



Façade Incentive Grant

Information & Application

Updated 3/31/2020

Downtown Billings Partnership, Inc.
116 N. 29th St, Billings, MT 59101 - Tel. 406-294-5060
www.downtownbillings.com

Façade Incentive Grant

Purpose:

The purpose of this program is to provide financial and practical assistance to encourage rehabilitation, enhancement, restoration, and preservation of façades in downtown Billings as a catalyst to: (i) attract new customers and businesses to downtown Billings; (ii) stimulate new, private investment and economic development; (iii) positively impact the marketability and perception of downtown Billings; and (iv) promote commercial revitalization. Incentive monies are available to developers, owners, and tenants to *encourage a higher level of quality and design in the downtown environment*. **Funding is available for façade improvement projects based upon three factors and awards are cumulative. A match of 3:1 is required.**

Façade projects must support the goals of the Downtown Billings Strategic Plan and the Urban Renewal Plan of the North 27th St. TIFD. Applicants are encouraged to consider the design aesthetic of the surrounding neighborhood when submitting a design for review.

Applicants are reminded that grant awards made by the Downtown Billings Partnership (DBP) are discretionary in nature and should not be considered an entitlement by the applicant. All grant criteria contained herein are guidelines for awards and successful applicants may receive any amount up to the maximum award. Should an applicant meet all grant criteria, a grant may or may not be awarded at the DBP and Billings City Council's discretion due to funding limitation, competing applications, and/or competing priorities of the DBP.

Timeframe and application process:

Applications will be accepted and reviewed quarterly. Applications must be received by the 15th day of the first month of each quarter. Each complete application will be reviewed by the DBP staff, Development Committee, and the DBP Board of Directors and, if recommended, will go in front of the Billings City Council for final approval within each quarterly grant cycle.

Application Due to DBP	Application Reviewed by Development Committee and DBP Board	Application Presented to City Council for Final Approval
July 15	2 nd Thursday of August – Dev. Com 4 th Friday of August – DBP Board	September Council Business Meeting
October 15	2 nd Thursday of November – Dev. Com 4 th Friday of November – DBP Board	December Council Business Meeting
January 15	2 nd Thursday of February – Dev. Com 4 th Friday of February – DBP Board	March Council Business Meeting
April 15	2 nd Thursday of May – Dev. Com 4 th Friday of May – DBP Board	June Council Business Meeting
Every effort will be made to facilitate every complete application through the entire process within each quarterly grant cycle. Incomplete applications may extend the process		

Funding Policy:

Funding for eligible façade projects will be determined by the following criteria:

Building Frontage – the length of the face of the building along a public street. Building frontage is the only measurement that is considered, regardless of the position of interior or common walls.

Building Height – the number of stories of the building (stories are defined by the current building code).

Architectural Significance – Historic buildings, or buildings in a historic district that have been deemed eligible for the National Register and have successfully completed a Part One application for the National Register. Please note that incentive funds may not be used for the purpose of pursuing a historic designation.

Please note that these amounts are the maximum grand awards that may be made per property under the same ownership in any 2-calendar-year period.

Factor (Nominal Measurement)	Incentive Amount up to \$	Required Match
Less than 55' Frontage	\$15,000	3:1
55'-110' Frontage	\$25,000	3:1
Greater than 110' Frontage	\$35,000	3:1
3 Stories and Taller	Additional \$10,000	3:1
Qualifying Historic Property	Additional \$5,000	3:1

Eligible façade improvements include: cleaning, prepping and painting, window replacement/repairs, door replacement, foyer repairs, exterior lighting, façade restoration/rehabilitation, new façade, architecture/design fees, landscaping/hardscape improvements, building permits/planning fees, and other façade improvements deemed eligible by the DBP Board of Directors.

At the sole discretion of the DBP Board of Directors, applicants are required to seek endorsement from the TIF Development Committee, which shall consist of design professionals, business or property owners, community members with an interest in downtown vitality, and members of the DBP Board. Applications will be reviewed by the DBP staff under supervision of the Development Committee. The DBP shall review applications on a first come, first served basis for the duration of funding availability. Quarterly, all projects that are recommended for approval by the Committee shall be submitted to the DBP Board of Directors for recommendation to Billings City Council for final approval or disapproval of funding the project.

All applicants will be apprised of the status of their application by written communication from the DBP staff. Award recipients shall receive a Development Agreement indicating the amount of the incentive funds awarded and any conditions deemed necessary by the DBP Board for receipt of the award. Applicants are required to return a signed copy of the Development Agreement to the DBP staff before funds will be committed to the project.

Release of Funds:

It is the responsibility of the award recipient to maintain proper documentation of funds expended in the course of completing the project. Release of funds is subject to submission of this documentation to the DBP by the award recipient. The project must be completed essentially as presented to the Committee and Board in order to receive payment.

