

(406) 698-3153  
SBURABILLINGS@GMAIL.COM  
DICKZIER@GMAIL.COM  
.....  
2139 BROADWATER AVE. STE F  
BILLINGS, MONTANA 59102

SBURA TIF APPLICATION AND PROCESS

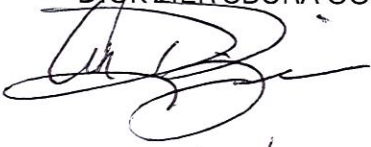
1/31/2025

1. A TIF MAKE APPLICATION MUST BE SUBMITTED TO SBURA, APPROVED BU SBURA TO RECOMMEND TO THE BILLINGS CITY COUNCIL, AND APPROVED BY THE COUNCIL BEFORE CONSTRUCTION BEGINS.
2. BREAKOUT SEPARATELY ALL ITEMS THAT YOU ARE REQUESTING FOR TIF ASSISTANCE.
3. MAXIMUM TIF AWARD SHALL NOT BE GREATER THAN 16.67% OF THE TOTAL PROJECT MINUS LAND ACQUISITION.
4. I WILL REVIEW APPLICATION AS TO COMPLETENESS WITH THE CITY AND I WILL PRESENT TO THE SBURA BOARD
5. IF APPROVED BY THE SBURA BOARD, I WILL PRESENT THE TIF REQUEST TO THE CITY COUNCIL AS SOON AS I CAN GET ON THE AGENDA
6. IF APPROVED BY THE CITY COUNCIL, A DEVELOPMENTAL AGREEMENT WILL BE DRAWN UP FOR SIGNATURES BY THE MAYOR, SBURA PRESIDENT OR HIGHEST OFFICER, AND THE DEVELOPER. THIS IS TO BE COMPLETED WITHIN 180 DAYS OF CITY COUNCIL APPROVAL. ONLY THE CITY COUNCIL CAN APPROVE THE AWARDING OF FUNDS.
7. ALL WORK MUST BE COMPLETED PRIOR TO ANY REIMBURSEMENT AND THE DEVELOPER MUST HAVE A CERTIFICATE OF OCCUPANCY FROM THE CITY OF BILLINGS.
8. DEVELOPER MUST PROVIDE PAID INVOICES FROM THE CONTRACTOR THAT ARE EQUAL TO OR GREATER THAN THE AMOUNT ON THE TIF APPLICATION. THAT WAS APPROVED.
9. AFTER THIS DOCUMENTATION IS COMPLETE, THE SBURA CONSULTANT WILL DO A WALK THROUGH AND AN INSPECTION, TAKE PICTURES OF THE COMPLETED PROJECT, AND CREATE A CERTIFICATE OF SATISFACTION FROM THE SBURA BOARD AND SUBMIT THIS TO WYETH FRIDAY AND ANDY ZOELLER. THEY WILL REVIEW AND IF COMPLETE TO THEIR SATISFACTION THE CITY WILL ISSUE A CHECK FOR THE REIMBURSEMENT OF THOSE APPROVED ITEMS.
10. THE TIF AWARD MAYBE SUBJECT TO STATE AND FEDERAL TAXES.

\*\*\*\* THERE IS A NEW STIPULATION THAT REQUIRES THE CONTRACTOR TO PAY THE PREVAILING WAGE TO THE EMPLOYEES WORKING ON THE TIF PORTION OF THE CONTRACT. THE STATE OF MONTANA HAS A WEBPAGE LISTING THE PREVAILING WAGE FOR THE VARIOUS TYPES OF EMPLOYEES.

