

# downtown Billings

## Expanded North 27th Street Urban Renewal District TIF Application

Project Name: The Rockman Project Date Submitted: 10/15/23

### Applicant Information

Name: William D. Honaker/Honaker Realty LLC  
and Don Cape, Jr./JWT Capital LLC  
Address: P.O. Box 2094  
Billings, MT 59103  
City/State/Zip: \_\_\_\_\_  
Phone: 406-861-3201  
Email: bill@honaker.us

If the applicant is not an individual conducting business under their own name, the applicant has the status indicated below and is organized or operating under the law of:

Corporation/LLC Honaker Realty LLC	Nonprofit or charitable institution/corporation	Partnership	Other
Date of organization: April 6, 2006			

## Project Information

Building name (if applicable): Rockman Project

Address: 2700 2nd Avenue North

City/State/Zip: Billings, MT. 59101

Legal Description (obtained from Orion via County records:  
Billings Original Townsite, S03, T01, R26 E, Block 92, Lots 5-6 and Lots 8-12, in the City of Billings)

### Property owner (if property is not owned by the applicant)

Property Owner (name or entity): Honaker Realty LLC and The City of Billings

Property owner contact: Same as above

Lessor's Address: Same as above

City/State/Zip: Same as above

Phone: Same as above

Email: Same as above

## Employment

Existing FTEs: 0

New permanent FTEs created by the project: 60-70

Construction FTEs: 100-125

## Architectural Firm

Firm name: A&E Architects-Dusty Eaton, Principal

Address: 124 North 29th Street, Suite 100

City/State/Zip: Billings, MT. 59101

Phone: 406-248-2633

Email: deaton@ae.design

## Contractor

Business Name: Jones Construction-Bryce Terpstra, Principal

Address: 123 Regal Street

City/State/Zip: Billings, MT. 59101

Phone: 406-252-6298

Email: bterpstra@jonesconstructionmt.com

## Financial lending institution

Western Security Bank-Mike Seppala, President

Business name: \_\_\_\_\_  
Address: 2812 1st Avenue North  
City/State/Zip: Billings, MT. 59101  
Phone: 406-406-371-8230  
Email: mseppala@westernsecuritybank.com

### Project Information

#### **Description of Project:**

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

See Attached

#### **Rehabilitation Plans:**

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

See Attached

#### **Project Schedule:**

Attach a timeline or schedule through completion.

See Attached

## Project Details

### Land and site improvements (itemized)

1.	Land Cost	\$ 1,700,000
2.	Demolition/Abatement	\$ 225,000
3.	Utility Relocation/Sitework	\$ 2,892,984
4.		\$ _____
	Subtotal	\$ 4,817,984

### Construction/rehabilitation costs (use general construction trade divisions)

1.	Vertical Construction (Excludes Sitework)	\$ 28,503,922
2.	***See Attached Division Breakdown***	\$ _____
3.		\$ _____
4.		\$ _____
5.		\$ _____
6.		\$ _____
7.		\$ _____
8.		\$ _____
	Subtotal	\$ 28,503,922

### Fees

1.	Architectural/engineering	\$ _____
2.	Permits	\$ _____
3.	All Soft Costs including F,F&E	\$ 8,750,000
	Subtotal	\$ 8,750,000
	Total Project Development Costs	\$ 42,071,906

## Project Financing

A. <u>Applicant equity</u>	8,421,906
Cash invested	\$ _____
Land & buildings	\$ <u>650,000</u>
(if value is more than State of Montana Valuation, a current appraisal must be submitted)	
Other	\$ _____
_____	\$ _____
Subtotal	\$ <u>9,071,906</u>

B. Lender commitments (attach bank loan commitment letter, letters of credit or other documentation)

Lender	Loan Amount	Interest	Term	Payment/Period
See Attached				
_____	\$ _____	____ %	____ yrs	\$ ____/Month
_____	\$ _____	____ %	____ yrs	\$ ____/Month
Subtotal			\$ _____	