Incentive funds will be paid out according to the following criteria:

1. Applicants must submit copies of all required building permits.
2. Payment documentation must be submitted to the DBP office at 116 N 29th St.
3. Incentive awards will be paid upon **completion** of the project.

Acceptable documentation is defined as PAID invoices, statements, or schedule of values from vendors, contractors, or consultants clearly detailing the work completed for the project.

Encumbrance Policy:

Applicants receiving funding under this program during the course of a given fiscal year (July 1 through June 30) are eligible to carry forward/encumber unexpended funds for a **maximum of one additional fiscal year** if an effort has been made to begin the project in the initial year; and/or when circumstances related to weather, construction season, etc. prohibit the completion of the project. Applicants must advise the DBP by June 1st if they will be requesting an extension of their project schedule.

Disclaimer:

The Downtown Billings Partnership, Inc., its committees, partners and or affiliates are not responsible for the planning, design, or construction of improvements to property that is owned by the applicant. No warranties or guarantees are expressed or implied by the description of, application for, or participation in the Urban Renewal Project Program. The applicant is advised to consult with licensed architects, engineers, or building contractors before proceeding with final plans or construction.

Façade Program Application

Project Location	
Property Address	201 North Broadway, Billings, MT, 59101
Assessor Parcel Number(s)	Geocode: 03-0927-03-2-46-09-000
Name of Business(es) in Project	Rock31/Big Sky Economic Development

Applicant Information	
Name	Big Sky Economic Development Authority
Address	201 North Broadway, Billings, MT, 59101
Phone (406)-256-6871	Email SteveA@bigskyeda.org
Do you <input checked="" type="checkbox"/> Own <input type="checkbox"/> Lease the subject property	


Description of Proposed Improvements
Significant work remains to preserve the 140ft x 70ft x 133ft facade, specifically additions to exterior lighting, restorations and repairs to the sidewalk and original stonework, and the final cleaning of the exterior.
Identify ways in which the project supports the Strategic Plan and Urban Renewal Plan
Please see attached "Description of Project/Narrative."

Submittals – Applications <u>must</u> include the following materials, if applicable, for consideration. Applications lacking sufficient materials to describe the project will not be reviewed.
<ul style="list-style-type: none"> a) Current photos of the proposed project site – Before and after photos will be requested b) Rendering or sketch of proposed improvements c) Architectural plans, including dimensions/measurements d) Color and materials samples for paint, awnings, signs, etc. e) Sign plans f) Awning design (if applicable)

Estimated Costs and Schedule – Applications lacking sufficient cost estimates will not be reviewed	
Design Work	\$ 6,000
Permits	4,275
Window Replacement/Repair	13,897
Door Replacement/Entry Repair	22,500
Façade Restoration/Repair/New	19,900
Landscape/Hardscape	26,162
Exterior Lighting	23,111
Other proposed Improvements	70,548
Project Cost Total	\$186,443
Estimated Days/Months for Completion	Completed July 31, 2022

Complete applications are due no later than noon on the 15th day of the first month of the quarter.

Signatures

Project Applicant(s)	
Property Owner (if applicable)	

Description of Project/Narrative:

Located in the heart of downtown Billings and corner to the intersection of iconic SkyPoint, the Montana National Bank building, as listed on the National Register of Historic Places, has been a staple to the City of Billings since 1918. Occupied in recent years by Buchanan Capital, The Billings Symphony, and Zoot Enterprises as a data center, the space has been largely underutilized. Big Sky Economic Development (BSED) purchased and is currently renovating the building. The space will become an entrepreneurial center, incubating and accelerating businesses within Yellowstone County and the City of Billings, a business training space, and the new BSED offices will be on-site to continue our mission of growing our region's economy and quality of life. This renovation will total nearly \$4.6M and represents a significant commitment by BSED to the health and vibrancy of downtown Billings.

This new space will provide our Rock31 program the facilities it needs to be successful. Rock31 is our new hybrid solution to entrepreneurial development where incubation services, acceleration programming, and co-working space all meet to serve individuals ready to connect with experts, build their concept and grow. **This will drive economic diversity through the start and growth of innovative businesses; lead entrepreneurial development and programming; expand the ability to create high quality jobs in our community; and catalyze private investment, all under SkyPoint and the core of downtown Billings.**

While dramatic remodeling takes place inside the building, this project also provides a great opportunity for urban renewal to both preserve the history of the building and create a vibrant and safe space under sky point. This revitalization will ensure the longevity of the structure's exterior, implement key public-safety driven light investments, provide signage, and vibrancy. Crime mapping research, (crimemapping.com) indicates there have been **400+ incidents within a 3-block radius of the new BSED Building** – this type of activity is often the result of underutilization, empty buildings, dark spaces, and a lack of traffic. All of which will be dramatically improved by BSED's presence in the building.

