

STIR, LLC

Request for TIF Assistancess

Shawna Pyburn

6 Alderson Ave, Billings MT 59101

406-671-3134

shawna.pyburn@gmail.com

September 17, 2022

Billings Industrial Revitalization District,

My name is Shawna Pyburn, of STIR. I am very excited to have purchased 304 N. 19th St, located in the EBURD District. I am submitting an application for TIF Assistance Funding to update the property's Security Fencing and increase the overall curb appeal. Thus, providing an environment, where Billings' Local Small Businesses can utilize our services and space Safely and Securely. We are looking to eliminate transient traffic and squatters from storage areas on site with durable, yet esthetically pleasing fencing with remote openers for increased safety after-hours.

Stir will offer Commercial Kitchen Leasing, in-house Marketing and Event Planning with various forms of Hospitality Services. Long term employment opportunities would range from basic level jobs within the hospitality industry including Dishwashing, Serving and Event Set Up, all the way to event organizing, fundraising, product development and marketing strategies. STIR's network created from these jobs and other business relationships will generate the type of energy needed build the neighborhood.

Stir currently leases its commercial kitchen space to Reid Pyburn, of the High Horse Saloon, for their Food Catering operations. The High Horse is expecting to add on average 10-15 new job opportunities thru their catering, offering beginning level jobs up to experienced level full-time positions. The High Horse has worked with many local businesses thru the years and is a great asset and presence to 304 N. 19th St. We have two other vendors, currently leasing space as needed. Future Plans, by the end of 2022, for 304 N. 19th include a New Coat of Paint, Updated Signage and Lighting. Landscaping improvements are currently underway to matin existing trees and shrubs. As well as weed control.


Thank you for your consideration for Funding. I am excited to grow with the BIRD District and all efforts Revitalize and Maintain the area.

Sincerely,

STIR, LLC
Shanwa Pyburn

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STIR
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g y

*Stirring up Business
within the Local Community*

 **304 N. 19th Street
Billings, MT 59102**

- **Commercial Kitchen Leasing**
- **Marketing Evet Planning**
- **Hospitality Services**



Billings Industrial Revitalization District

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

Project Name: Stir, LLC - High Horse Saloon Date Submitted: September 19, 2022

APPLICANT INFORMATION

1. Name: Stir LLC
2. Address: 6 Alderson, Billings MT 59101
3. Telephone Number: 406.671.3134 Cell# 406.690.1135

PROJECT INFORMATION

1. Building Address: 304 N. 19th, Billings MT 59101
2. Legal Description: 3523220439-304 N. 19th
3. Ownership: Stir LLC, Shawna Pyburn
Address: 6 Alderson, Billings MT 59101

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

Name: _____

Address: _____

5. Existing/Proposed Business: Stir LLC

Business Description: Consulting, Marketing and Hospitality Services. Catering and Commissary Kitchen

6. Employment: Existing FTE Jobs 1

New Permanent FTE Jobs created by project 10 Construction FTE Jobs _____

7. Architectural Firm: _____

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. Security Fencing	\$ 37,258
2. _____	\$ _____
3. _____	\$ _____
4. _____	\$ _____
Subtotal	\$ 37,258

Construction/Rehabilitation Costs (Use general construction trade divisions)

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

Fees

1. Architectural/Engineering	\$ _____
2. Permits _____	\$ 1,000 _____
3. _____	\$ _____
Subtotal	\$ _____
Total Project Development Costs	\$ 38,258 _____

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested	\$ 75,747.33 _____
Land & Buildings (if value is more that State of Montana valuation then a current appraisal must be submitted)	\$ 154,762.67 _____
Other _____	\$ _____
_____	\$ _____
A. Subtotal Applicant Equity	\$ 230,510 _____

B. Lender Commitments (Attach Bank Loan Commitment letter, Letters of Credit or other documentation.)

Lender	Loan Amount	Interest	Term	Payment/Period
Yellowstone Bank	\$ 152,000 _____	5.95% _____	15 yrs	\$ 1,450 /Month
_____	\$ _____	_____ %	_____ yrs	\$ _____ /Month
B. Total Loan Amount				\$ 152,000 _____

C. TIFD request for funds for eligible public improvements.

MCA Statute
(office use only)

Security Fencing	\$ 38,258	
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____

C. Subtotal TIFD Funds Requested \$ 38,258
\$ _____

D. Other Source of Funding _____

_____ \$ _____

Sources of Funds Summary (Post totals from above.)

A. Applicant Equity	\$ 75,747.67	_____
B. Lender Commitments	\$ 154,762.67	_____
C. TIFD Funds Request	\$ 38,258	_____
D. Other Funds	\$ _____	_____
Total Project Financing	\$ 268,768.34	_____

**APPLICANT STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY**

APPLICANT

1. Name: Stir LLC

Address: 6 Alderson, 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 _____.