DICK ZIER SBURA CONSULTANT

APPLICANT SIGNATURE



3/11/25 DATE \_\_\_\_\_

\_\_\_\_\_ DATE \_\_\_\_\_

**SOUTH BILLINGS BOULEVARD TAX INCREMENT FINANCING ASSISTANCE  
APPLICATION**

Project Name: Signal Peak Energy Ice Arena Date Submitted: 3/6/2025

**APPLICANT INFORMATION**

1. Name: Parker Phipps
2. Address: 5503 Green Teal Drive
3. Telephone Number: 618-889-8120

**PROJECT INFORMATION**

1. Building Address: Not determined yet
2. Legal Description: Lot 3A-4, Lot 3A-1A, Lot 3A-5 of Popelka Commerce Center Subdivision
3. Ownership: Yellowstone Ice Foundation
4. Address: \_\_\_\_\_
5. If property is not owned by the Applicant, list leasehold interests (Attach evidentiary materials.)  
Lessor's Name: Working on ground lease w/ the City of Billings  
Lessor's Address: \_\_\_\_\_
6. Existing/Proposed Businesses: Yellowstone Ice Foundation
7. Business Description: Non profit
8. Employment: Existing FTE jobs 0
9. New Permanent FTE jobs created by project 10 Construction FTE jobs \_\_\_\_\_
10. Architectural Firm: Collaborative Design Architects  
Address: 2280 Grant Rd Billings, MT 59102

Representative: Brian M. Johnson, AIA

8. Description of Project: (Attach narrative explanation.)
9. Rehabilitation/construction plans: (Attach schematics, site and landscaping plans.)
10. Project Schedule: (Attach time line or schedule through completion.)

#### CRITERIA FOR REVIEW

Materials contained in TIF Assistance applications are used to assess the merits of projects in relation to the goals and objectives of the South Billings Urban Renewal Master Plan and in relation to other District development and urban renewal projects. Projects will be evaluated based on the following criteria.

1. **Relevance to the South Billings Urban Renewal Master Plan** – This document is available on SBURA's website ([www.southbillings.org](http://www.southbillings.org)).
2. **Economic Stimulus** – The amount of economic activity to be generated by the project.
3. **Tax Generation** – The increase in taxable value due to new construction/rehabilitation as estimated by the County Assessor's office.
4. **Employment Generation** – Total employment generated by the project assessed in terms of new permanent and part-time jobs, and construction jobs.
5. **Elimination of Blight** – The project's direct and indirect impact on the physical and fiscal condition within the District.
6. **Special or Unique Opportunities** – The extent to which the project represents a unique opportunity, meets a special need, or addresses community goals. The provision of public space or workforce housing are examples of special and unique opportunities.
7. **Impact Assessment** – The extent of both positive and negative environmental impacts, appropriateness of the project design, and impact on existing businesses or residents.
8. **Financial Assistance** – Other forms of financing available to the Applicant i.e. lender participation and state and federal grant monies,
9. **Project Feasibility** – Demonstration of market demand for the project
10. **Developer's Ability to Perform** – Applicant's capability to undertake the relative complexities of the project based on past performance on similar or comparable projects.

11. **Timely Completion** – The feasibility of completing the project according to the Applicant's project schedule.

### PROJECT COSTS

#### Land and Site Improvements (Itemized)

1. Equity in Land and Buildings	\$ <u>Lease from city</u>
2.	\$ _____
3.	\$ _____
4.	\$ _____
Subtotal	\$ _____

#### Construction/Rehabilitation Costs (or attach separate statement)

1. Building Cost	\$ <u>10,500,000</u>
2. Ice Systems	\$ <u>3,020,000</u>
3. Dasher Systems	\$ <u>550,000</u>
4. Flooring (specialized)	\$ <u>450,000</u>
5. Ice Resurfacers	\$ <u>200,000</u>
6. Soft Expenses	\$ <u>50,000</u>
7. Contingency	\$ <u>500,000</u>
8.	\$ _____
Subtotal	\$ <u>15,270,000</u>

#### Fees

1. Architectural design/Supervision	\$ <u>263,908</u>
2. Permits _____	\$ <u>38,000</u>

3. Other fees \_\_\_\_\_ \$ \_\_\_\_\_  
 Subtotal \$ 301,908  
 Total Project Development Costs \$ 15,571,908

**PROJECT FINANCING**

Please complete Sources of Funds detail and summarize below.

