



BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.
EBURD APPLICATION

Project Name: 1889 Brewing Company Date Submitted: _____

APPLICANT INFORMATION

1. Name: Matt and Lindsey Miller
2. Address: 2763 Riveroaks Dr
3. Telephone Number: _____ Cell# 406-672-6973

PROJECT INFORMATION

1. Building Address: 204 N 13th Street Billings, MT 59101
2. Legal Description: BILLINGS ORIGINAL TOWNSITE, S33, T01 N, R26 E, BLOCK 72, Lot 1 - 4
3. Ownership: 1889 Brewing Company LLC
Address: 2763 Riveroaks Dr Billings, MT 59105

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

Name: Bohnen Properties LLC
Address: 4250 Wheat Ridge Rd, Molt MT 59057

5. Existing/Proposed Business: Brewery
Business Description: Brewery with tasting room

6. Employment: Existing FTE Jobs 0
New Permanent FTE Jobs created by project 1 Construction FTE Jobs 0

7. Architectural Firm: Response Design Architects, LLC
Address: 2702 Montana Ave. Suite 201A Billings, MT 59101

Architect: Josh Sayer

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>Landscaping</u>	\$ <u>5,000.00</u>
2. <u>Fence</u>	\$ <u>7,826.00</u>
3. <u>Facade</u>	\$ <u>11,456.59</u>
4. <u>Sidewalk, pad & approach</u>	\$ <u>18,298.75</u>
Subtotal	\$ <u>42,581.34</u>

Construction/Rehabilitation Costs (Use general construction trade divisions)

1. <u>Concrete</u>	\$ <u>7,147.64</u>
2. <u>Carpentry</u>	\$ <u>26,271.55</u>
3. <u>Thermal</u>	\$ <u>18,758.71</u>
4. <u>Doors & Windows</u>	\$ <u>28,152.95</u>
5. <u>Finishes</u>	\$ <u>11,933.10</u>
6. <u>Mechanical</u>	\$ <u>62,793.00</u>
7. <u>Electrical</u>	\$ <u>74,110.28</u>
8. _____	\$ _____
Subtotal	\$ <u>229,167.23</u>

Fees

1. Architectural/Engineering	\$ 15,211.49
2. Permits <u>Building</u>	\$ 1,937.14
3. <u>General</u>	\$ 11,766.98
Subtotal	\$ 28,915.61
Total Project Development Costs	\$ 300,664.18

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested	\$ 461,500.00
Land & Buildings (if value is more that State of Montana valuation then a current appraisal must be submitted)	\$ _____
Other _____	\$ _____
_____	\$ _____
A. Subtotal Applicant Equity	\$ 461,500.00

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)

<u>Sidewalk</u>	\$ <u>18,298.75</u>	
<u>Landscape</u>	\$ <u>5,000.00</u>	
<u>Fencing & Railing</u>	\$ <u>7,826.00</u>	
<u>Exterior Doors & Windows</u>	\$ <u>25,122.20</u>	
<u>Facade</u>	\$ <u>11,456.59</u>	
<u>Permits</u>	\$ <u>1,937.14</u>	
<u>Architecture and Engineering</u>	\$ <u>15,211.49</u>	
<u>Security & Lights</u>	\$ 6,560.28 2,610.28	
<u>Electrical</u>	\$ <u>31,600</u>	
	\$ _____	
	\$ _____	

C. Subtotal TIFD Funds Requested \$ ~~91,412.45~~ \$119,062.45

D. Other Source of Funding _____
\$ _____

Sources of Funds Summary (Post totals from above.)

A. Applicant Equity	\$ <u>461,500.00</u>
B. Lender Commitments	\$ _____
C. TIFD Funds Request	\$ <u>91,412.45</u>
D. Other Funds	\$ _____
Total Project Financing	\$ <u>552,912.45</u>

APPLICANT STATEMENT OF QUALIFICATIONS
AND FINANCIAL RESPONSIBILITY

APPLICANT

1. Name: Lindsey Miller

Address: 2763 Riveroaks Dr Billings, MT 59105

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 Montana.

3. _____ corporation/LLC.

_____ nonprofit or charitable institution

partnership known as 1889 Brewing Company LLC

_____ Other (explain): _____

Date of organization: 08/31/2022

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>
Lindsay Miller	Owner
2763 Riveroaks Dr Billings, MT 59105	
Matt Miller	Owner
2763 Riveroaks Dr Billings, MT 59105	

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: Neumann Construction LLC

Address: 1724 8th Ave N, 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), Matt and Lindsey Miller
(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 Matt Miller Signature Lindsey Miller

Title Co-Owner Title Co-Owner

Address 2763 Riveroaks Dr Address 2763 Riveroaks Dr
Billings, MT 59105 Billings, MT 59105

Date 3/29/2024 Date 3/29/2024