 1/4" = 1'-0"



18 WEST ELEVATION REMODEL
A4.1 1/4" = 1'-0"

NOT FOR CONSTRUCTION

**BUILDING ELEVATIONS
THE MONTE RENOVATION
50% CONSTRUCTION DOCUMENTS**

HIGH PLAINS ARCHITECTS
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2720 MINNESOTA AVE. | BILLINGS, MT 59101
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PROJECT#: 22004.01
DATE: 04/01/21

A4.1

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THE MONTE BAR & CASINO

2824 1ST AVENUE NORTH
BILLINGS, MONTANA
April, 2021

FINANCIAL PRO FORMA ANALYSIS

1. REMODEL COSTS

	Amount	Unit	\$/Unit	Subtotal	QE? (y/n)	QE Value	Notes
BUILDING PURCHASE	1	EA	\$ -	\$ -	n	\$ -	QE=TIF Qualifying Expenditure
				\$ -		\$ -	
HARD COSTS							
	Amount	Unit	\$/Unit	Subtotal			
Construction	1	EA	\$ 657,821	\$ 657,821	y	*	
Contractor O+P	7.5%	of	Construction	\$ 49,337	y	*	
SUBTOTAL				\$ 707,158			Subtotal
Construction Contingency	10.0%	of	\$ 707,158	\$ 70,716	Y	*	
Const. Cost Total				\$ 777,873		\$ 575,335	* Approx. value from TW Clark Const. See attached Continuation Sheet
SOFT COSTS							
	Amount	Unit	\$/Unit	Subtotal			Notes
Design Fee	11.8%	of	\$ 777,873	\$ 91,448	y	\$ 91,448	Architectural + Engineering as % of Const. Cost Total
Reimbursable Expenses ±	3.0%	of	\$ 91,448	\$ 2,743	n	\$ -	estimate
Supplementary Services	1	EA	\$ 5,000	\$ 5,000	y	\$ 5,000	Civil Engineering
Closing Costs	1.1%	of	\$ 600,000	\$ 6,600	y	\$ 6,600	from set aside for Commercial Loan
Insurance (bldr's risk and liability)	0	EA	\$ 8,000	\$ -	n	\$ -	Included with cost of construction (not a TIF QE)
Property Taxes, until occupancy	1	EA	\$ 5,700	\$ 5,700	n	\$ -	6 month estimate
Legal	1	EA	\$ 5,600	\$ 5,600	y	\$ 5,600	Placeholder, if needed
Interest during construction	1	EA	\$ 4,000	\$ 4,000	n	\$ -	from set aside in Sources of Cash
				\$ 121,092		\$ 108,648	
TOTAL PROJECT COSTS (PURCHASE, SOFT + HARD COSTS)				\$ 898,965		\$ 683,983	Total Large Project Grant Qualifying Expenditures

THE MONTE BAR & CASINO

2824 1ST AVENUE NORTH
BILLINGS, MONTANA
April, 2021

FINANCIAL PRO FORMA ANALYSIS

2. SOURCES OF CASH

						Notes
Cash						
Upfront Cash (Owners)	1	@	\$	300,000	\$	300,000
Total Grants - DBP TIF Grant					\$	113,997 1:5 Match
					\$	-
				TOTAL	\$	413,997
Equity (based on 2020 Tax Appraisal)						
Land Value	7,000	SF @	\$	35.56	\$	248,927
Building Value	7,000	SF @	\$	56.42	\$	394,973
				TOTAL	\$	643,900
				TOTAL CASH + EQUITY	\$	1,057,897
Construction Loan						
Construction Loan [Equal to Total Project Costs (Hard + Soft) minus Upfront Cash]						
					\$	598,965
Construction Loan Set Aside (for calc Closing Costs)					\$	600,000
Construction Loan Interest @			4.0%		\$	1,997 monthly max.
Assume average of	\$	998		4 months	\$	3,993
Interest Set Aside					\$	4,000
Downtown Revolving Loan Fund						
<u>RLF Loan</u>					\$	179,793 20% Total Project Cos
Interest rate:			2.25%			
Amortized over:			20 years			
				240 monthly payments		
Principal + Interest (Monthly)				\$931		
Principal + Interest (Annually)				\$11,172		
Permanent Loan						
Total Project Cost					\$	898,965
less Cash + Cash Equivalents (Grants)					\$	413,997
less RLF Loan					\$	179,793
Total Loan Requests					\$	305,175
Commercial Loan						
					\$	305,175
Interest rate:			4.25%			
Amortized over:			20 years			
				240 monthly payments		
Principal + Interest (Monthly)				\$1,890		
Principal + Interest (Annually)				\$22,677		
Total Monthly Financing (Principal + Interest / month)						\$2,821
Total Annual Financing (Principal + Interest / year)						\$33,849
Capital Stack						
Upfront Cash (Owners)					\$	300,000
Total Grants - DBP TIF Grant					\$	113,997
Downtown Revolving Loan Fund					\$	179,793
Permanent Loan					\$	305,175
				Total Project Cost	\$	898,965