Developer Equity

Cash Invested \$ 8,500,000  
 Land & Buildings \$ \_\_\_\_\_  
 Other (Specify) \_\_\_\_\_ \$ \_\_\_\_\_  
Continued Fundraising efforts \$ 7,000,000 (estimated)  
 Subtotal \$ 15,500,000

Lender Commitments (Attach evidence i.e. Letters of Credit or other documentation.)

Lender Payment/Period	Loan Amount	Interest	Term	
_____	\$ _____	_____ %	_____ yrs	\$ _____ /Month
_____	\$ _____	_____ %	_____ yrs	\$ _____ /Month
Total Loan Amount				\$ _____



Bridge loan from FIB depending on difference in project total cost vs. fundraising.

**DEVELOPER STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY**

Applicant

1. Name: Yellowstone Ice Foundation

Address: P.O. Box 50427 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 \_\_\_\_\_.

3. The applicant is:

\_\_\_\_\_ A corporation.

A nonprofit or charitable institution or corporation

\_\_\_\_\_ A partnership known as \_\_\_\_\_

\_\_\_\_\_ Other (explain): \_\_\_\_\_

Date of organization: July 24, 2024

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

Nature and Extent of Interest

Parker Phipps

President

Alex Picci

Treasurer / Secretary

Mike DiBlasi

Board Member

BTBID - Aly Eggart

Board Member

Financial Condition

1. Provide a current financial statement for each private entity involved in the project. Documentation of financial capacity may include net worth statements, balance sheets, or profit and loss statements.

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 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: KE Construction

Address: 9428 Anglers Wy Billings, MT 59101

2. Has such 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.

\_\_\_\_\_

CERTIFICATION

I (we), Parker Phipps + Alex Picceri (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.

Signature Parker Phipps

Signature Alex Picceri

Title President

Title Treasurer

Address \_\_\_\_\_

Address \_\_\_\_\_

Date 3/5/25

Date 3/5/2025

## Alex Picicci

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**From:** Erin Kirschenmann <erin@keconstruction.com>  
**Sent:** Friday, February 28, 2025 3:25 PM  
**To:** Parker Phipps  
**Cc:** Alex Picicci; Bryce Kirschenmann  
**Subject:** Yellowstone Ice Foundation - SBURA

### External email warning

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Parker,

I don't have it formatted nicely, and it will be clear on our final bid schedule on 3/14/2025, but here's where our SBURA reimbursables are landing for the project:

<b>Site Work, Rammed Aggregate Piers, and Geotextiles</b>	<b>\$442,694</b>
<b>Mechanical Courtyards</b>	<b>\$265,922</b>
<b>Total</b>	<b>\$708,616</b>

Let me know if you have any questions! I'll be happy to break this down further when/if requested by the board.

Thanks!



Erin Kirschenmann  
President

P 406 850 3683 E [erin@keconstruction.com](mailto:erin@keconstruction.com)  
W [www.keconstruction.com](http://www.keconstruction.com)