C. TIF assistance - eligible expenses MCA

See Attached	\$ _____	\$5,000,000
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
_____	\$ _____	_____
Subtotal		\$ <u>5,000,000</u>

D. Other sources of funding


\_\_\_\_\_ \$ \_\_\_\_\_


\_\_\_\_\_ \$ \_\_\_\_\_

Sources of funds summary (post totals from above)		9,071,906
A.	Applicant equity	\$ _____
B.	Lender commitments	\$ <u>28,000,000</u>
C.	TIF assistance	\$ <u>5,000,000</u>
D.	Other funds	\$ _____
	Total Project financing	\$ <u>42,071,906</u>

**Certification**

I (we), William D. Honaker and Don Cape, Jr. (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 are true and correct to the  
 best of my (our) knowledge and belief.

Signature:   
 Title: Developer/Owner  
 Address: P.O. Box 2094  
Billings, MT. 59103  
 Date: 10/15/23

Signature:   
 Title: Developer/Owner  
 Address: P.O. Box 2094  
Billings, MT. 59103  
 Date: 10/15/23

**Hotel Division Breakdown**

**Vertical Costs  
10/1/23**

Group	Description	80,000			Non-TIF (Estimate)
		Total	/SF	%	
01	General Requirements	\$2,167,570	\$27.09	8.05%	
03	Concrete - Slab & First Floor Podium	\$931,378	\$11.64	3.46%	
04	Masonry - Exterior and Stair Towers	\$919,774	\$11.50	3.42%	
05	Steel	\$406,185	\$5.08	1.51%	
06	Wood & Plastics	\$3,022,331	\$37.78	11.23%	
	Upper Floors Framing				\$1,813,399
07	Thermal & Moisture Protection - Exterior/Roof	\$2,185,697	\$27.32	8.12%	
	Upper Floors Insulation				\$133,956
08	Doors & Windows	\$1,404,064	\$17.55	5.22%	
	Upper Floors Doors				\$379,420
09	Finishes	\$3,499,197	\$43.74	13.00%	\$3,499,197
10	Specialties	\$820,034	\$10.25	3.05%	
	Upper Floors Bath Accessories				\$64,275
11	Equipment	\$21,864	\$0.27	0.08%	\$21,864
12	Furnishings	\$101,337	\$1.27	0.38%	\$101,337
13	Special Construction - Pool	\$213,276	\$2.67	0.79%	\$213,276
14	Elevator Systems	\$502,020	\$6.28	1.86%	
21	Fire Suppression	\$286,939	\$3.59	1.07%	
22	Plumbing	\$3,184,143	\$39.80	11.83%	
	Upper Floors Plumbing				\$1,273,657
23	HVAC - Energy Efficient	\$1,704,701	\$21.31	6.33%	
26	Electrical	\$2,657,559	\$33.22	9.87%	
	Upper Floors Electrical				\$1,063,023
	Upper Floor TV's and Equipment				\$154,000
32	Site Improvements (Utility/Infrastructure/Sidewalk)	\$2,892,984	\$36.16	10.75%	
	<b>Total</b>	<b>\$26,921,053</b>	<b>\$336.51</b>	<b>85.74%</b>	<b>\$8,717,405</b>
	General Liability Insurance	\$262,415	\$3.28	0.97%	\$262,415
	Construction Fee	\$1,359,174	\$16.99	5.05%	
	Construction Contingency	\$2,854,264	\$35.68	10.60%	
	<b>Total</b>	<b>\$4,475,853</b>	<b>\$55.95</b>	<b>16.63%</b>	
	<b>Grand Total</b>	<b>\$31,396,906</b>	<b>\$392.46</b>		<b>\$8,979,820</b>
	<b>Estimated Qualified TIF Expenditures</b>	<b>\$22,417,086</b>			