DOWNTOWN BILLINGS PARTNERSHIP
DOWNTOWN (N 27TH STREET) URBAN RENEWAL DISTRICT
TAX INCREMENT FINANCING FUND APPLICATION

THE MONTE CASINO & BAR RENOVATION

2824 1ST AVENUE NORTH
BILLINGS, MONTANA
April, 2021

Project Financing - Qualifying Expenditures (QE) Continuation Sheet

	A	B	C	D	E
1	The following is based on "Monte Casino DD Budget" dated 2/19/21 provided by TW				
2	Clark Construction (attached)				
3	DIVISION	DESCRIPTION	Budget Value	QE? (y/n)	QE Value
4	1	General Conditions	\$ 62,103	n	\$ -
5		Final Cleaning	\$ 4,500	n	\$ -
6		Performance / Payment Bond	\$ -	n	\$ -
7		Insurance (Builders Risk / General Liability)	\$ 5,042	n	\$ -
8		Plan Review Fee / Permits (No system development fees)	\$ 2,932	n	\$ -
9	2	Demolition	\$ 24,655	y	\$ 24,655
10		Remove Awning			
11		Rmv Stone Veneer			
12		Demo ACT Ceiling			
13		Rmv Flooring			
14		Temp Partition walls			
15	3	Concrete	\$ 4,652	y	\$ 4,652
16		Footing in basement (demo, removal, replacement)			\$ -
17		Leveling at entries			\$ -
18	4	Masonry			
19		Tuck Point East / West / South			\$ -
20	5	Structural Steel	\$ 24,675	y	\$ 24,675
21		Ship Ladder			\$ -
22		Awnings			
23	6	Rough Carpentry	\$ 18,750	y	\$ 18,750
24		New Stairs			
25		New Framing			
26		Misc Framing at Floor (North Side)			
27	7	Thermal / Moisture			
28		Remove / Replace Membrane Roofing / Flashing	\$ 102,950	y	\$ 102,950
29		Stucco	\$ 104,000	y	\$ 104,000
30	8	Doors / Windows			
31		New Door / Frame / Hardware	\$ 3,384	n	\$ -
32		New Storefront / Doors	\$ 79,100	y	\$ 79,100
33		Relocate Doors / Relites	\$ 1,520	n	\$ -
34	9	Finishes			
35		Update Restroom	\$ 9,500	n	\$ -
36		Gypsum (Walls / Ceilings)	\$ 9,718	n	\$ -
37		Painting	\$ 18,315	n	\$ -
38		New Flooring	\$ 7,650	n	\$ -
39		Interior Soffit Work	\$ 2,625	n	\$ -
40	22	Plumbing	\$ 7,500	n	\$ -
41		Bathroom (included in bathroom update)			
42		Gas lines to RTUs			
43	23	HVAC	\$ 142,000	y	\$ 142,000
44		New RTU's			
45		Minimal Duct Work			
46		Controls			
47		Exhaust Fan at Restroom			
48		Test / Balance			
49	26	Electrical	\$ 22,250	y	\$ 22,250
50		Lighting in Casino			
51		Power to RTU's			
52		Light at Exterior (Back) of Building			
53		Subtotal	\$ 657,821		
54		Profit / Overhead	\$ 49,336.58	n	\$ -
55		<i>Total without Contingency</i>	<i>\$ 707,157.58</i>		<i>\$ 523,032</i>
56		Contingency	\$ 70,715.76	y	\$ 52,303
57		Total Budget	\$ 777,873.34		\$ 575,335