# Signal Peak Energy Arena

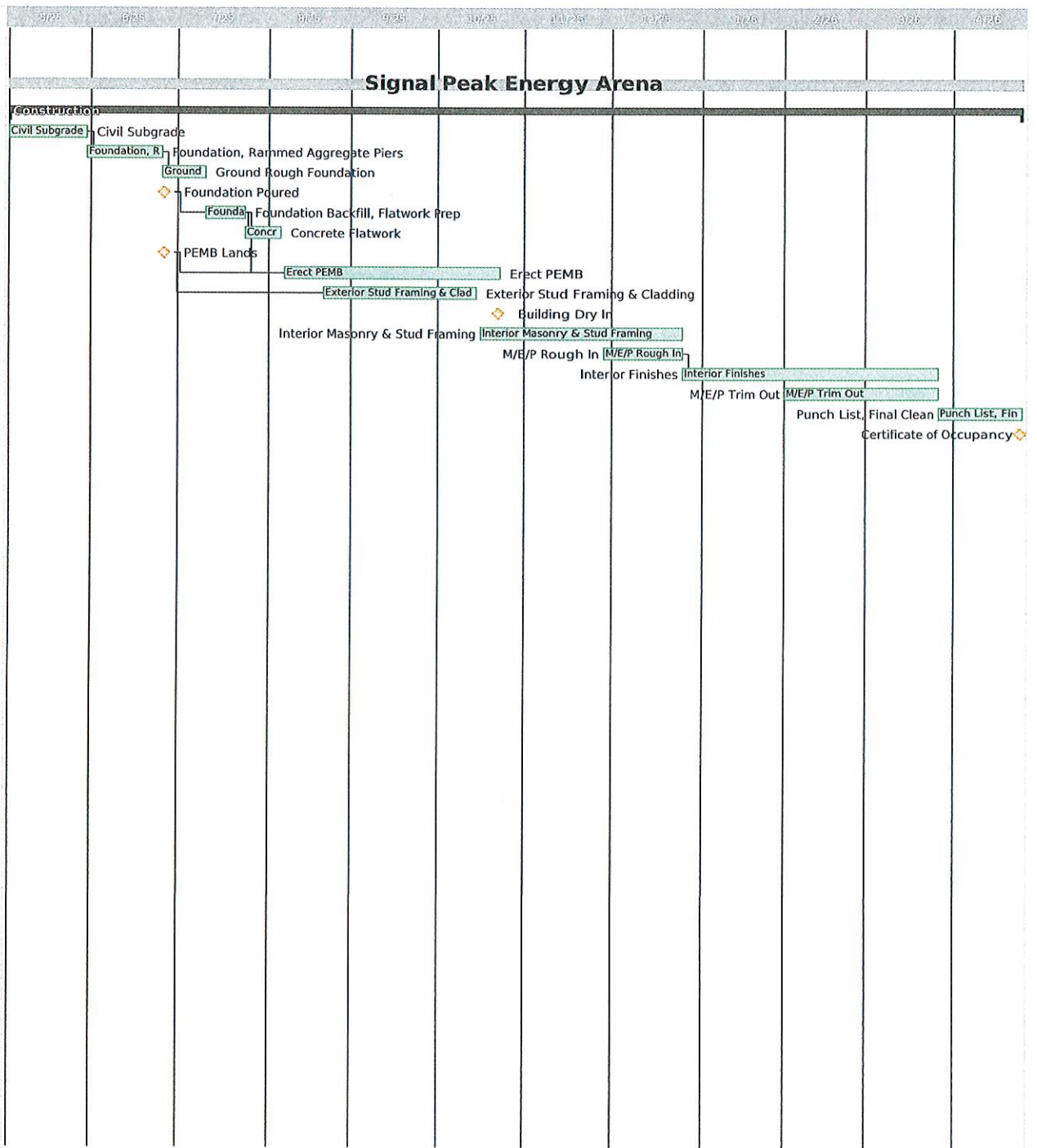
start end

# Signal Peak Energy Arena

## Construction

05/01/25 04/22/26

Activity	Start	End
Civil Subgrade	05/01	05/28
Foundation, Rammed Aggregate Piers	05/29	06/24
Ground Rough Foundation	06/25	07/09
Foundation Poured	06/25	06/25
Foundation Backfill, Flatwork Prep	07/10	07/23
Concrete Flatwork	07/24	08/05
PEMB Lands	06/25	06/25
Erect PEMB	08/07	10/22
Exterior Stud Framing & Cladding	08/21	10/14
Building Dry In	10/22	10/22
Interior Masonry & Stud Framing	10/16	12/24
M/E/P Rough In	11/27	12/24
Interior Finishes	12/25	03/25
M/E/P Trim Out	01/30	03/25
Punch List, Final Clean	03/26	04/22
Certificate of Occupancy	04/22	04/22



# working site plan.