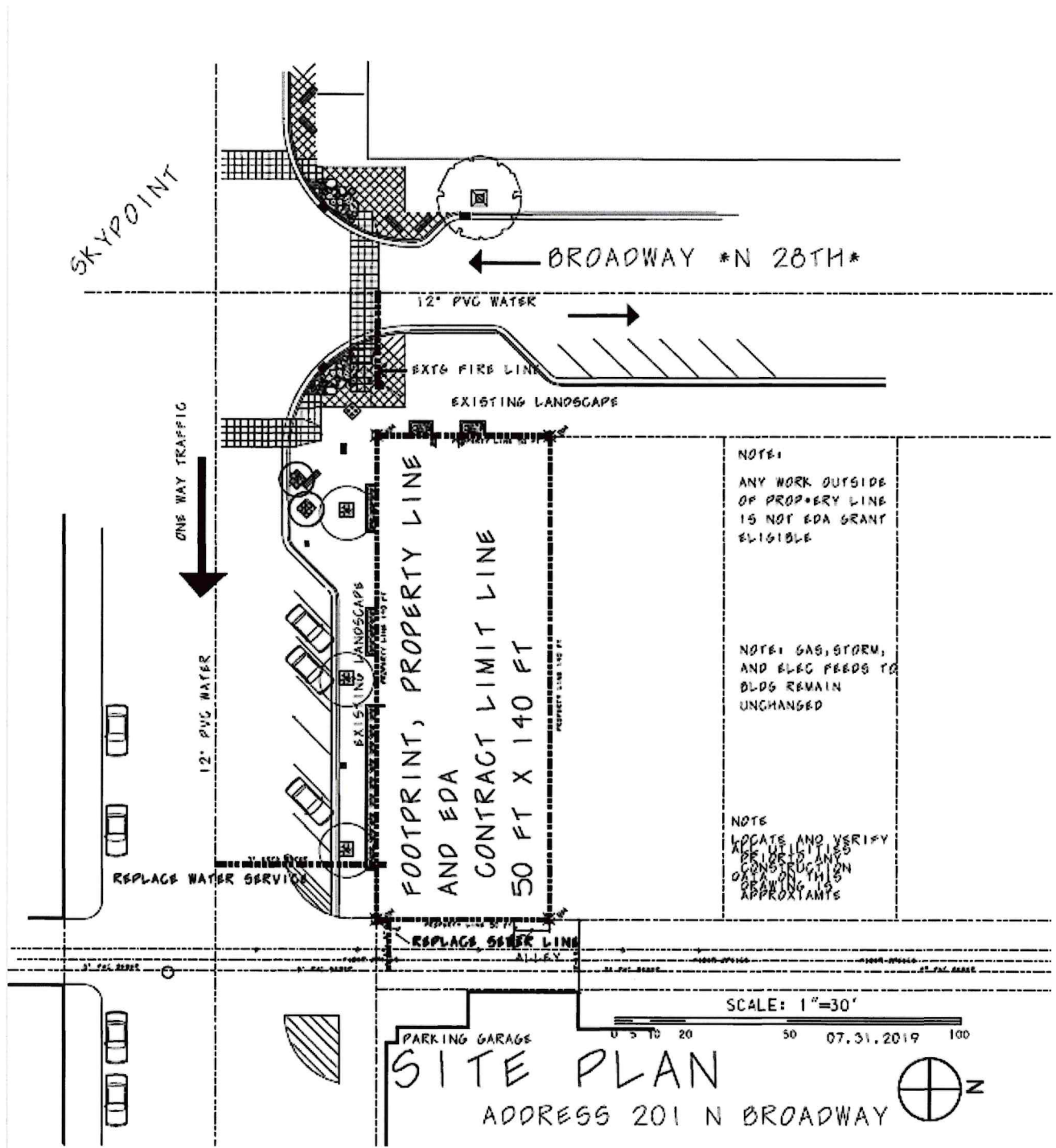
To ground this data in actual incidents, BSED spoke with Morgan Ditto-Kirkwood, Business and Finance Director at Sundown Security. She shared the following:

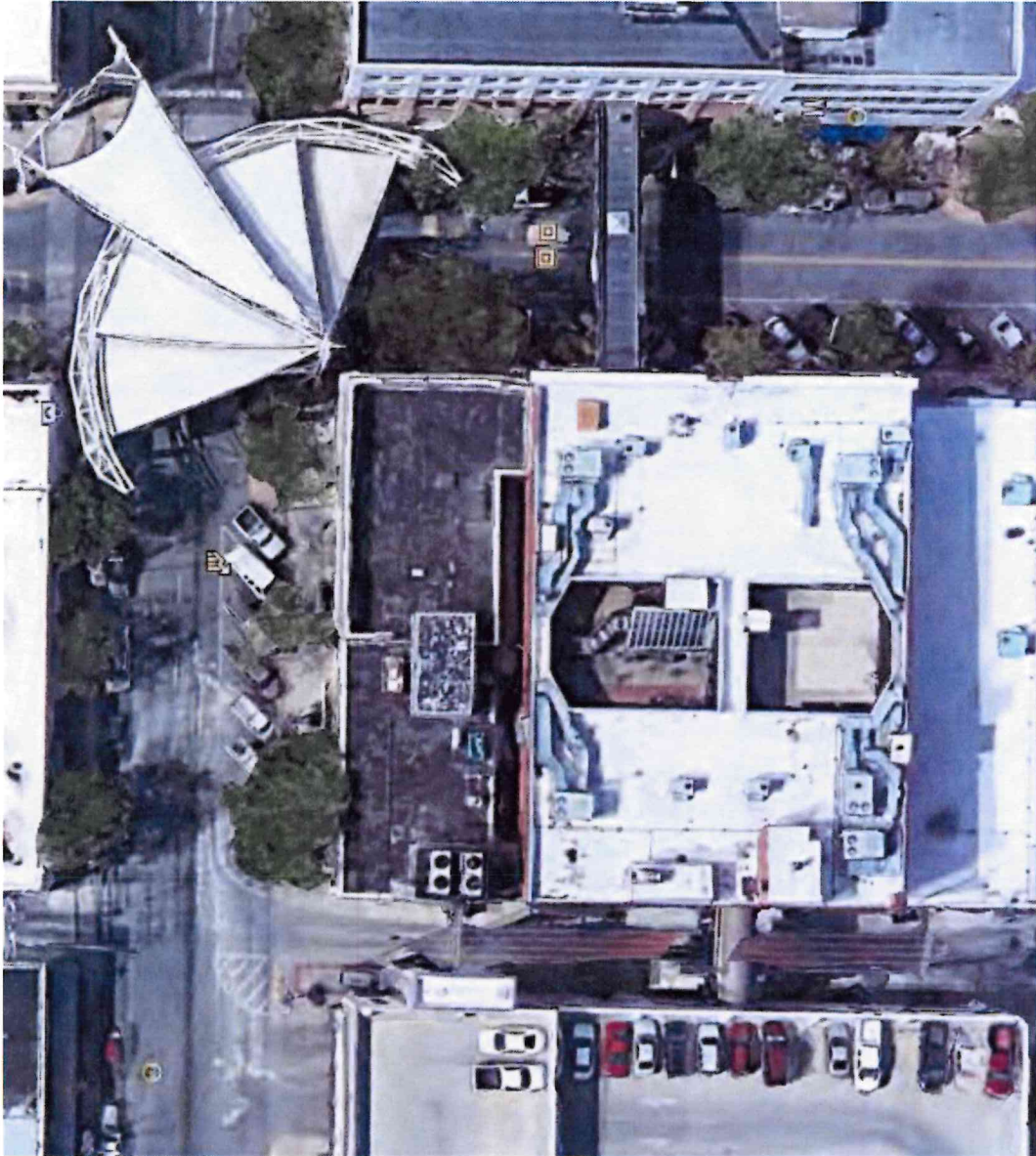
"We currently have 6 posted guard agreements in a 1-mile radius from the new BSED building on N Broadway. Our collection of data in ways of personnel incident reports show a minimum of 4 incidents per property per week (24 encounters/incidents on average), where others are much higher. One post at a retail store has the highest amount of undesirable traffic, with an average of 3 incidents per day, 7 days a week. Physical assaults amongst the transient and homeless population occur at least monthly."

It is activity like this we seek to mitigate through environmental design and grant investment.