3. corporation/LLC.
 nonprofit or charitable institution
 partnership known as _____
 Other (explain): _____

Date of organization: 7/22/21

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

Shawna Pyburn
6 Alderson
Billings MT 59101

Nature and Extent of Interest

Owner

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

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: Jares Fence
Address: 10640 S. Frontage Rd, 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:
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), Shawna Pyburn
(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 Owner _____ Title _____

Address 6 Alderson _____ Address _____

Billings MT 59101 _____

Date 9/19/22 _____ Date _____



JARES FENCE COMPANY, INC. 10640 S. FRONTAGE ROAD
 BILLINGS, MT 59101 (406) 652-1924

PROPOSAL/CONTRACT

09/06/2022

Customer Information:

High Horse Saloon
 Office (406)259-0111
 3953 Montana Avenue
 BILLINGS, MT 59101

Job Information:

Catering Kitchen Location
 Reid (406)690-1135
 304 N. 19th Street
 Billings, MT 59101

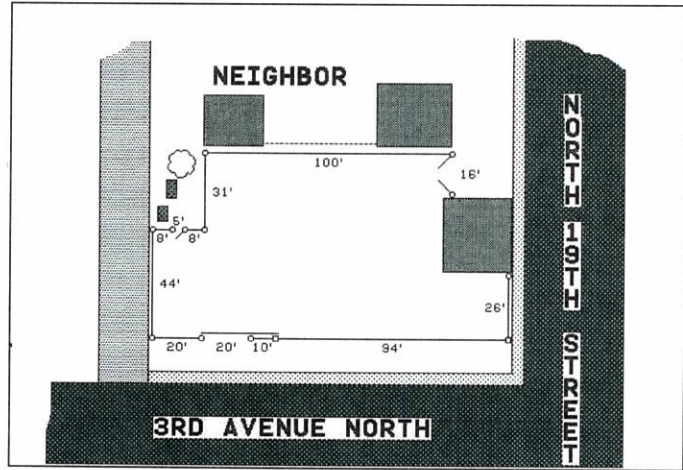
Notes:

- Thank you for allowing Jares Fence Company to bid your fencing project. Please call or email me if you have any questions.
 Thanks, Sean

Commercial V2 Pressed Spear Ornamental

Materials and Labor as Shown:

- 341' Commercial 6' V2 Ornamental Steel
- (1) Commercial 6' x 5' V2 Walk Gate
- (1) Commercial 6' x 16' Dbl. Drive Gate
- (1) Custom 6' x 20' Cantilever Gate
- Concrete
- Installation



Jares Fence Company, Inc. agrees to guarantee above fence to be free from defects in materials and workmanship for one year. Jares Fence Company, Inc. shall advise the customer as to local zoning regulations but responsibility for complying with said regulations and obtaining any required permits shall rest with the customer. Jares Fence Company, Inc. will assist the customer, upon request, in determining where the fence is to be erected, but under no circumstance does Jares Fence Company, Inc. assume any responsibility concerning property lines or in any way guarantee their accuracy. If property pins cannot be located it is recommended that the customer have the property surveyed.

Jares Fence Company, Inc. will assume the responsibility for having underground public utilities located and marked. However, Jares Fence Company, Inc. assumes no responsibility for unmarked sprinkler lines, or any other unmarked buried lines or objects. The customer will assume all liability for any damage caused by directing Jares Fence Company, Inc. to dig in the immediate vicinity of known utilities. The customer will assume all responsibility for excavated materials. The final billing will be based on the actual footage of fencing built and the work performed.

Partial billing for materials delivered to the job site and work completed may be sent at weekly intervals. Adjustments for material used on this job and adjustments for labor will be charged or credited at the currently established rates. Additional charges for any extra work not covered in this contract that was requested by the customer will also be added. The full amount of this contract along with any additional charges will become payable upon completion of all work whether or not it has been invoiced. A finance charge of 1 1/2% per month (or a minimum of \$1.00), which is an annual percentage rate of 18%, shall be applied to accounts that are not paid within 10 days after completion of any work invoiced. All materials will remain the property of Jares Fence Company, Inc. until all invoices pertaining to this job are paid in full. The customer agrees to pay all interest and any costs, including reasonable attorney fees, incurred in the collection of this debt. It is agreed that if there is any litigation relating to this contract that the proper venue is Yellowstone County, Montana.