Grading Criteria: THE MONTE BAR AND CASINO - APPLICATION SCORECARD

<p>The purpose of this program is to provide financial and practical assistance to develop or redevelop buildings within the boundaries of the Expanded North 27th Street Urban Renewal District (URD) in downtown Billings. This program will:</p> <ul style="list-style-type: none"> - Assist in the economic revitalization and stabilization of the URD; - Attract and retain a stable clientele population within the URD; - Stimulate private investment within the URD; - Generate additional property tax revenues within the URD; and - Encourage and facilitate in the remodeling and restoration of historically significant structures within the URD. 		<p>Out of a total of 85 points, each item to be scored 0-5:</p> <ul style="list-style-type: none"> ● 55 to be considered ● 65 to be strongly considered ● 75 to be of highest priority
Vibrancy & Connectedness		
<p>Some of the resistance to walking from a parking facility to a destination in the downtown area can be overcome if the walk itself offers the visitor a pleasant, unique, fun, or informative experience.</p> <p>Promotion of upper floor housing and new housing development projects for downtown and prioritization of model housing development projects that test the market, establish a price floor, and prove viability.</p>		
Does the project eliminate blight?	Blight may include but is not limited to conditions which represent a risk to public health, morals, safety, and welfare in its present condition. Examples range from physical dilapidation to improper or inefficient layout. For a more complete list of factors, refer to MCA 7-15-4206	0 1 2 3 4 5
Does the project add or improve housing opportunities?	Construction or rehabilitation of housing is a priority in the downtown area. Quantity, quality, and projected rental or sale rates of units are to be considered.	0 1 2 3 4 5
Does the project add, maintain, and/or enhance landscaping?	Addition of significant and sustainable landscaping where appropriate is encouraged.	0 1 2 3 4 5
Does the project activate an inactive building or space?	Vacant buildings can be considered blighted. Consideration is to be given to current AND expected duration of vacancy based on all currently available information.	0 1 2 3 4 5
Does the project connect and/or improve walkways, parks, or parking options?	Does it widen sidewalks and calm car traffic? Does it provide weather protection with trees or awnings? Are any or all improvements aesthetically pleasing (painted in interesting ways or otherwise include public art)?	0 1 2 3 4 5
Does the project add or improve green space or public space?	Examples include urban parks, micro parks, and parklets.	0 1 2 3 4 5

<u>Strong Identity</u>		
Creative painting of crosswalks and intersections can have dual benefits of adding to the visual appeal of downtown while also improving safety by alerting drivers to areas with heavier pedestrian traffic.		
Two way street networks provide lower vehicle moving capacities but can serve trips at a higher rate.		
Two way traffic, enhanced sidewalk spaces, and a narrower street attracts new and vibrant businesses.		
Does the project support increased visitation?	Examples include large spaces which could host concerts or other gatherings, spaces which could be occupied by destination businesses such as restaurants or boutique retail.	0 1 2 3 4 5
Does the project improve the overall design/aesthetic?	Examples include improvements to the façade, signage, historic preservation, alleyscapes.	0 1 2 3 4 5
Does the project provide an improved pedestrian/visitor experience?	Examples include seasonal décor, seasonal event opportunity, ambiance lighting, safety improvements, additional trees or landscaping, public seating, etc.	0 1 2 3 4 5
Does the project add public art?	Examples include large murals, sculptures, interactive installations.	0 1 2 3 4 5
<u>Diverse Economy & Sustainability</u>		
Downtown Billings has the opportunity to implement large scale development in the Downtown area. Such development should create new jobs and engage the existing workforce as well as provide meaningful economic and fiscal impacts to the city, county, and state.		
Does the project promote the creation of jobs?	Will potential tenants create new jobs? How many employees?	0 1 2 3 4 5
Does the project promote economic growth?	Current taxable value vs. projected value	0 1 2 3 4 5
Does the project include energy efficient components?	Examples include doors, windows, roofing, HVAC, plumbing, recycled products, etc.	0 1 2 3 4 5
Does the project encourage business development?	Will the project assist in business recruitment (new business), retention (expansion of existing business), diversification (add new industry/retail/etc.)	0 1 2 3 4 5
<u>Benefit to the Public</u>		
Project should include appropriate wayfinding signage to direct drivers to existing parking and then on foot to their destination. Where possible, the project should also delineate future employee parking on higher floors of parking garages.		
Does the project add public parking?	Underground? Ground? Higher floors?	0 1 2 3 4 5
Does the project support public safety	Will the project incorporate CPTED evaluation and standards? Will the project improve an existing public safety challenge?	0 1 2 3 4 5
Does the project reinforce safe pedestrian crossing and promote traffic calming?	Examples include installation of pedlets, widening of sidewalks	0 1 2 3 4 5
<u>Additional/Bonus</u>		
Convention Center		0 1 2 3 4 5
Infrastructure		0 1 2 3 4 5

TOTAL: 65