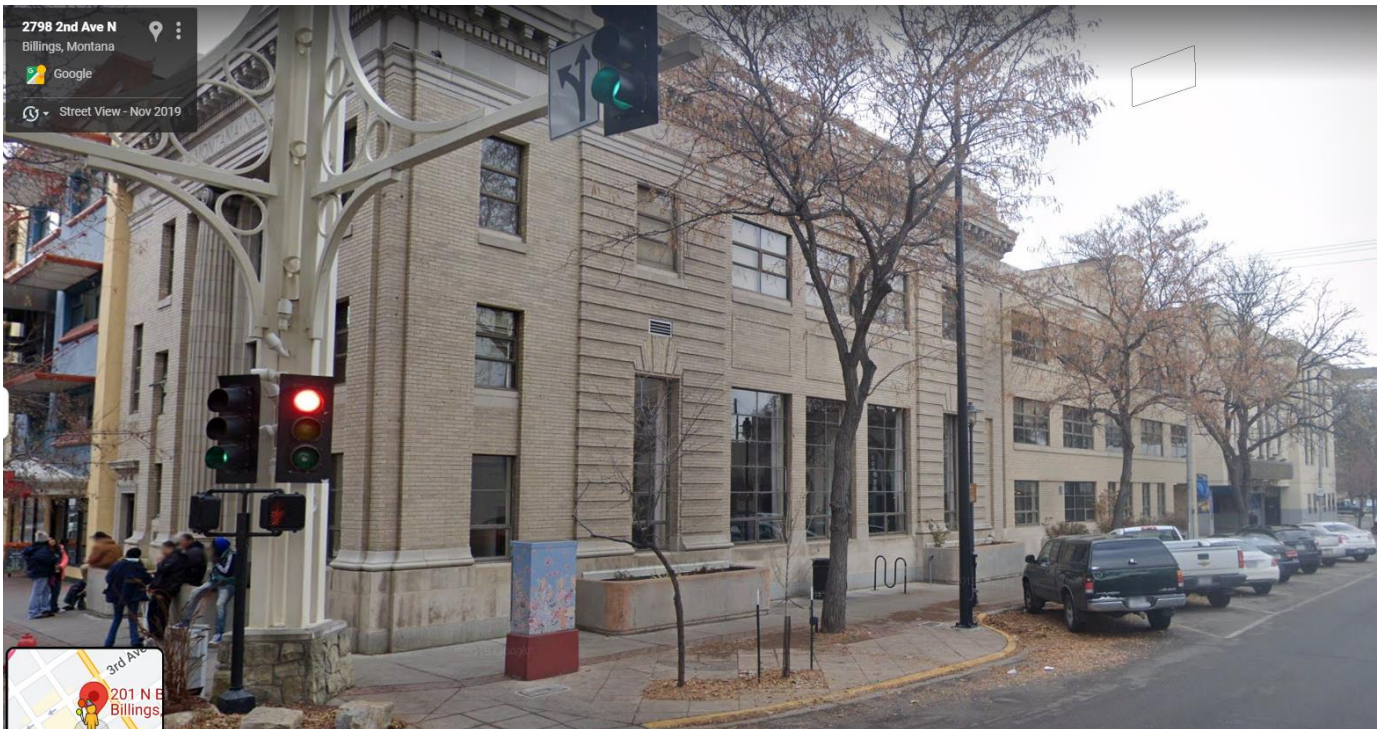
Renovating a century old building comes with significant costs, including many updating or code-modernization efforts. Recent, unforeseen building challenges have been damaging to our building budget. Due to these challenges, BSED is turning to the DBP to support critical public-benefit elements on the exterior of the building.