Approved & Accepted for Customer:

Contract Amount: \$ 37258.00
 Down Payment Required: \$ _____
 Balance Due: \$ _____

 Customer Date

Accepted for JARES FENCE COMPANY, INC.:

 Salesperson Date



14933278



STATE OF MONTANA
SECRETARY OF STATE
ARTICLES OF ORGANIZATION FOR DOMESTIC LIMITED LIABILITY COMPANY

For Office Use Only
STATE OF MONTANA
-FILED-
SECRETARY OF STATE
File Number: 14933278
Date Filed: 7/23/2021 3:31:00 PM

FILING FEE: \$70.00

Filing Fees & Processing Options		
Fees and Processing Options	Standard Processing - \$70.00 - Up to 7 - 10 business days processing	
Filing Effective Date		
The entity will be effective:	when filed with the Secretary of State	
Limited Liability Company Type		
Type of Limited Liability Company	Limited Liability Company (LLC)	
Limited Liability Company Name		
Entity Name	Stir, LLC	
Term		
Term Expiration	Perpetual / Ongoing	
Business Purpose		
Purpose	Consulting, Marketing & Hospitality Services	
Business Mailing Address of Principal Office		
Address	SHAWNA PYBURN 6 ALDERSON AVE BILLINGS, MT 59101-6013	
Business Physical Address of Principal Office		
<input type="checkbox"/> Add Physical Address		
Registered Agent In Montana		
Registered Agent	Michael M Lawlor Non-Commercial Registered Agent Agent Number RA00205712 Email Address Michael@mtbevlaw.com Website Physical Address 3700 SOUTH RUSSELL STREET, SUITE 107 MISSOULA, MT 59801 Mailing Address 3700 SOUTH RUSSELL STREET, SUITE 107 MISSOULA, MT 59801	
<input checked="" type="checkbox"/> The appointment of the registered agent listed above is an affirmation by the represented entity that the agent has consented to serve as a registered agent.		
LLC Management		
LLC Managed By	Members	
Are Members Liable?	No	
Members		
Name Of Individual Or Business Entity	Business Mailing Address	Email Address

B0348-3549 07/23/2021 3:32 PM Received by MT Secretary of State Christi Jacobsen



Shawna M Pyburn	SHAWNA PYBURN 6 ALDERSON AVE BILLINGS, MT 59101-5910	shawna.pyburn@gmail.com
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Declarations

- I understand that the information I enter into the online system is public information and will appear online and on copy requests exactly as I key it into the system.
- I have been authorized by the business entity to file this document online.
- I, HEREBY SWEAR AND/OR AFFIRM, under penalty of law, including criminal prosecution, that the facts contained in this document are true. I certify that I am signing this document as the person(s) whose signature is required, or as an agent of the person(s) whose signature is required, who has authorized me to place his/her signature on this document.

Signature

<i>Self</i>	<i>Shawna Pyburn</i>	<i>07/22/2021</i>
_____ Signer's Capacity	_____ Sign Here	_____ Date
Position	Organizer	

Daytime Contact	
Phone Number	(406) 671-3134
Email	shawna.pyburn@gmail.com

Chicago Title Company, LLC

1575 Shiloh Rd, Suite J, Billings, MT 59106
Phone: (406)238-9999 | Fax: (406)238-9994

BUYER'S STATEMENT

Settlement Date: June 30, 2022
Disbursement Date: June 30, 2022

Escrow Number: 3523220439
Escrow Officer: Bridget Kalloch
Email: Bridget.Kalloch@ctt.com

Buyer: Stir, LLC
6 Alderson Ave
Billings, MT 59101

Seller: Dhara, LLC
1096 Longbow Ln
Bozeman, MT 59718

Property: 304 North 19th Street
Billings, MT 59101
Lot(s): 1, 2 and 3 Block: 36 Subdivision: Billings Original Townsite Tax/Map ID(s): A00185 APN/
Parcel ID(s):

Lender: Yellowstone Bank
2000 Overland Avenue
Billings, MT 59102

	\$	DEBITS	\$	CREDITS
FINANCIAL CONSIDERATION				
Sale Price of Property		227,500.00		
Deposit				1,000.00
Loan Amount	Yellowstone Bank			152,270.00
PRORATIONS/ADJUSTMENTS				
County Taxes at \$3,026.80	01/01/22 to 06/30/22 (\$3,026.80 / 365 X 180 days)			1,492.67
NEW LOAN CHARGES - Yellowstone Bank				
Total Loan Charges: \$2,115.00				
Origination Fee	Yellowstone Bank		1,500.00	
Valuation Fee	Dick Zier		600.00	
Flood Determination Fee	Yellowstone Bank		15.00	
TITLE & ESCROW CHARGES				
eRecording Service Fee	VCR/Simplifile		16.00	
Escrow Fee	Chicago Title Company, LLC		700.00	
Lender's Title Insurance	Chicago Title Company, LLC		50.00	
Policies to be issued:				
Loan Policy				
Coverage: \$150,000.00	Premium: \$50.00	Version: ALTA Loan Policy 2006		
		(Standard)		
GOVERNMENT CHARGES				
Recording Fees	Yellowstone County Clerk & Recorder		129.00	
Subtotals				
		230,510.00		154,762.67
Balance Due FROM Buyer				
				75,747.33
TOTALS				
		230,510.00		230,510.00

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER:

Stir, LLC, a Montana limited liability company

BY:

Shawna Pyburn, its Manager and Sole Member

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.

Chicago Title Company, LLC
Settlement Agent