



BILLINGS INDUSTRIAL REVITALIZATION DISTRICT, INC.  
EBURD APPLICATION

Project Name: Billings Animal Family Hospital Date Submitted: \_\_\_\_\_

APPLICANT INFORMATION

1. Name: Edie R. Best, DVM
2. Address: 1321 North 27<sup>th</sup> Street, Billings, MT 59101
3. Telephone Number: (406) 245-4772 Cell# (406) 861-0899

PROJECT INFORMATION

1. Building Address: 1616 1<sup>st</sup> Ave N, Billings, MT 59101
2. Legal Description: S33, T01N, R26E, Block 120, Lot 19-24 & Vac Alley
3. Ownership: ERB Properties, LLC

Address: 826 Pryor Creek Road, Huntley, MT 59037

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

Name: ERB Properties, LLC

Address: 826 Pryor Creek Road, Huntley, MT 59037

5. Existing/Proposed Business: Billings Animal Family Hospital

Business Description: Small Companion Animal Veterinary Hospital

6. Employment: Existing FTE Jobs 11

New Permanent FTE Jobs created by project 6 Construction FTE Jobs 6

7. Architectural Firm: HGFA Architects, PLLC

Address: 222 N. 32<sup>nd</sup> Street, #800, Billings, MT 59101

Architect: Michael Burke, AIA, NCARB and Sherril Burke, AIA, LEED

8. Description of Project: (Attach narrative explanation & plans.)

This project consists of the construction of 6,943sf veterinary clinic on N 17<sup>th</sup> & 1<sup>st</sup> Ave in Billings, MT. This project is understood to include site work, parking lot, sidewalks, landscaping, fencing, and utilities, new electrical service, and domestic water services, and sanitary sewer services. The project site is approximately one half of a city block but will only use the west 1/2 block on the corner of N 17<sup>th</sup> and 1<sup>st</sup> Ave. The building layout will follow the schematic plan attached with Owner modifications as directed. Architect will work with owner to maximize E-Birds contribution to Owner's project.

9. Rehabilitation/construction plans: (Attach schematics, site, and landscaping plans.)

See Construction Document attached hereto.

10. Project Schedule: (Attach timeline or schedule through completion.)

**PROJECT COSTS**

Land and Site Improvements (Itemized)

1. Land	\$	675,000.00
2. See Land and Site Improvements, Section C	\$	
3.	\$	
4.	\$	
Subtotal	\$	675,000.00

Construction/Rehabilitation Costs (Use general construction trade divisions)

SEE ATTACHED ITEMIZED CONSTRUCTION ESTIMATE DATED 4/26/2024

1.	\$	
2.	\$	
3.	\$	
4.	\$	
5.	\$	
6.	\$	
7.	\$	
8.	\$	
Subtotal	\$	3,149,399.00

Fees

1. Architectural/Engineering	\$	188,000.00
2. Plan Review and Building Permits	\$	9,014.36
3. System Development Fees (1.5")	\$	32,000.00
Subtotal	\$	229,014.36
Total Project Development Costs	\$	<b>4,053,413.36</b>

PROJECT FINANCING

Please complete Sources of Funds detail and summarize below.

A. Applicant Equity

Cash Invested	\$	295,000.00
Land & Buildings <small>(if value is more than State of Montana valuation then a current appraisal must be submitted)</small>	\$	
Other	\$	
	\$	
	\$	
Subtotal Applicant Equity	\$	295,000.00

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

Lender	Loan Amount	Interest	Term	Payment/Period
FIB	\$ 1,569,725.00	7.98 %	25	\$ 11,185
SBA/BSEDA	\$ 1,607,000.00	6.7 %	25	\$ 10,795
	\$	%		\$
	\$	%		\$
Total Loan Amount				\$ 3,176,725.00

C. TIFD request for funds for eligible public improvements

MCA Statute (office use only)

Site Demolition/Prep (Not incl. Bildg Ex)	\$	62,835.00	
Sidewalks, Curb/Gutter, Hardscapes	\$	160,815.00	
Water, Sanitary Sewer, Storm Sewer	\$	113,955.00	
Perm Elec. Service, Nat Gas, Tele/Comm.	\$	56,283.00	
Landscaping & Irrigation	\$	67,287.00	
Fencing & Gates	\$	49,359.00	
LED Lighting, Energy Saving Controls	\$	36,924.00	
Street Side Facing Finishes (Siding/Fascia)	\$	105,168.00	
Street Side Facing Windows/Glazing	\$	19,134.00	
High Efficiency RTUs, DOA System	\$	91,590.00	
Subtotal TIFD Funds Requested	\$	763,350.00	

D. Other Source of Funding

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

-----

Sources of Funds Summary (Post totals from above.)

A. Applicant Equity	\$	295,000.00
B. Lender Commitments	\$	3,176,725.00
C. TIFD Funds Request	\$	763,350.00
D. Other Funds	\$	
Total Project Financing	\$	4,235,075.00

APPLICANT STATEMENT OF QUALIFICATIONS  
AND FINANCIAL RESPONSIBILITY

APPLICANT

1. Name: Edie R. Best, DVM

Address: 862 Pryor Creek Rd, Huntley, MT 59037

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. ERB Property, LLC  
 nonprofit or charitable institution  
 partnership known as \_\_\_\_\_  
 Other (explain): \_\_\_\_\_

Date of organization: \_\_\_\_\_

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>
Edie R. Best, DVM 862 Pryor Creek Road Huntley, MT 59037	100% 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: Jones Construction

Address: 123 Regal Street, 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: *See attached.*

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, Edie R. Best, DVM, 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 knowledge and belief. I certify that I will make no application for any other tax abatement that may be available for this real property or building.

Signature: Edie R. Best

Title: President/Owner

Address: 862 Pryor Creek Road

Huntley, MT 59037

Date: 7/18/24