c. SITE PLAN





Property = 140 Ft x 50 Ft = 7,000 SF

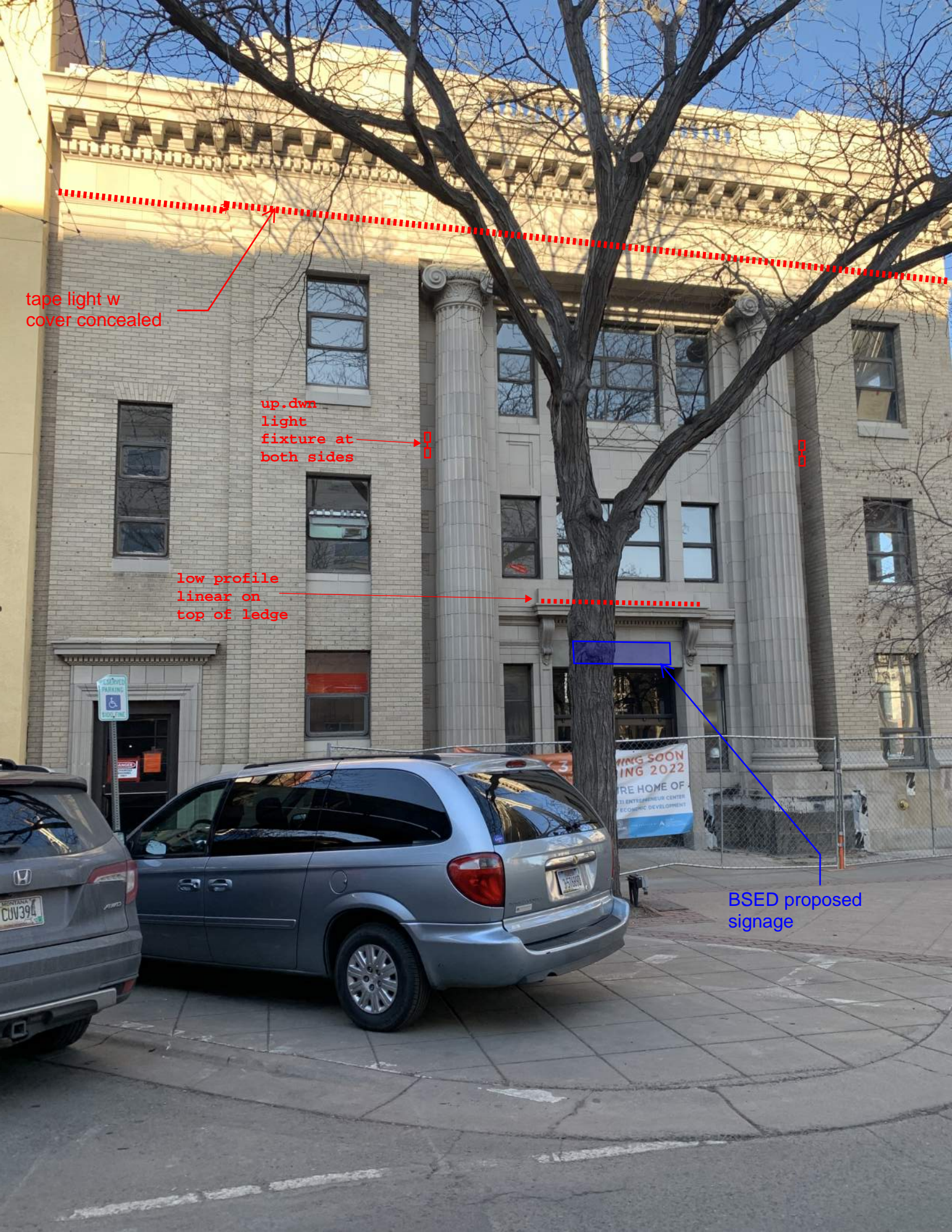


tape light w
cover concealed

up.dwn
light
fixture at
both sides

low profile
linear on
top of ledge

BSED proposed
signage



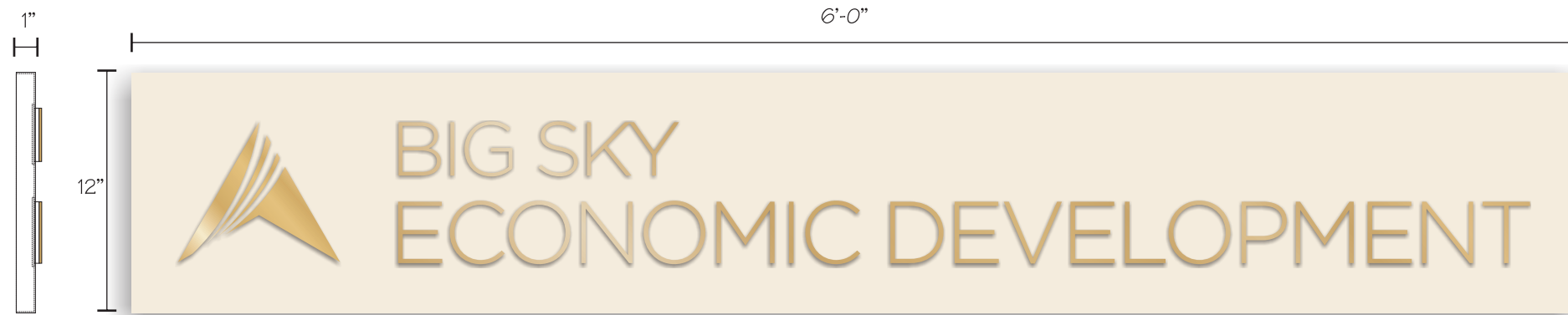
tape light w
cover concealed

BSED
proposed
illuminated
corner
signage



TW/CLARK
CONSTRUCTION
BUILDING EXCELLENCE TOGETHER
406.545.0826





SINGLE FACED NON-ILLUMINATED BUILDING SIGN SCALE 3/4" = 1'-0"

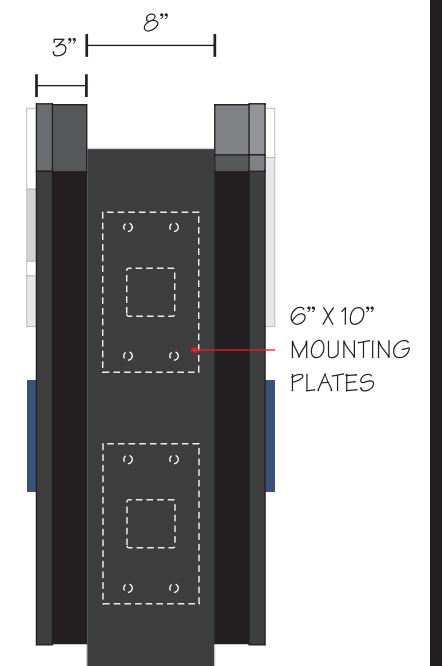


B MANUFACTURE AND INSTALL ONE S/F BUILDING SIGN, FABRICATED ALUMINUM 1" DEEP REVERSE PAN. FLAT LATEX PAINT FINISH LIGHT BEIGE TO MATCH BUILDING STONE COLOR. ROUTE OUT COPY AND LOGO FROM FACE. BACK WITH BLACK ACRYLIC. COPY AND LOGO ARE 1/4" DEEP CLEAR ACRYLIC WITH A ROMARK MP 942-767 METAL GRAPHIC PLUS ANTIQUE GOLD/GOLD LAMINATED FACE. GLUE WELD TO THE BLACK ACRYLIC. MOUNT PANEL IN HEADER ABOVE ENTRANCE DOOR AS SHOWN IN PHOTO RENDERING.



DOUBLE FACED PROJECTING SIGNS SCALE 1/2" = 1'-0"

A MANUFACTURE AND INSTALL TWO(2) D/F PROJECTING SIGNS. FABRICATED 8" DEEP ALUMINUM CENTER CABINET. 3" SQUARE TUBE SUPPORTS WELDED TO STEEL MOUNTING PLATES. ENAMEL PAINT FINISH ALL BLACK. 3" DEEP ALUMINUM PAN CHANNEL FREE FORM SHAPES. BLACK PRE-FINISHED RETURNS. #7328 WHITE ACRYLIC FACES WITH 1" BLACK TRIM CAP RETAINERS. "ROCK 31" ARE CUT OUT 1/2" DEEP SINTRA WITH A MP 13702 BEALE STREET BLUES PAINT FINISH. LOWER COPY IS APPLIED 7725-197 LIGHT NAVY VINYL. ROCK LOGO IS 1/2" DEEP WHITE ACRYLIC GLUE WELDED TO FACE WITH APPLIED PRINTED VINYL. ILLUMINATE FACES FROM INTERIOR OF PANS WITH SLOAN WHITE LEDS. LAG. THRU BOLT SIGNS TO BUILDING IN LOCATIONS SHOWN IN PHOTO RENDERING.



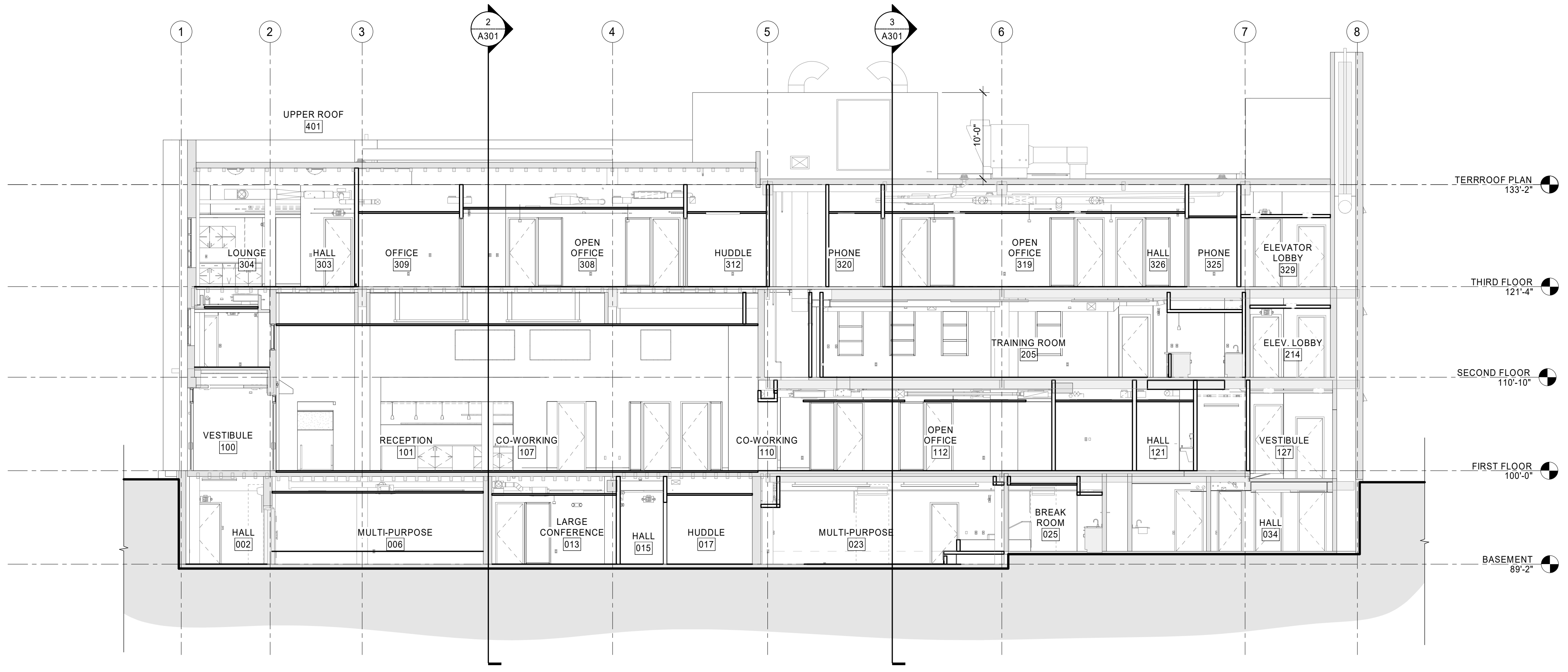
DESIGN As Designed
 Approval for Production With Changes

X
 Client Signature _____

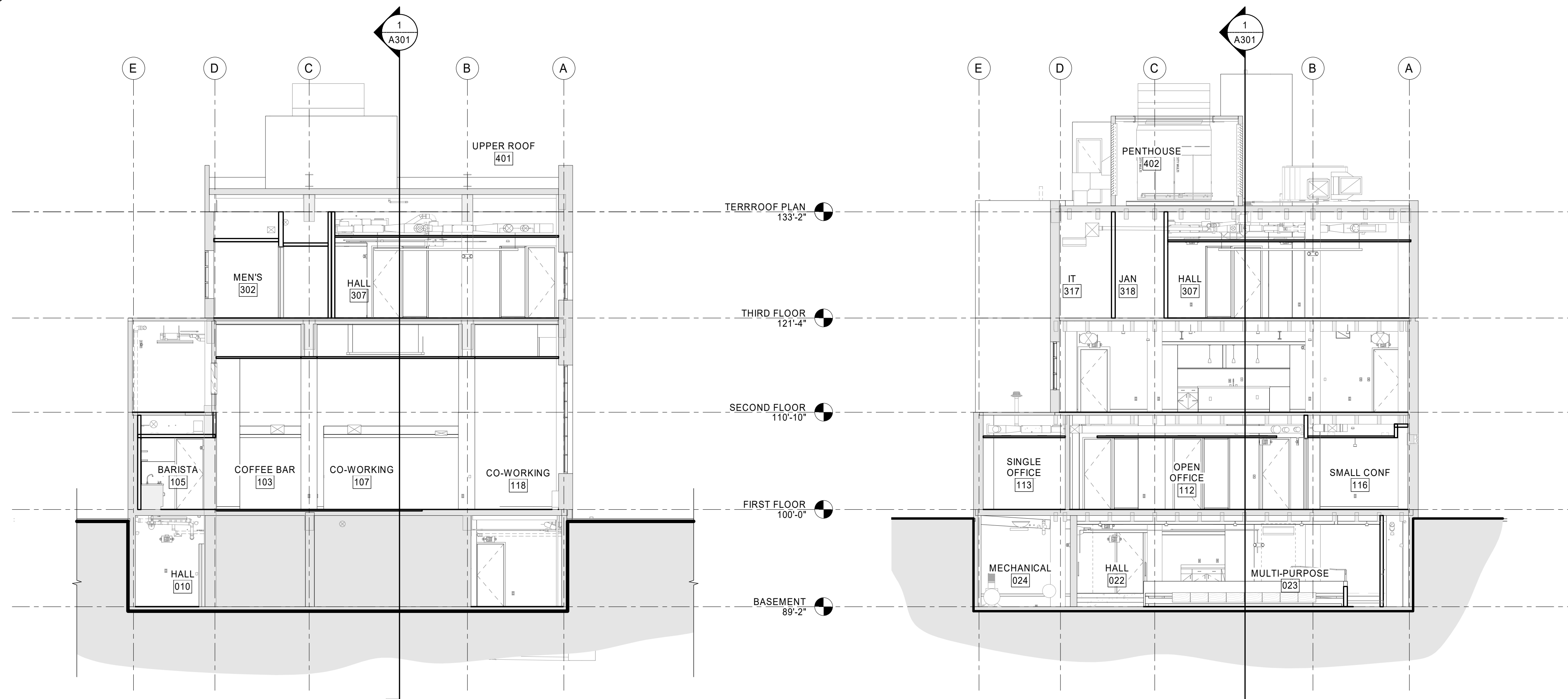
Sales _____

DATE ____/____/____

This design is the property of Sign Products Inc. and all rights to its use or reproduction are reserved	
DESIGNER	TP
DESIGN #	19861-22
SALES	TONY D.
DATE	05-19-22
SCALE	SHOWN
CLIENT	ROCK 31 - BIG SKY ECON. DEV. BILLINGS, MT
SIGN PRODUCTS, INC. 1425 MONAD, BILLINGS, MT 59104 Phone: (406) 252-6348 Fax: (406) 252-6654	
SIGN PRODUCTS MONTANA - WYOMING	



1 BUILDING SECTION
A301 1/8" = 1'-0"



2 BUILDING SECTION
A301 1/8" = 1'-0"

3 BUILDING SECTION
A301 1/8" = 1'-0"

BIG SKY ECONOMIC DEVELOPMENT
RENOVATIONS TO 201 NORTH BROADWAY

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CONFORMED
CONSTRUCTION
DOCUMENTS

07.12.2021
PROJECT# | BSEDRENO
DESIGNED BY | STRECHA
DRAWN BY | STRECHA
REVISIONS

BUILDING SECTIONS

A301